



## FLUVANNA COUNTY BOARD OF SUPERVISORS

### REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

March 28, 2018

Budget Work Session - 4:00 pm (Morris Room)

Regular Meeting - 7:00 pm (Circuit Courtroom)

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TAB	AGENDA ITEMS
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**A – CALL TO ORDER**

**B – PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**C – BUDGET WORK SESSION**

FY19 Budget Discussion

Revenue Enhancement Options

**D – CLOSED MEETING AND DINNER RECESS**

**RECESS – DINNER BREAK**

**RECONVENE @ 7:00pm**

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TAB	AGENDA ITEMS
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**1 - CALL TO ORDER**

**2 - PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**3 – ADOPTION OF AGENDA**

**4 – COUNTY ADMINISTRATOR’S REPORT**

**5 – PUBLIC COMMENTS #1 (5 minutes each)**

**6 – PUBLIC HEARINGS**

E ZMP 17:05 - 2428 Richmond Road LLC – Brad Robinson, Senior Planner

F SUP 18:01 – Amber Hill LLC – Brad Robinson, Senior Planner

**7 – ACTION MATTERS**

None

**8 – PRESENTATIONS (normally not to exceed 10 minutes each)**

None

**9 – CONSENT AGENDA**

None

**10 – UNFINISHED BUSINESS**

TBD

**11 – NEW BUSINESS**

TBD

**12 – PUBLIC COMMENTS #2 (5 minutes each)**

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*Fluvanna County...The heart of central Virginia and your gateway to the future!*

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

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13 – CLOSED MEETING

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TBD

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14 – ADJOURN

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Digitally signed by  
Steven M. Nichols  
Date: 2018.03.26  
07:33:18 -04'00'

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County Administrator Review

*Fluvanna County...The heart of central Virginia and your gateway to the future!*

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

## **PLEDGE OF ALLEGIANCE**

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

## **ORDER**

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Administrator shall be the judge of such breaches, however, the Board may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

## **PUBLIC HEARING RULES OF PROCEDURE**

1. PURPOSE
  - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
  - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
  - Speakers should approach the lectern so they may be visible and audible to the Board.
  - Each speaker should clearly state his/her name and address.
  - All comments should be directed to the Board.
  - All questions should be directed to the Chairman. Members of the Board are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
  - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
  - Speakers with questions are encouraged to call County staff prior to the public hearing.
  - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
  - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
  - The Board will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
  - Further public comment after the public hearing has been closed generally will not be permitted.

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# COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

## 2018-2019 STRATEGIC INITIATIVES AND ACTIONS

A SERVICE DELIVERY	
A1	Work with FRA to identify support options for Fire and Rescue volunteers.
A2	Continue to research and evaluate county-wide broadband expansion opportunities.
A3	Hold review meeting on ordinance enforcement (trash, buildings, vehicles) with Health Dept., Planning, Building Inspections, Public Works, and County Attorney.
A4	Perform strategic review of existing and needed partnerships with local area support and other non-profit groups. (Needed? Effective? Consolidate resource contributions?)
A5	Improve partnership with the school system for shared use of county and school owned facilities.
A6	Identify and assess resident concerns about roadway and public safety issues, and coordinate with VDOT for appropriate actions.
A7	Initiate comprehensive review of the Hwy 53 corridor from Lake Monticello Road to Ruritan Lake Road (e.g., Safety improvements at LM Monish Gate; 3-way stoplight at Food Lion; sight improvement at Ruritan Lake Road and Hwy 53; etc.)
B COMMUNICATION	
B1	Assess options to communicate more efficiently, effectively, and economically with Fluvanna residents.
B2	Marketing campaign to let residents know about accomplishments and where their tax dollars go.
B3	Meet with local Pastors to discuss effective communications and community support.
B4	Promote tax due dates, public hearings, etc., in FAN Mail.
B5	Expand County Website to receive, answer, and post questions from residents.
B6	Hold an Elected Official's Breakfast for our State Representatives in Fall of 2018
B7	Hold an Elected Official's Breakfast for our State Representatives in Fall of 2019
B8	Conduct 2019 Fluvanna County Residents Survey and analyze results.
C PROJECT MANAGEMENT	
C1	Continue Columbia area renewal efforts including improved enforcement of County/State codes and Health Department regulations.
C2	Complete a Master Water and Sewer (Plan Phase I) to identify sources for the county's long-term water needs; particularly for each of its community planning areas.
C3	Incorporate well-drilling logs provided by the Fluvanna Health Dept. into the county's geographic information system (GIS).
C4	Create master report and marketing plan regarding County tower assets and rental options.
C5	Investigate the use of Overlay Zones for the Zion Crossroads Community Planning Area to support economic development.

<b>C6</b>	Create a County-wide overlay map showing utilities and other key features that support business growth and development.
<b>C7</b>	Review and pursue opportunities and options for a Palmyra Village Streetscape project to improve safety, parking, walkability, and overall appearance.
<b>C8</b>	Successfully oversee and manage Fluvanna County aspects of the James River Water Project.
<b>C9</b>	Successfully oversee and manage the design and construction of the Zion Crossroads water and sewer system.
<b>C10</b>	Pursue Phase II of Fork Union streetscape project.
<b>D</b>	<b>ECONOMIC DEVELOPMENT AND TOURISM</b>
<b>D1</b>	Draft and adopt a formal County-wide economic development and tourism strategy inclusive of an implementation schedule.
<b>D2</b>	Develop a “This is Fluvanna County” video message to be shared with county citizens and businesses as well as use with county economic development initiatives.
<b>D3</b>	Coordinate development activity at Fluvanna’s northern border with Louisa County, including possible natural gas line along 250 and discussing “shared” parcels.
<b>D4</b>	Conduct 2018 local Business Climate Survey and analyze results.
<b>D5</b>	Hold an Economic Development Discussion Forum for local businesses with planning, zoning, building inspections, infrastructure components.
<b>D6</b>	Investigate and pursue with State offices the installation of select Boat Ramps along the Rivanna and James Rivers to support additional recreational and tourism opportunities.
<b>D7</b>	Investigate opportunities for park expansion or Rivanna River access points to support expanded recreational activities
<b>D8</b>	Investigate allowing large lot subdivisions in A-1 as alternative to current cluster subdivisions. (Amend the zoning and subdivision ordinances to allow for varying lot sizes, from small clustered lots to large parcels suitable for continued farming and rural living.)
<b>D9</b>	Review higher density options between PDA and R4.
<b>D10</b>	Review options, pros, cons, costs, etc., of creating a “teaching farm” at PG Park,
<b>E</b>	<b>FINANCIAL STEWARDSHIP AND EFFICIENCY</b>
<b>E1</b>	Review local business license/registration options and pros/cons.
<b>E2</b>	Reduce the County’s reliance on creating and mailing paper checks for payments and implement expanded ACH/EFT transaction options.
<b>E3</b>	Create monthly Treasurer’s Report for BOS Package and quarterly in-person briefing on the data.
<b>E4</b>	Implement credit card payment option for citizen at all County funds collection points through MUNIS Cashiering process.
<b>E5</b>	Expand Fluvanna County Website Data Dashboard with key metrics.
<b>E6</b>	Implement easy to access electronic format code of ordinances (MuniCode or similar).

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

<b>MEETING DATE:</b>	March 21, 2018				
<b>AGENDA TITLE:</b>	<b>ZMP 17:05</b> – 2428 Richmond Road LLC				
<b>MOTION(s):</b>	I move that the Board of Supervisors approve/deny/defer ZMP 17:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 29.4 acres of Tax Map 4, Section A, Parcel 27, to rezone the same from A-1, Agricultural, General, to I-1, Industrial, Limited and I-2, Industrial, General.				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
<b>STAFF CONTACT(S):</b>	Brad Robinson, Senior Planner				
<b>PRESENTER(S):</b>	Brad Robinson, Senior Planner				
<b>RECOMMENDATION:</b>	At its meeting on March 13, 2018, the Planning Commission <b>recommended denial</b> of ZMP 17:05 (5-0); Mr. Johnson moved to recommend denial, Ms. Cotellessa seconded. AYES: Bibb, Cotellessa, Johnson, Lagomarsino and Zimmer.				
<b>TIMING:</b>	Immediate decision requested at current meeting.				
<b>DISCUSSION:</b>	A request to amend the Fluvanna County Zoning Map with respect to 29.4 acres of Tax Map 4, Section A, Parcel 27, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited and I-2, Industrial, General.				
<b>FISCAL IMPACT:</b>					
<b>POLICY IMPACT:</b>	<p><b>Regarding ZMP 17:05</b>, the Board of Supervisors may:</p> <ul style="list-style-type: none"> <li>• Approve this request, allowing the Fluvanna County Zoning Map to be amended; OR</li> <li>• Deny this request, preventing the Fluvanna County Zoning Map from being amended; OR</li> <li>• Defer this request and make a final decision at a later date.</li> </ul>				
<b>LEGISLATIVE HISTORY:</b>	Review of a proposed Zoning Map Amendment in accordance with Chapter 22, Article 17 of the Fluvanna County Code (Zoning Ordinance).				
	Application was received on December 1, 2017.				
	Planning Commission reviewed the request on March 13, 2018.				
<b>ENCLOSURES:</b>	Staff Report (with accompanying attachments)				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
					X



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# COUNTY OF FLUVANNA

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## STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** ZMP 17:05  
**Tax Map:** Tax Map 4, Section A, Parcel 27

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** March 21, 2018

**General Information:** This request is to be heard by the Board of Supervisors on Wednesday, March 21, 2018 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner:** 2428 Richmond Road LLC

**Applicant:** 2428 Richmond Road LLC / Carroll Morris, M&M Salvage

**Representative:** Shimp Engineering PC

**Requested Action:** To amend the Fluvanna County Zoning Map with respect to 29.4 acres of Tax Map 4, Section A, Parcel 27, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited and I-2, Industrial, General. (Attachment A)

**Location:** The affected property is located along Richmond Road (U.S. Route 250), approximately 0.16 miles west of the intersection of Zion Road (State Route 627) and Memory Lane (State Route 698). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.  
(Attachment B)

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

**Proposed Zoning:** I-1, Industrial, Limited and I-2, Industrial, General

**Existing Land Use:** Vacant industrial

**Planning Area:** Zion Crossroads Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1, I-1, I-2 and R-3.

**Zoning History:** A salvage yard operated by Cosner Bros. was formerly located on the property for several decades. The salvage yard ceased operation within the last year and was a legal nonconforming use.

### **Neighborhood Meeting:**

A neighborhood meeting was held February 15, 2018. There were approximately 31 attendees including staff. The attendees had the following questions or concerns:

- What is the planned use?
- There have been issues with noise and lights on the adjacent property currently zoned I-1
- Concerned about property values and the possibility they might decrease
- If the property is rezoned, is LKQ considering buying the front portion?
- Is the applicant willing to consider zoning the entire property I-1 instead of I-2?

(Attachment D)

### **Technical Review Committee:**

The Technical Review Committee reviewed this request on December 14, 2017 and did not have any comments. The application was amended and reviewed again by the Technical Review Committee on February 8, 2018. Neither the applicant nor his representative attended this meeting. The following comments were received by Planning staff:

- Chamber of Commerce: I have a couple of concerns. One is the adjacent cluster development. I wonder if there is adequate buffer between the manufacturing portion and the cluster development. Even though the proposed activity continues to be industrial. The Proposed activity appears a more intense activity than before. Perhaps a increased density is needed. the second deals with traffic of heavy trucks and equipment that probably will be used in delivery and movement within property may require some changes on 250 and the entrances of the property.
- Fire and Rescue: No questions at this time since this is for rezoning. Will be more interested when a specific business comes before the TRC.
- Sheriff's Office: No comments.

### **Analysis:**

The applicant is requesting to rezone 29.4 acres of Tax Map 4, Section A, Parcel 27 from A-1, Agricultural, General to both I-1, Industrial, Limited and I-2, Industrial, General. Approximately 7.5 acres would be zoned I-1 while the remaining portion, approximately 21.9 acres, would be zoned I-2. The subject property is located along Richmond Road (U.S. Route 250), approximately 0.16 miles west of the intersection of Zion Road (State Route 627) and Memory Lane (State Route 698).

The applicant has not identified a proposed use or purpose for this rezoning request, but lists potential uses within each requested zoning district as follows:

### Potential I-1 Uses

Landscaping materials supply  
Automobile repair service establishments  
Automobile sales  
Retail stores  
Self-storage facilities  
Contractor's storage yards  
Machine shops  
Light Manufacturing  
Wholesale warehouses

### Potential I-2 Uses

Salvage and scrap yards  
Medium Manufacturing  
Contractor's storage yards  
Machine shops  
Transportation terminals  
Wholesale warehouses

Staff understands the applicant desires to sell the property and potential buyers would prefer the property to have industrial zoning prior to purchase.

The purpose of the I-1 District, the current zoning of the property, is *“to permit certain light industries. The limitations ... are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* A petroleum distribution facility is not permitted in this district.

In comparison, the purpose of the I-2 District is *“to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments.”* A specific intent of this district among others is further stated to *“prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district.”*

If this rezoning is approved, then the existing improvements on the property can be occupied by a use permitted by right after a site development plan has been reviewed and approved by planning staff prior, if required.

(Attachment A)

### **Zoning Violation**

On February 13, 2018 staff received complaints about lights and trucks on the property during the night and early morning hours. A visit to the property confirmed construction materials and

equipment were being stored on the property, which constitutes a “contractor’s storage yard”. This use is defined as “*storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor’s type of business; storage of scrap materials used for repair and maintenance of contractor’s own equipment; and buildings or structures for uses such as offices and repair facilities.*” Contractor’s storage yards are not permitted in the A-1 zoning district.

The property owner was notified and issued a notice of violation on February 14, 2018 and requested to correct the violation within 30 days of the notice. The applicant has failed to comply with the notice and work has continued on the property. Staff has received complaints about the activity almost daily since the notice was first issued. In addition to the noise from trucks, a camper was observed parked in front of the existing building before it was relocated to the rear.

If the property is successfully rezoned, the illegal use would still require review and approval of a site development plan in order to fully comply with the zoning ordinance.

(Attachment E)

### **Comprehensive Plan:**

#### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, “*Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.*”

#### **Economic Development Chapter:**

According to this chapter, “*the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas*” and “*Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail.*” This property is located in close proximity to industrial development.

### **Planning Commission:**

The Planning Commission considered this rezoning request at their March 13, 2018 meeting. Four citizens spoke during the public hearing in opposition to the request.

After additional discussion, Mr. Johnson moved to recommend denial, and Ms. Cotellessa seconded. The motion carried with a vote of 5-0. AYES: Bibb, Cotellessa, Johnson, Lagomarsino and Zimmer.

### **Conclusion:**

The Comprehensive Plan states “*it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is*

*considered by the county to see if the proposed development is well planned within the context of the surrounding community.”* Because the applicant has not identified a specific purpose for the requested rezoning, it is unclear what impacts could occur to the surrounding area. The former salvage and scrap yard use is vested on the property two years from the date it ceased operation.

In addition to conformance with the Comprehensive Plan, the Board of Supervisors may want to consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential impacts to adjacent properties. The Board of Supervisors may also want to consider that the subject property is under an active zoning violation notice and how the nature of the violation relates to the requested industrial zoning designations.

**Suggested Motion:**

I move that the Board of Supervisors approve/deny/defer ZMP 17:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 29.4 acres of Tax Map 4, Section A, Parcel 27, to rezone the same from A-1, Agricultural, General, to I-1, Industrial, Limited and I-2, Industrial, General.

**Attachments:**

- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Existing Zoning Map
- D – Neighborhood Meeting sign in sheet
- E – Notice of Violation and photographs
- F – Correspondence from citizen
- G – Proposed ordinance

Copy: Justin Shimp, Shimp Engineering – [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)  
2428 Richmond Road LLC - [roger@mandmautosalvage.com](mailto:roger@mandmautosalvage.com)  
File



COMMONWEALTH OF VIRGINIA  
 COUNTY OF FLUVANNA  
**Application for Rezoning**

**Owner of Record:** 2428 Richmond Road LLC **Applicant of Record:** Same as Owner  
 E911 Address: PO Box 22 Ruckersville, VA 22968 E911 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_ Email: \_\_\_\_\_

**Representative:** Justin Shimp P.E. - Shimp Engineering PC  
 E911 Address: 201 E. Main Street, Charlottesville, VA 22902  
 Phone: 434-227-5140 Fax: \_\_\_\_\_  
 Email: Justin@Shimp-Engineering.com

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

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

**Tax Map and Parcel(s):** 4-A-27 **Deed Book Reference:** DB 931 P 492  
**Acreeage:** 29.4 **Zoning:** A-1 **Deed Restrictions?**  No  Yes (Attach copy)

**Location of Parcel:** South side of Richmond Road (US 250) approximately 825 ft west of Memory Lane Intersection

**Requested Zoning:** I-2 **Proposed use of Property:** No specified use is proposed



**Affidavit to Accompany Petition for Rezoning**

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request. I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we are familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability represent the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 11/30/17 Signature of Owner/Applicant: \_\_\_\_\_

Subscribed and sworn to before me this 11<sup>th</sup> day of November, 20 17 Register # 293705

My commission expires: Dec. 31, 2017 Notary Public: Christopher S. Whitesell

**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>12/1/17</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>12/1/17</u>	Application #: <u>ZMP 17 : 05</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <b>Mailing Costs:</b> \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs <u>2470.00 + 90.00 = 2560.00 pd r# 2043</u>			
Election District: <u>Palmyra</u>	Planning Area: <u>Zion Crossroads CPA</u>		
<b>Public Hearings</b>			
<b>Planning Commission</b>		<b>Board of Supervisors</b>	
Advertisement Dates:	Advertisement Dates:		
APO Notification:	APO Notification:		
Date of Hearing:	Date of Hearing:		
Decision:	Decision:		



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Public Hearing Sign Deposit**

Name: 2428 Richmond Road LLC

Address: PO Box 22

City: Ruckersville

State: Virginia

Zip Code: 22968

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

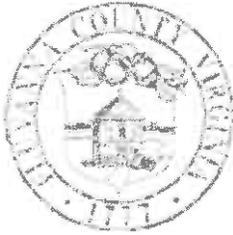
Applicant Signature

11/30/17

Date

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

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP 17 : 05 ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Rezoning Processing Checklist

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

All maps and plans submitted are to be either 8 1/2" x 11" or 11" x 17". One original of any size may be provided to staff for use at the Public Hearing.

COUNTY STAFF USE ONLY

- Completed Rezoning Application signed by the current owner of the property or a separate statement signed by the current owner authorizing the application (Affidavit to accompany Petition for Rezoning).
Copy of plat(s) showing existing and proposed improvements
Copy of Tax Map (preferred)
Copy of deed restrictions (if applicable)
Description of proposed use
Preliminary site plan (10 required, 18 preferred)
Any applicable contracts, easements, etc.
Application fee in full made payable to Fluvanna County.

Empty lines for staff use only

Review of the Application

- Preliminary review by planning staff for completeness and content.
Copies of application: office, agencies and county attorney
Government agency review and comment (not an inclusive listing)
VDOT, Health Department, Fire Chief, FUSD Manager, Aqua Virginia, School Superintendent, Army Corp of Engineers, County Administer
Any concerns addressed by the governmental agencies shall be discussed in a meeting with the applicant and a representative from the agency.
Placed as a Public Hearing on the next available agenda of the Planning Commission.
Notification of the scheduled Public Hearing to the following:
Applicant, All adjacent property owners, Advertise in accordance with VA Code § 15.1-431
Staff Report to include, but not be limited to:
Is the need for change necessary?
Is the change consistent with good planning practices?
Is the change consistent with the comprehensive plan?
Is the change consistent with the adjacent land uses?
Will the change constitute spot zoning?
Are proffers necessary?
Is there any detriment to the health, safety and welfare of the community?

Empty lines for staff use only

COUNTY STAFF USE ONLY

Meetings for the processing of the application

Applicant for a representative must appear at the scheduled hearing. The Planning Commission may: defer the request pending further consideration or recommend to the Board of Supervisors: Approval; Approval subject to submittal or correction; or denial.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notification to the applicant regarding the Planning Commission's decision.

\_\_\_\_\_

Placed as a Public Hearing on the next available agenda of the Board of Supervisors.

\_\_\_\_\_

Staff Report and Planning Commission recommendation forwarded to the Board of Supervisors.

\_\_\_\_\_

Notification of the scheduled Public Hearing to the following:

\_\_\_\_\_

Applicant     All adjacent property owners

Advertise in accordance with VA Code § 15.1-431

Applicant or a representative must appear at the scheduled hearing. After considering all relevant information from the applicant and the public, the Board of Supervisors will deliberate on points addressed in the Staff Report.

\_\_\_\_\_  
\_\_\_\_\_

The Board of Supervisors may: Approve; Deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

\_\_\_\_\_  
\_\_\_\_\_

Actions

With approval, the development may proceed.

\_\_\_\_\_

If denied, an appeal to the Courts may be prescribed by law.

\_\_\_\_\_

No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.

\_\_\_\_\_  
\_\_\_\_\_



November 30, 2017

Fluvanna County Department of Planning and Zoning  
132 Main Street  
Palmyra, VA 22963

**Regarding: 2428 Richmond Road  
ZMP Application**

Dear Reviewer,

Please find enclosed and application, checklist, plat, and fee to rezone parcel 4-A-27. If you have any questions or concerns please feel free to call me at (434) 227-5140 or by email at [kelly@shimp-engineering.com](mailto:kelly@shimp-engineering.com) and we can discuss any questions that you may have in further detail.

Best Regards,

A handwritten signature in black ink, appearing to read 'Kelly Strickland', is written over a light blue horizontal line.

Kelly Strickland  
Shimp Engineering, P.C.

**Subject:** Re: Form

**From:** "Justin Shimp, P.E." <justin@shimp-engineering.com>

**Date:** 11/29/2017 3:15 PM

**To:** Roger <roger@mandmautosalvage.com>

Hi Roger,

Here is the form, note it does need to be notarized. A fee payable to Fluvanna County will be required in the total of \$2,590. That covers the rezoning fee and the sign fee. Page 2 also needs a signature.

Justin Shimp, P.E.  
434-953-6116

---

On Nov 28, 2017, at 1:36 PM, Roger <roger@mandmautosalvage.com> wrote:

Justin,

Please forward form for Carroll to sign. Thank you.

--

Thanks,  
Roger

M & M Service & Salvage Yard, Inc.  
229 M & M Road  
P.O. Box 22  
Ruckersville, VA 22968  
Toll-Free: 800-533-4099  
Local: 434-985-2559  
Fax: 434-985-7181  
[www.mandmautosalvage.com](http://www.mandmautosalvage.com)  
[roger@mandmautosalvage.com](mailto:roger@mandmautosalvage.com)

*201 EAST MAIN  
20K410*

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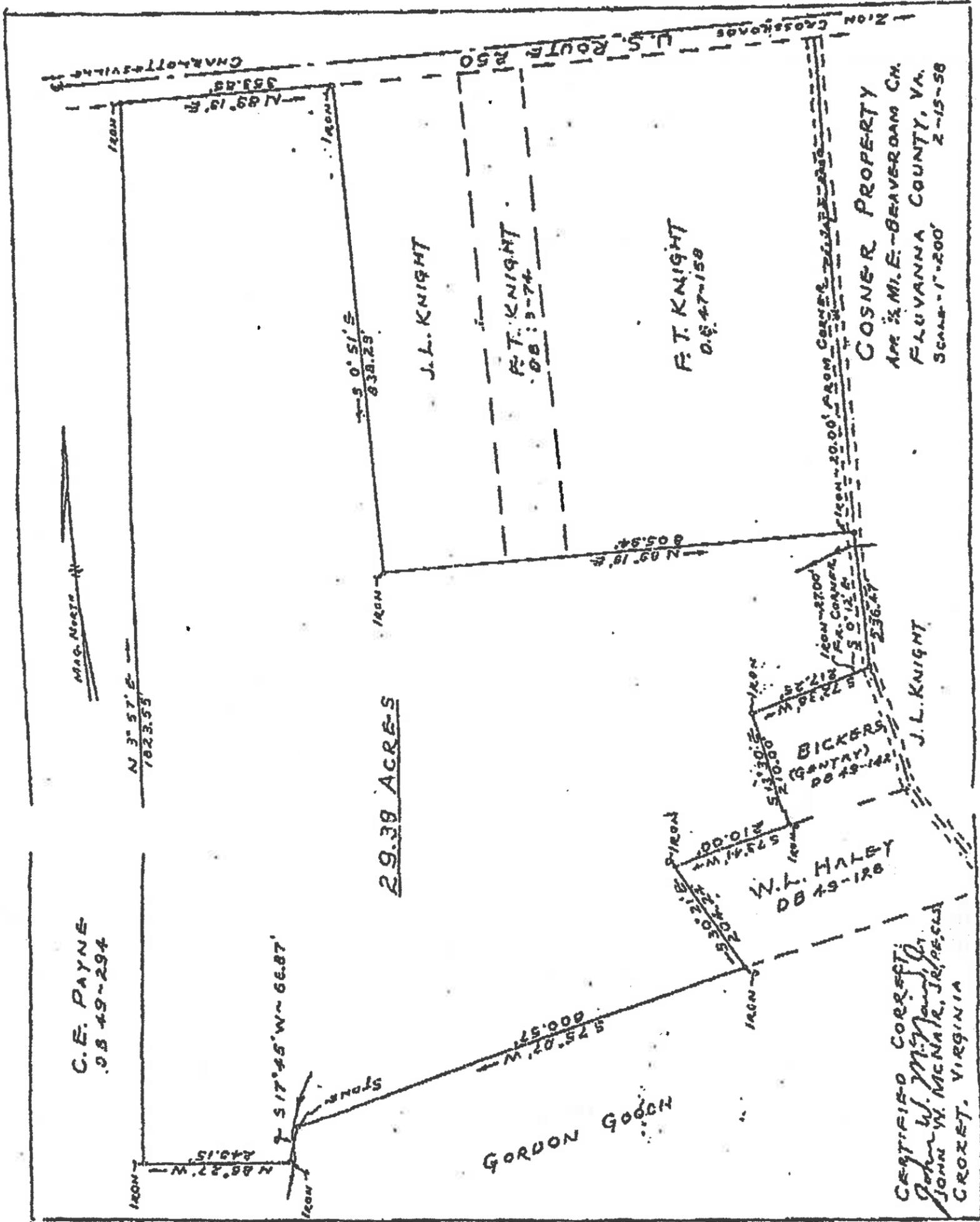
Attachments:

2428 Richmond Road ZMP Application.pdf

744 KB

TOP MAP 4-A-27

FLOYD COUNTY DEED BOOK #54 PAGE 64



**COSNER PROPERTY**  
 ARE 1/2 MI. E. - BEAVERDAM CH.  
 FLOYD COUNTY, VA.  
 SCALE - 1" = 200'

CERTIFIED CORRECT  
 JOHN W. MCNAR, JR., JR.  
 JOHN W. MCNAR, JR., JR.  
 CROCKET, VIRGINIA

## Brad Robinson

---

**From:** Kelly Strickland <kelly@shimp-engineering.com>  
**Sent:** Wednesday, January 31, 2018 3:45 PM  
**To:** Brad Robinson  
**Cc:** justin@shimp-engineering.com  
**Subject:** 2428 Richmond Road revision  
**Attachments:** 2428 Richmond Road Narrative (01-31-18).pdf

Hello Brad,

As we discussed last week, I have attached a narrative for the 2428 Richmond Road ZMP application. Please consider the narrative as a revision to the application.

The Applicant is now requesting to amend the A-1 zoning to two different Industrial districts (I-1 and I-2) in accordance with the attached narrative.

It is our understanding that this application will now be reviewed by the TRC in February and proceed to PC public hearing in March.

Please confirm and let us know if you have any questions or concerns.

Thanks,  
Kelly Strickland  
Shimp Engineering PC  
434.981.6029



## Project Narrative

**Project Title:** 2428 Richmond Road  
 Zoning Amendment Request  
**Map PIN:** 4-A-27  
 DB 931 P 492  
**Owner:** 2428 Richmond Road LLC  
**Date:** January 31, 2018

### Revised Project Proposal:

This proposal is to amend an existing 29.4 acre A-1 General Agricultural district to allow commercial uses consistent with I-1 Limited Industrial and I-2 General Industrial zoning. The Owner/Applicant would like to re-purpose the existing commercial building (approximately 16,000 square foot) and associated infrastructure to accommodate a new use consistent with I-1 zoning. The Owner wishes to repurpose the rear portion of the property (approximately 21.9 acres) to permit uses consistent with I-2 zoning. The transition between the I-1 and I-2 zoning districts is proposed to correspond with...

**Property Description/  
Existing Conditions:**

Tax Map 4-A Parcel 27  
 29.4 acres  
 Vacant Auto Salvage Building– 15,776 SF 1 1/2-story masonry construction  
 Vacant Automotive Salvage Lot  
 A-1 General Agricultural District  
 Zion Crossroads Community Planning Area

**Current Use:**

Vacant building and vacant automobile salvage yard

**Existing Grandfathered Use:**

Salvage and Scrap Yard with related accessory uses





Re-purposing of existing building and front portion of property to accommodate I-1 (Limited Industrial) district uses.



**Potential I-1 Uses:** Landscaping materials supply, Automobile repair service establishments, Automobile sales, Retail stores, Self-storage facilities, Contractor's storage yards, Machine shops, light Manufacturing, and Wholesale warehouses.

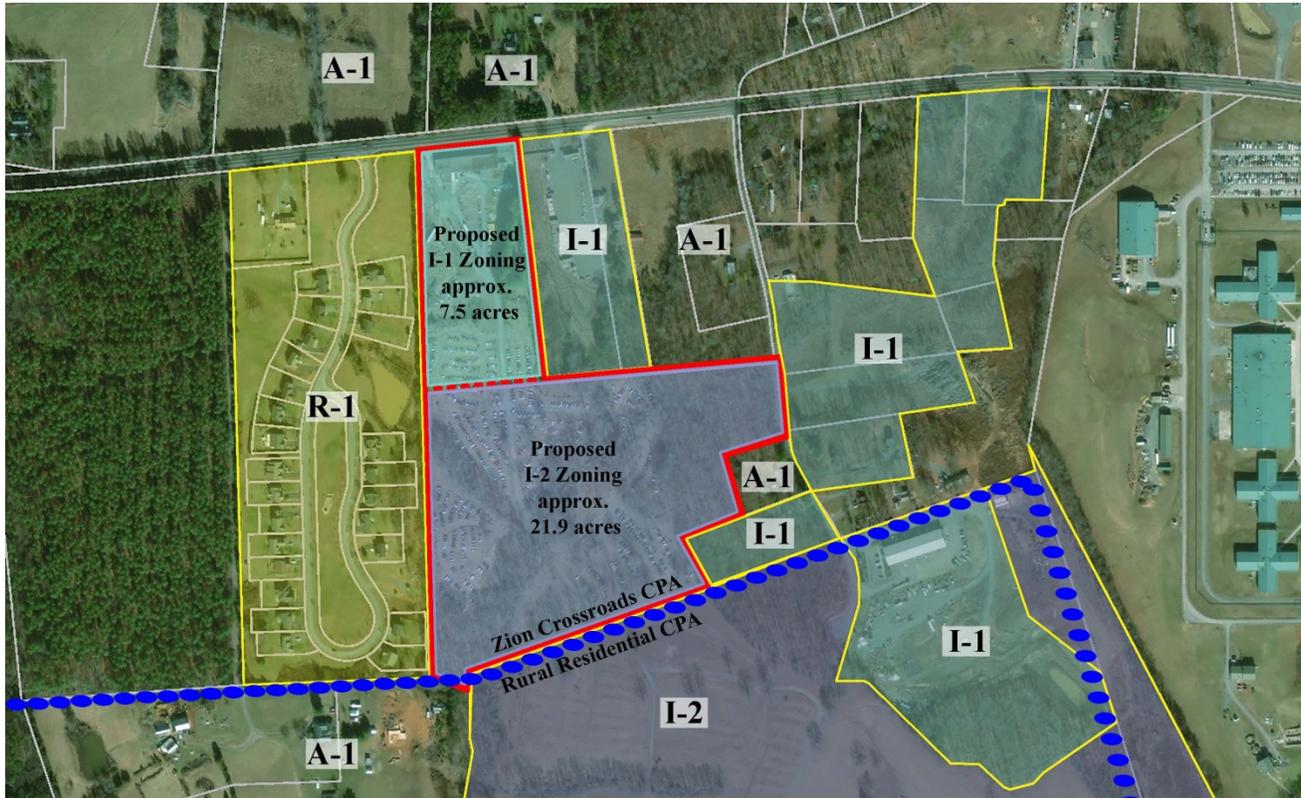
Re-purposing of vacant salvage and scrap yard (rear portion of property) to accommodate I-2 (General Industrial) district uses.



**Potential I-2 Uses:** Salvage and scrap yards, Medium Manufacturing, Contractor's storage yards, Machine shops, Transportation terminals, and Wholesale warehouses.

**Surrounding Uses:**

Fox Glen, a 25-lot, thirteen acre R-1 cluster development borders the property on the west. A 90-acre, I-2 district, adjoining the Southern property line, was approved in December 2017. Six parcels, zoned I-1, adjoin the property on the east; and three properties zoned A-1 adjoin the property. One parcel, across Route 250, is also zoned A-1.

**Consistency with Comprehensive Plan:**

From page 30 of the Fluvanna County Comprehensive Plan (2015), "most new growth occurs at Zion Crossroads, which develops into a regional mixed-use center featuring employment centers and a diverse mix of retail opportunities and housing options. The Zion Crossroads Community Planning Area will serve as the county's Urban Development Area, established pursuant to the Code of Virginia, section §15.2-2223.1."

- The regional center is comprised of regional mixed-use and regional employment. These two elements are similar, and may overlap at some points. As the county's Urban Development Area (established pursuant to the Code of Virginia, section §15.2-2223.1), Zion Crossroads remains the ideal location for such uses. (page 31)
- The regional employment center is predominantly devoted to employment, but maintains a mixed-use component to serve employees and surrounding residents. Employment uses may include professional office space, research facilities, storefront offices, and warehouse and light industrial uses. (page 31)
- Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the

county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development. (page 44)

- Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250. (page 44)
- Economic Impacts (beginning on page 48):
  - **Support economic development and community-based services.**
  - **Expand and diversify local tax revenue.**
  - **Develop higher-intensity commercial use.**
  - **Encourage locally based businesses and retail establishments.**
  - **Support development of additional light industry.**
  - **Improve the quality of employment opportunities.**

### **Impacts on Public Facilities and Public Infrastructure:**

The property is located adjacent to U.S. Route 250, which is classified as a major collector road. The property is located in the Palmyra Fire District. Public water and sewer are not currently available to the area.

### **Impacts on Environmental Features:**

This development will not impact steep slopes. Existing vegetation will be preserved wherever possible, and no water resources are within the area of impact.

### **Impacts on Adjoining Properties:**

The Fox Glen R-1 Cluster development is located east of the site. The Cluster development includes an open space buffer between the SFD residential lots and the proposed I-1 and I-2 zoning districts. In addition to this existing open space buffer, Sections 22-11-3(b), 22-11-3(c), 22-12-3(b), and 22-12-3(c) provide screening and landscaping requirements for industrial developments adjacent to residential and agricultural districts. Sections 22-11-6 and 22-12-6 provide yard regulations for buildings and parking adjacent to residential and agricultural districts. Sections 22-24-6 and 7 provide parking lot landscaping and additional screening requirements for any site development.



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### MEMORANDUM

**Date:** March 6, 2018  
**From:** Stephanie Keuther  
**To:** Jason Stewart  
**Subject:** Board of Supervisors Meeting

---

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 21, 2018 Board of Supervisors Meeting.



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## COUNTY OF FLUVANNA

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P.O. Box 540  
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### NOTICE OF PUBLIC HEARING

March 6, 2018

«Name»  
«Address»  
«City\_State» «ZIP»  
TMP#«TMP»

**Re: Public Hearing on ZMP 17:05**

Dear «Name»:

This letter is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on the above referenced items as noted below:

**Purpose:** Board of Supervisors Public Hearing  
**Day/Date:** Wednesday, March 21, 2018  
**Time:** 7:00 PM  
**Location:** Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant's representative will be present at the Board of Supervisors meeting for the rezoning request that is described as follows:

**ZMP 17:05 – 2428 Richmond Road LLC** – A request to rezone, from A-1 Agricultural, General to I-1 Industrial, Limited and I-2 Industrial, General, 29.4 acres of Tax Map 4, Section A, Parcel 27. The property is located along Richmond Road (U.S. Route 250), approximately 0.16 miles west of the intersection of Zion Road (State Route 627) and Memory Lane (State Route 698). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

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/meetings>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this rezoning application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

Jason Stewart  
Planning and Zoning Administrator



Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27

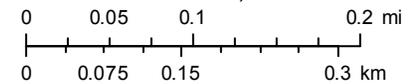


March 7, 2018

**Roads**

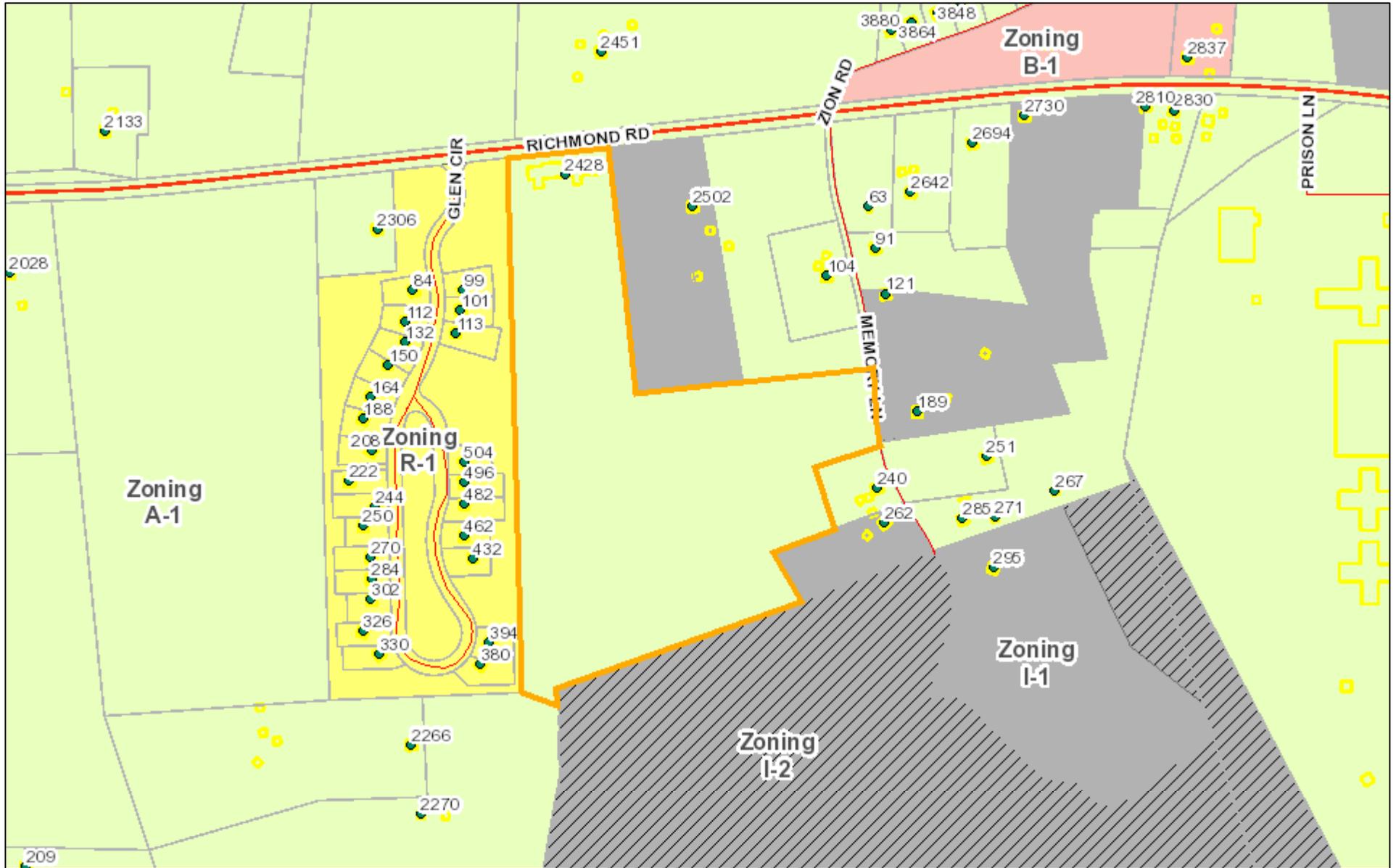
- Interstate
- Primary
- Secondary
- Other

1:7,222



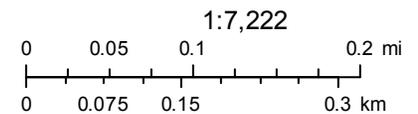
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27



March 7, 2018

- |                  |             |                   |                       |
|------------------|-------------|-------------------|-----------------------|
| ● Address Points | — Primary   | □ Parcels         | + Railroads           |
| <b>Roads</b>     | — Secondary | ● Place Names     | □ Building Footprints |
| — Interstate     | — Other     | --- Town Boundary | □ County Boundary     |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



# Neighborhood Meeting Sign-In Sheet

Meeting Date: February 15, 2018

Name	Address	City/State/Zip	Reason for Attending (Item/Application)
Salvatore Zambito	394 Glen Circle	Troy /VA / 22974	SUP 18:01 ZMP 17:05
Kary Clarke	504 Glen Circle	Troy VA 22974	SUP/ ZMP
Bill KRAMER	504 Glen Circle	Troy, VA 22974	S-P/ ZMP
Carroll Mills	Pc 12472	Ruckers	Civil 2428
Kate Ward	705 Burton St	Hampton VA	
Walker Ward	705 Burton St	Hampton VA	SUP/adjacent owner
Minor Eiger	1107 Mechunk Creek DR	Troy Va	Supporter
Steve Nichols	County Administration		

Name	Address	City/State/Zip	Reason for Attending (Item/Application)
Paul Lance Wypant	22066 RICHMOND RD	Troy VA	
Paul Wypant	↓	↓	
Tim Bask	7823 Richmond Rd	Troy VA	
Joseph P... ..	113 Glad Cir	Troy, VA	
BOB BABYOK	303 TURKEY TROT LN ZION CROSSROADS VA 22942	ZION CROSSROADS	MEETING
Elizabeth Carline	2451 Rich Rd Troy VA 22914		Meeting
Ron Moore	" " "		

**Neighborhood Meeting – February 15, 2018**  
Morris Room, County Administration Building  
4:30 p.m.

## Special Use Permit 18:01 – Amber Hill LLC

- What are the hours of operation?
- What kind of noise?
- How do you propose to buffer?
- What is the plan for the topography of the parcel? Concerned about runoff into groundwater and the creek; property shares two water source entrances with adjacent parcel
- Is wiring removed from the vehicles? Could attract rodents
- Are oils and fluids removed from the vehicles?
- How many trucks will be coming in and out of the property during the week?
- Is any traffic analysis available?
- Were any houses or subdivisions located around the facility that was toured in Pennsylvania?
- Is the County aware the business has a D minus rating on the Better Business Bureau?
- When Cosner Brothers was in operation trucks were only heard during daylight; will this operation be 24/7?
- How are parts cleaned inside the building? What is done with the catch basin for the fluids?
- Why was this property chosen?
- How many cars will be processed in this facility per year?
- How tall with the building be?
- What is the height of the fence, and is the applicant willing to increase the height?
- Does the applicant feel that adjoining properties will not be affected by noise, lights and smell?
- The existing house on the property may have historical value
- What is the plan for the trees along the western border?
- Is the applicant willing to adjust the proposed business hours?
- Would like lots of trees, buffering and screening

## Rezoning Application 17:05 – 2428 Richmond Road LLC

- What is the planned use?
- There have been issues with noise and lights on the adjacent property currently zoned I-1
- Concerned about property values and the possibility they might decrease
- If the property is rezoned, is LKQ considering buying the front portion?
- Is the applicant willing to consider zoning the entire property I-1 instead of I-2?



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**COUNTY OF FLUVANNA**

---

*"Responsive & Responsible Government"*

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

**VIOLATION NOTICE AND CORRECTION ORDER**

2428 Richmond Road, LLC  
P.O. Box 22  
Ruckersville, VA 22968  
Attention: Mr. Carroll Morris

Dear Mr. Morris,

An inspection of the property described below revealed a violation of Article 4, Section 22-4-2.1, Article 4, Section 22-4-2.2, Permitted Uses in Agricultural, General, District (A-1), Article 22, Section 22-23-2, Site Development Plans When Required and Article 19, Section 22-19-2, Violation and Penalty. Specifically, the violation(s) consists of:

Utilizing the subject property for a Contractor's Storage Yard which is not permitted "by right" or by "special use permit" in the A-1 Zoning District.

By virtue of the authority granted to the Office by Article 19, Section 22-19-2 of the Fluvanna County Zoning Ordinance, you are requested to correct this violation within 30 days from the date of this notice by: The storage of materials associated with this use must be removed from the property or obtaining rezoning to an appropriate zoning district and site plan approval.

Under provisions of 15.2-2311 of the Code of Virginia, this letter represents an interpretation of the Fluvanna County Zoning Ordinance and anyone aggrieved by this interpretation may appeal to the Fluvanna County Board of Zoning Appeals within thirty days of receipt of this letter. The applicable fee for appeal is one hundred and twenty five dollars (\$ 125.00). Information regarding the appeal process is located in the Fluvanna County Zoning Ordinance Article 18, Sec. 22-18.

**FAILURE TO CORRECT THE VIOLATION WITHIN THE SPECIFIED TIME PERIOD MAY RESULT IN CRIMINAL CHARGES BEING FILED AGAINST YOU IN GENERAL DISTRICT COURT. CONTINUED VIOLATIONS MAY ALSO RESULT IN OTHER LEGAL ACTION INITIATED BY THIS OFFICE AGAINST YOU.**

If you have questions concerning this notice and order, or require further information, please contact Scott B. Miller at 434.591.1910 x1024 or Jason M. Stewart at 434.591.1910 x1060.

Premises Address	Voting District	Zoning	Tax Map Number
2428 Richmond Road, Troy, Va. 22974	Palmyra	A-1	4-(A)-27

Issued on this day: February 14, 2018



Scott B. Miller, CZO  
Code Inspector, Building & Site Inspector

CODE COMPLIANCE WILL BE VERIFIED ON: March 16, 2018

- Cc: Jason M. Stewart, Director of Planning / Zoning Administrator
- Cc: Frederick W. Payne, County Attorney
- Cc: Jeffrey W. Haislip, Commonwealth's Attorney

## 2428 Richmond Road LLC Zoning Violation Citizen Complaint Photographs (Received between 2/20/18 and 3/8/2018)







**Brad Robinson**

---

**From:** Stephanie Keuther  
**Sent:** Tuesday, March 13, 2018 5:27 PM  
**To:** Brad Robinson; Jason Stewart  
**Cc:** Steve Nichols; Kelly Belanger Harris; Jason Smith; Frederick Payne  
**Subject:** FW: 2428 Richmond Road, LLC and Amber Hill, LLC

**Importance:** High

---

**From:** Kara Thomas [mailto:karathomas@embarqmail.com]  
**Sent:** Tuesday, March 13, 2018 5:25 PM  
**To:** Howard Lagomarsino <hlagomarsino@fluvannacounty.org>; Patricia Eager <peager@fluvannacounty.org>  
**Cc:** Stephanie Keuther <skeuther@fluvannacounty.org>; Kelly Belanger Harris <kharris@fluvannacounty.org>; Clerk to the Board <clerk@fluvannacounty.org>  
**Subject:** 2428 Richmond Road, LLC and Amber Hill, LLC  
**Importance:** High

Good Day everyone.

We are requesting that our opposition to and other comments concerning the requests from 2428 Richmond Road, LLC and Amber Hill, LLC will be added to tonight's (March 13, 2018) Planning Commission packet for consideration by all members. Also, please, add our opposition to and comments to the upcoming Board of Supervisors meeting packet concerning these two (2) items. The next Board of Supervisors agenda has not been posted on-line; however, we suspect these requests will be taken up on March 21, 2018. We are opposed to both of these requests.

The last thing residents that live along Route 250 need is more industrial blight with its associated, heavy traffic that shakes the house, smell from diesel pollution, road deterioration due to the increase in heavy truck traffic, etc.... The last thing anybody needs that travels the Route 250 corridor is more traffic! Just ask those that live in the Fieldstone subdivision, just west of these proposed facilities, and they will tell you how difficult it is now as it is to make a left turn either from going to Charlottesville or coming back from Zion Crossroads. We cannot imagine how much more difficult it will be for us and for the residents of Fieldstone to make left turns.

Industrial blight benefits not one person who lives in the area. There is more to the approval of these businesses than more tax revenue for the County's coffers. If these businesses are approved then at what other costs that cannot be measured? Safety of current residents traveling on Route 250, children and school buses. Citizens will still continue to work in Louisa County, Albemarle County, and Charlottesville. Citizens will continue to spend their hard earned money in Louisa County, Albemarle County, and beyond **not** in Fluvanna County. Approval of these businesses will not change this pattern nor provide anything positive to those that live in these businesses travel path. The majority of the traffic will travel west on Route 250 to Charlottesville and through Fluvanna's Rural Residential Planning Area, for which we live. We live west of these proposed businesses. We also live west of the water and sewer lines so none of these businesses nor the upcoming water and sewer will help our property value. It will actually decline due to the increase in traffic, noise, pollution, 24 hours a day and 7 days a week traffic that shakes our house, etc.... Plus,

nobody will want to buy our property if they see what is occurring now on Route 250 and what is in the works for the future which is more industrial blight!

As far as 2428 Richmond Road, LLC is concerned, there is not enough information to determine what exactly this business will be. We believe approving of this businesses rezoning before gathering more information will open up a "can of worms" and they can put anything they want to at this location as far as Industrial 1 or Industrial 2 is concerned, especially so if both industrial classifications are approved. Then, the approval of the special use permit will only be a formality.

As far as the Amber Hill, LLC is concerned, where will these vehicles be coming from, in other words, where will the tractor trailers be traveling to pick up the vehicles to be processed at the facility?! We are sure the majority of the cars will be coming from the auto auctions which most of them are held west of the facility towards Charlottesville and beyond. Once again, these heavy big rigs will be making left turns and traveling through Fluvanna's Rural Residential Planning Area where children get on and off the school bus and citizens have to travel to take care of their daily needs outside of Fluvanna County.

There are no pull offs on Route 250 in case of a breakdown, blown tire, etc.... There is no room for error. VDOT has no immediate concerns to these requests; however, how will these trucks make left hand turns exiting from Memory Lane heading west towards Charlottesville and left turns when returning traveling from the east to west returning to the facility? We can hardly get out of our driveway now as it is, especially making a left turn, much less with the addition of a high volume of tractor trailers using Route 250 24 hours a day 7 days a week!

If there is a fire at the facilities who will respond? Palmyra and Lake Monticello Fire Departments are at least 10-15 miles away. Will Louisa County volunteer to assist since they are closer? Will Albemarle County be available to assist since they are closer? There are more questions than answers concerning the safety of these facilities in case of an accident and/or fire.

Ms. Keuther and Ms. Harris-Thank you in advance for your assistance in ensuring all Planning Commission and Board of Supervisors members receives our questions, comments, and opposition to both of these requests in lieu of attending the meetings. Also, thank you Mr. Lagomarsino and Mrs. Eager in advance, as our Palmyra District representatives, in reading our e-mail in regards to these requests.

Sincerely,

Edward and Kara Thomas  
Troy, VA

**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 29.4 acres of Tax Map 4, Section A, Parcel 27 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited, and I-2, Industrial, General (ZMP 17:05)**

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 29.4 acres of Tax Map 4, Section A, Parcel 27, be and is hereby, rezoned from A-1, Agricultural, General to I-1, Industrial, Limited and I-2, Industrial, General.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Appeal of Zoning Administrator**

<b>Owner of Record:</b> 2428 Richmond Rd, LLC Address: P.O. Box 22 Richmond, Va. 22968	<b>Applicant:</b> 2428 Richmond Rd. LLC Address: P.O. Box 22 Richmond, Va. 22968
Phone: 434 531 1147 Fax: 434 985 7181	Phone: 434 531 1147 Fax: 434 985 7181
Email:	Email:
<b>Representative:</b> C. Waverly Parker, Atty Address: P.O. Box 556 Stanardsville, Va 22973	<b>Note:</b> 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.
Phone: 434 985 2252 Fax:	
Email: cwpattorney@parkeresq.com	
<b>Tax Map and Parcel(s):</b> 4-(A)-27	<b>Election District:</b> Palmyra
<b>Acreage:</b> 29.4 A	<b>Planning Area:</b> Zoning X-Roads Community
<b>Zoning:</b> A-1	<b>Deed Book Reference:</b> 931-492
<b>Location:</b> 2428 Richmond Rd., Troy, Va 22974	<b>Deed Restrictions?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (attach copy)
<b>Description of Property:</b> Improved residential	

I, Scam Morris, for 2428 Richmond Rd, LLC, declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and the applicable sections of the Fluvanna County Zoning Ordinance, and that the foregoing statements and answers provided herein are in all respects true and correct to the best of my knowledge and belief.

Date: 3/15/18 Signature of Property Owner: By Kevin Manaway Parker 2428 Richmond Rd LLC

Subscribed and sworn to before me this 15 day of March, 2018.

Notary Public: Elizabeth Baker  
 My commission expires: June 30, 2019

Registry No. 331967



(attach additional sheets as necessary)

**Description of Appeal:**  
The use complained of is lawful, because it is a vested right to which the Fluvanna Co. zoning Ordinance cannot apply. The decision of the zoning Administrator dated 2/14/18 is unlawful and wrong. That decision is the one appealed.

OFFICE USE ONLY	
Date:	Application #:
\$125 Fee paid:	By Authority of:
BZA Hearing Date:	Disposition:

3/16/18

Mr Q went 60 Day Exam  
on hearing of 2/28  
By Court's order Reopening



CAROL MORRIS

\* Reopening is scheduled to be considered  
by the Board of Supervisors 3/21/18

**From:** [Stephanie Keuther](#)  
**To:** [Kelly Belanger Harris](#)  
**Subject:** FW: ZMP 17-05 request for deferral  
**Date:** Friday, March 16, 2018 10:45:04 AM

---

-----Original Message-----

From: Kelly Strickland <kelly@shimp-engineering.com>  
Sent: Friday, March 16, 2018 10:38 AM  
To: Brad Robinson <brobinson@fluvannacounty.org>; justin@shimp-engineering.com;  
roger@mandmautosalvage.com  
Cc: Stephanie Keuther <skeuther@fluvannacounty.org>  
Subject: ZMP 17-05 request for deferral

Hello Brad,

In response to the Planning Commission's unanimous recommendation for denial of ZMP 17-05, we are requesting a 60 day deferral of the public hearing with the Board of Supervisors.

Additionally, Mr. Morris has filed an appeal of the February 14, 2018 decision by the County Administrator that the contractor's storage yard, currently in operation on TMP 4-A-27, is in violation of the Fluvanna County Zoning Ordinance. Please confirm that you have received the appeal of this decision and this deferral request of ZMP 17-05.

Regards,  
Kelly Strickland  
Shimp Engineering PC  
434.981.6029

# Rezoning Application ZMP 17:05 2428 Richmond Road LLC

Board of Supervisors  
Staff Presentation  
March 21, 2018

Fluvanna County  
Planning & Zoning Department



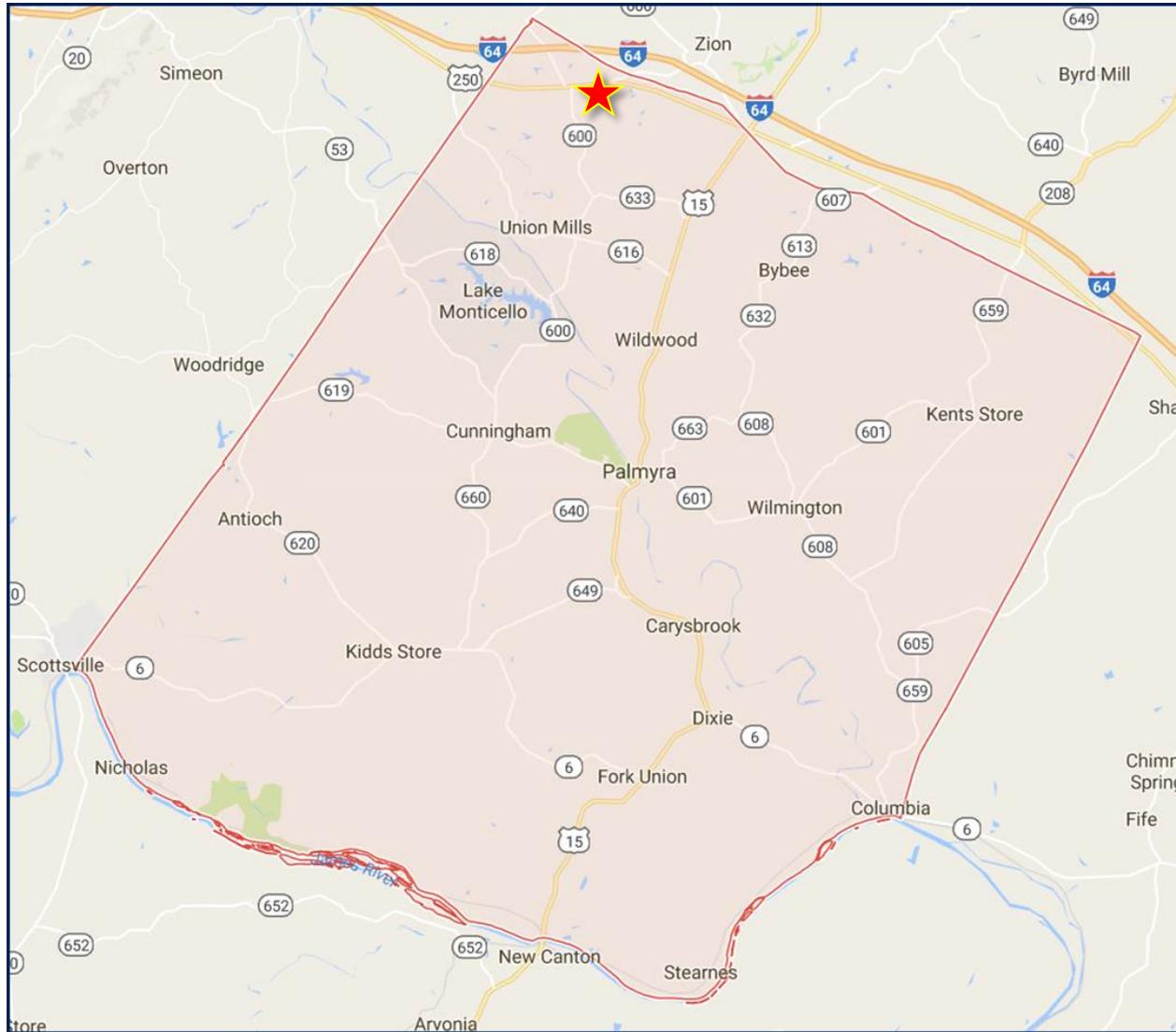
*"Responsive & Responsible Government"*

# Overview

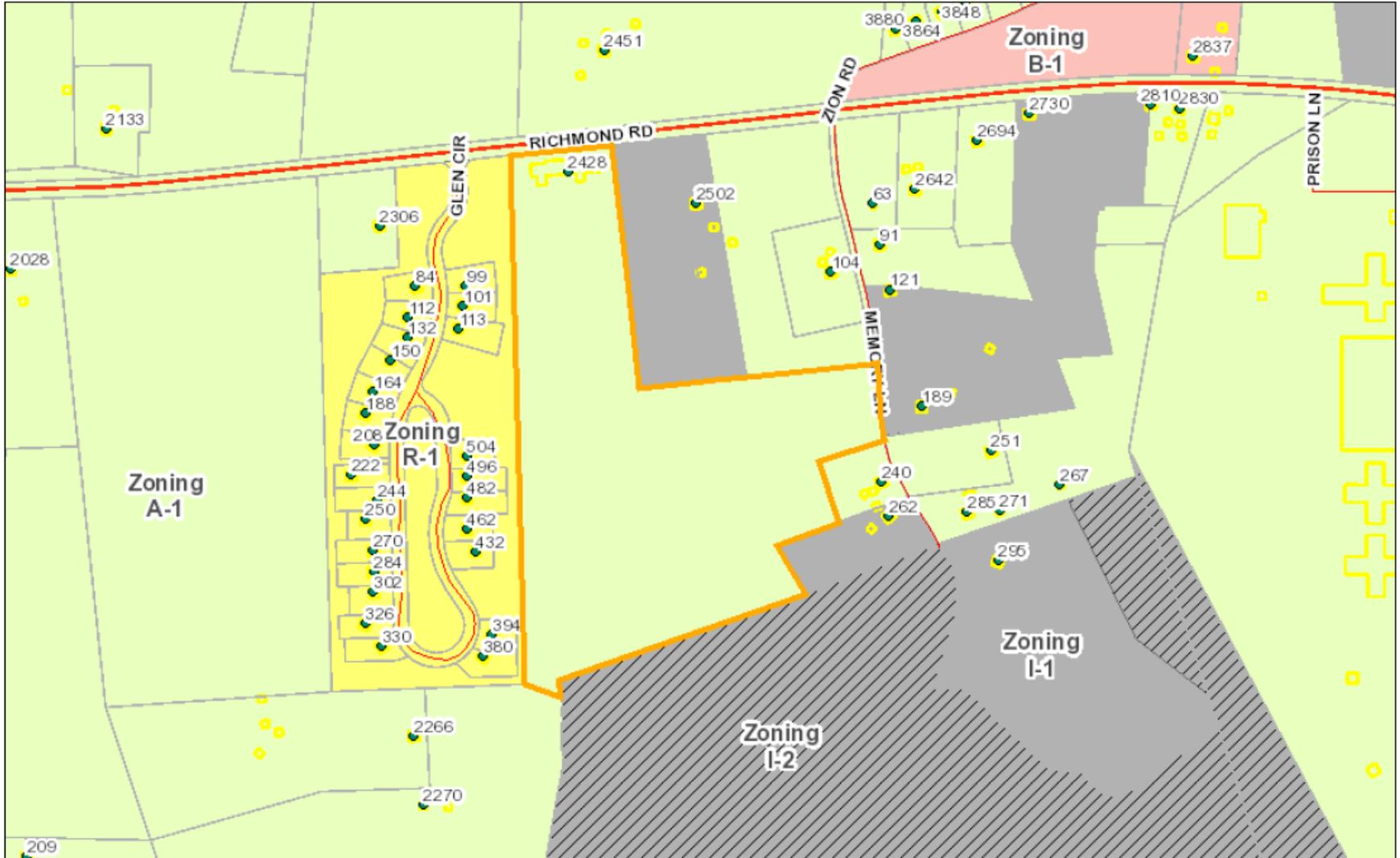
- 29.4 acres of Tax Map 4, Section A, Parcel 27
- Ordinance to rezone from A-1, Agricultural, General to I-1, Industrial, Limited and I-2, Industrial, General
- Palmyra Election District
- Zion Crossroads Community Planning Area

# Location

## Fluvanna County

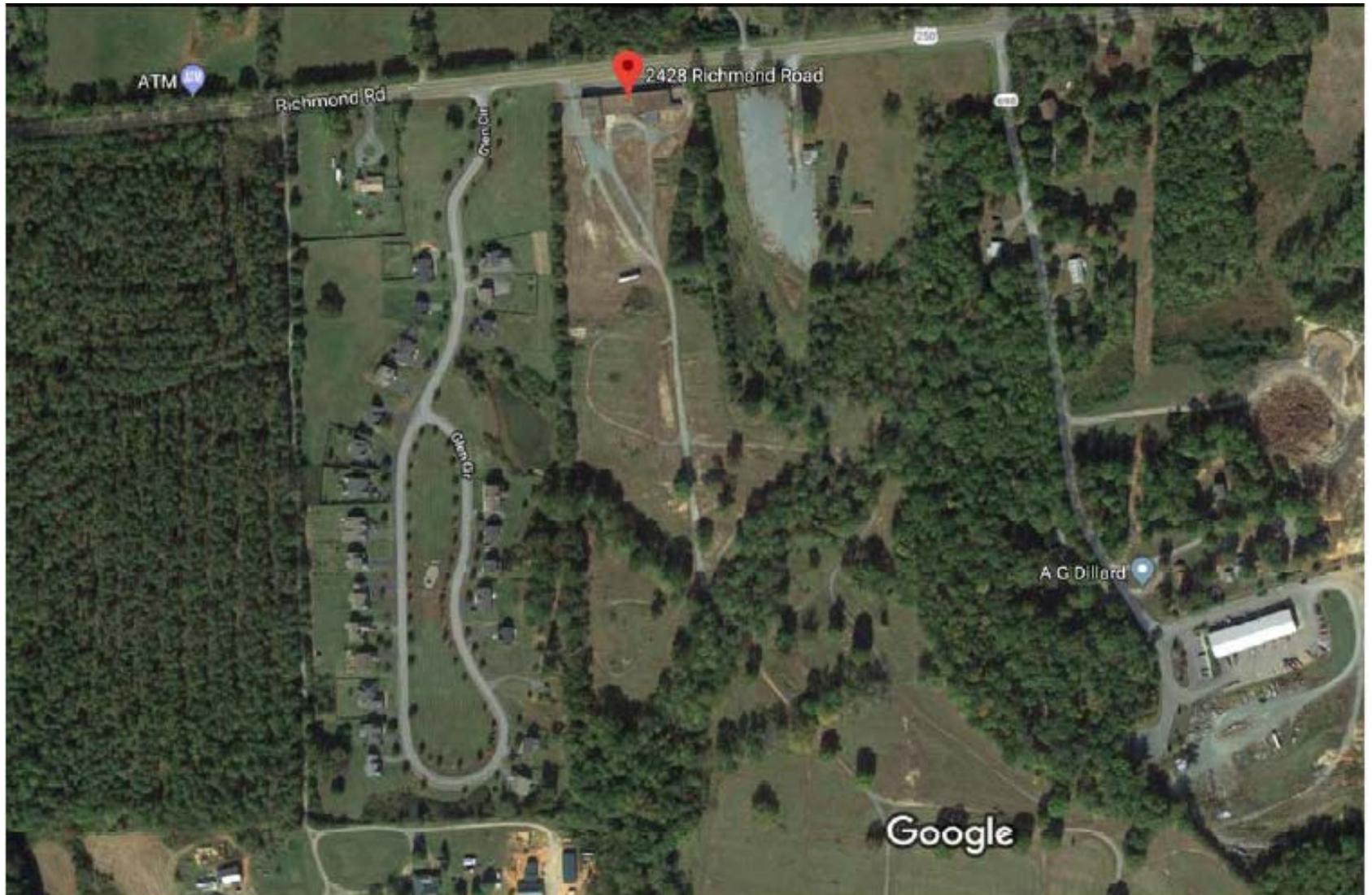


# Zoning



# Aerial Image

Fluvanna County



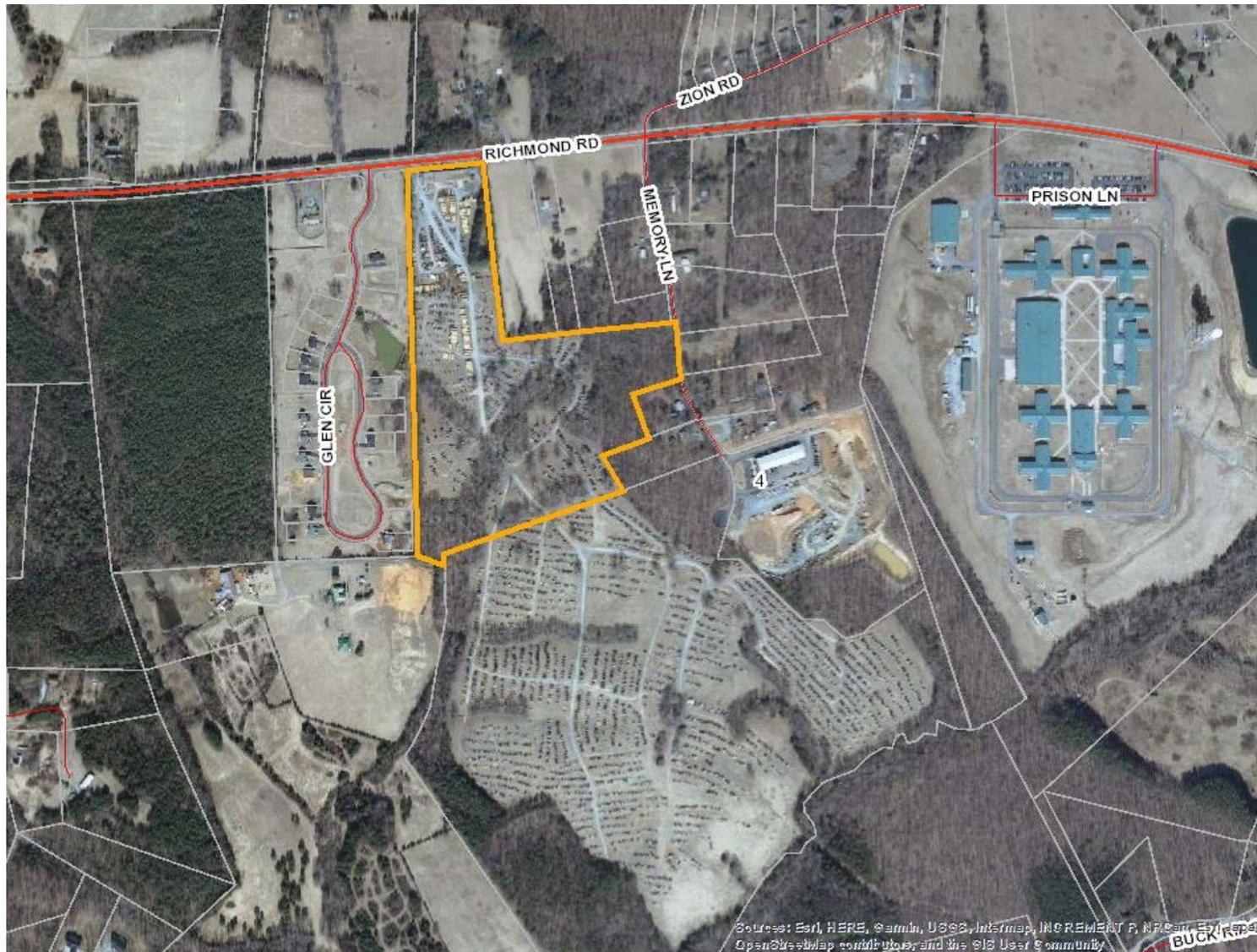
# Aerial Image (2015)

Fluvanna County



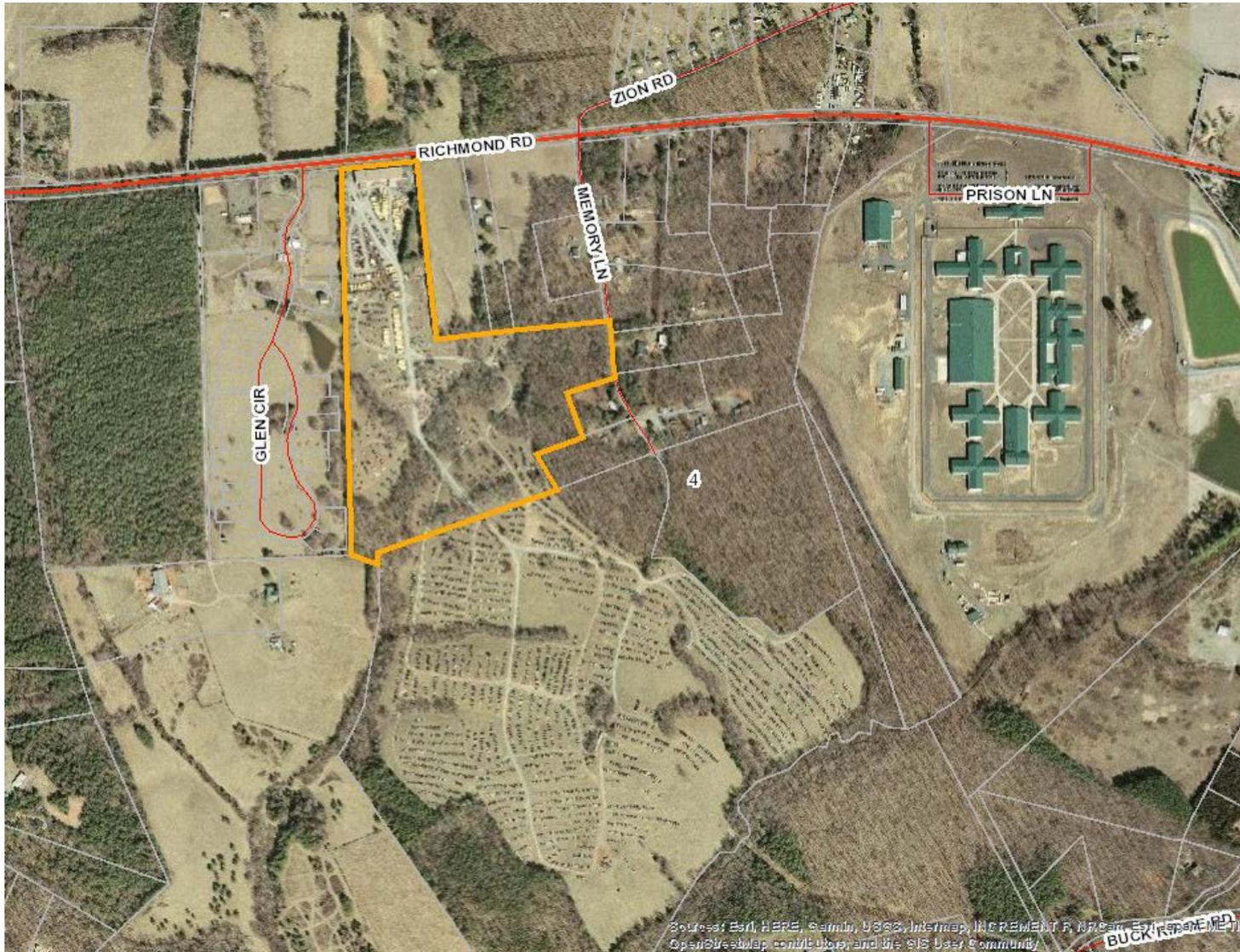
# Aerial Image (2009)

Fluvanna County



# Aerial Image (2002)

Fluvanna County



# Proposed zoning



# Potential Uses

## Potential I-1 Uses

- Landscaping materials supply
- Automobile repair service establishments
- Automobile sales
- Retail stores
- Self-storage facilities
- Contractor's storage yards
- Machine shops
- Light Manufacturing
- Wholesale warehouses

## Potential I-2 Uses

- Salvage and scrap yards
- Medium Manufacturing
- Contractor's storage yards
- Machine shops
- Transportation terminals
- Wholesale warehouses

# Analysis

- Property located in the Zions Crossroads Community Planning Area;
- This is an area designated as the county's primary regional economic development area;
- If the rezoning is approved, proposed uses could still require approval of a site development plan.

# Fox Glen Subdivision

Fluvanna County

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- Tax Map 4, Section 11, Parcels 2 and 3 were rezoned from A-1 to R-1 on December 15, 2004 (ZMP 04:05)
- Planning Commission approved 25-lot cluster subdivision (Fox Glen) on January 31, 2005 (SUB 04:125)
- Final plat approved June 21, 2006

# Zoning violation

Fluvanna County

---

- Complaints received since February 13, 2018
- Activity has included lights, noise and beeping from trucks and equipment, camper parked on property, dog chained to fence, and welding
- Storage of construction materials constitutes a contractor's storage yard; not permitted in A-1
- Notice of Violation issued February 14, 2018

# Zoning violation

Fluvanna County

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- Applicant filed appeal of Notice of Violation on March 16, 2018
- Appeal scheduled for May 15, 2018 BZA Meeting
- Applicant began moving junk vehicles back onto the property on March 16
- Applicant has also requested a deferral of rezoning for 60 days

# Zoning violation

Fluvanna County



# Zoning violation

Fluvanna County



[Video 1](#)

[Video 2](#)

# Zoning violation

Fluvanna County



# Zoning violation

Fluvanna County



# Conclusion

- Property ceased operation as a salvage yard in 2017;
- Salvage and scrap yard use is vested for two years from date it ceased operation;
- Located within Zion Crossroads Community Planning Area;
- Board of Supervisors should consider how this request does (or does not) align with the goals and objectives of the Comprehensive Plan.

# Suggested Motion

- I move that the Board of Supervisors approve/deny/defer ZMP 17:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 29.4 acres of Tax Map 4, Section A, Parcel 27, to rezone the same from A-1, Agricultural, General, to I-1, Industrial, Limited and I-2, Industrial, General.

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

<b>MEETING DATE:</b>	March 21, 2018				
<b>AGENDA TITLE:</b>	<b>SUP 18:01</b> – Amber Hill LLC				
<b>MOTION(s):</b>	I move that the Board of Supervisors approve/deny/defer SUP 18:01, a request to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A, [if approved] subject to the fourteen (14) conditions listed in the staff report.				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
<b>STAFF CONTACT(S):</b>	Brad Robinson, Senior Planner				
<b>PRESENTER(S):</b>	Brad Robinson, Senior Planner				
<b>RECOMMENDATION:</b>	At its meeting on March 13, 2018, the Planning Commission <b>recommended approval</b> of SUP 18:01 (5-0); Mr. Zimmer moved to approve and Mr. Johnson seconded. AYES: Bibb, Cotellessa, Johnson, Lagomarsino and Zimmer.				
<b>TIMING:</b>	Immediate decision requested at current meeting.				
<b>DISCUSSION:</b>	Request for a special use permit to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A.				
<b>FISCAL IMPACT:</b>	Potential increase in tax revenue.				
<b>POLICY IMPACT:</b>	<p>The Board of Supervisors may:</p> <ul style="list-style-type: none"> <li>• Approve this request, allowing the construction of salvage and scrap yard; OR</li> <li>• Deny this request, preventing the construction of a salvage and scrap yard; OR</li> <li>• Defer this request and make a final decision at a later date.</li> </ul>				
<b>LEGISLATIVE HISTORY:</b>	<p>Review of proposed salvage and scrap yard in accordance with Chapter 22, Article 12 of the Fluvanna County Code (Zoning Ordinance: Uses permitted by special use permit only). Application was received on February 1, 2018. Planning Commission reviewed the request on March 13, 2018.</p>				
<b>ENCLOSURES:</b>	Staff Report (with accompanying attachments)				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
					X



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# 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

## STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** SUP 18:01  
**Tax Map:** Tax Map 4, Section A, Parcel 27A

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** March 21, 2018

**General Information:** This request is to be heard by the Board of Supervisors on Wednesday, March 21, 2018 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Applicant:** KP Development

**Owner:** Amber Hill LLC / Dillard Cosner

**Representative:** Scott Haley, KP Development

**Requested Action:** Request for a special use permit to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A. (Attachment A)

**Location:** The property is located along Memory Lane (State Route 698), approximately 0.35 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Rural Residential Planning Area and the Palmyra Election District.

**Existing Zoning:** I-2, Industrial, General (Attachment B)

**Existing Land Use:** Vacant industrial (Attachment C)

**Planning Area:** Rural Residential Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1, I-1 and I-2.

**Zoning History:** ZMP 17:04 was approved on December 20, 2017.

ZMP 05:11 was approved January 18, 2006 for a portion of Tax Map 4-A-27A which is now a part of adjoining parcel 4-A-20A.

A salvage yard operated by Cosner Bros. was formerly located on the property. The salvage yard ceased operation within the last two to three years and was a legal nonconforming use.

### **Comprehensive Plan:**

#### **Land Use:**

The Comprehensive Plan designates this property as within the Rural Residential Planning Area, however the property also directly adjoins the Zion Crossroads Community Planning Area to the north. Rural residential areas conserve open space by clustering development or developing on larger lots. In contrast, *“Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.”*

#### **Economic Development:**

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”* and *“Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail.”* This property is located within the Rural Residential Planning Area but adjoins the Zion Crossroads Community Planning Area. Properties zoned light industrial or industrial are located across the road or within the same vicinity along Route 250.

### **Analysis:**

This is a special use permit application for an auto reclamation facility which is a similar use to a salvage yard. Vehicles are dismantled and eventually crushed and hauled away instead of remaining in the storage yard indefinitely.

The subject use is classified as a “Salvage and scrap yard” and defined in the Zoning Ordinance as *“Facilities engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in the original forms. Typical uses include, but are not limited to, paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.”* Scrap and salvage yards are permitted by special use permit in the I-2 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 Director of Planning, and many times the sketch plan provided with the SUP application is sufficient.

In accordance with the application, the project will consist of a 100,000 square foot building, parking area and storage yard for inventory. Operational hours for the office and storage yard will be confined to daytime hours; however, other activities of the business will continue overnight and involve multiple shifts for employees. All salvage activity is proposed to occur within the building and the exterior of the building will only be used for parking and inventory storage.

The concept plan shows the majority of the property will be utilized as a storage yard constructed of gravel and containing approximately 64.22 acres. The parking area will be concrete pavement and contain 72 parking spaces for employees and customers. The maximum height of the proposed building could potentially be up to 50' based on future needs (the I-2 District permits a maximum height of 70').

While county tax records state Tax Map 4-A-27A to be 90.17 acres, a survey provided with this application and dated November 28, 2017 shows the property to actually be 87.496 acres.

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

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

The subject property is located within the Rural Residential Planning Area but adjoins the Zion Crossroads Community Planning Area. Properties zoned light industrial or industrial are located across the road or within the same vicinity along Route 250. The property was previously used as a salvage yard by Cosner Bros.

**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.**

Salvage and scrap yards are allowed by a special use permit in the I-2 district. By-right uses that are similar, in operation or size of structures, to this application may include corporate offices, contractor's storage yards, and wholesale warehouses. The subject property is located near an area of the county that is planned for additional growth.

Sec. 22-1-2 of the zoning ordinance states its purpose is "*to facilitate the creation of a convenient, attractive and harmonious community*" as well as "*to protect against over-crowding of land*". Additionally, the zoning ordinance encourages "*economic development activities*". This request would permit business expansion and potential to generate more revenue.

(Attachment D)

**Neighborhood Meeting:**

A neighborhood meeting was held February 15, 2018. There were approximately 31 attendees including staff. The attendees had the following questions or concerns:

- What are the hours of operation?
- What kind of noise?
- How do you propose to buffer?

- What is the plan for the topography of the parcel? Concerned about runoff into groundwater and the creek; property shares two water source entrances with adjacent parcel
- Is wiring removed from the vehicles? Could attract rodents
- Are oils and fluids removed from the vehicles?
- How many trucks will be coming in and out of the property during the week?
- Is any traffic analysis available?
- Were any houses or subdivisions located around the facility that was toured in Pennsylvania?
- Is the County aware the business has a D minus rating on the Better Business Bureau?
- When Cosner Brothers was in operation trucks were only heard during daylight; will this operation be 24/7?
- How are parts cleaned inside the building? What is done with the catch basin for the fluids?
- Why was this property chosen?
- How many cars will be processed in this facility per year?
- How tall will the building be?
- What is the height of the fence, and is the applicant willing to increase the height?
- Does the applicant feel that adjoining properties will not be affected by noise, lights and smell?
- The existing house on the property may have historical value
- What is the plan for the trees along the western border?
- Is the applicant willing to adjust the proposed business hours?
- Would like lots of trees, buffering and screening

(Attachment E)

**Technical Review Committee:**

The following comments were generated from the February 8, 2018 Technical Review Committee meeting:

1. Planning staff had questions regarding proposed landscaping, lighting and hours of operation. The applicant stated they needed the ability for the building and concrete area to operate 24/7. Staff asked if the gravel storage yard shown on the concept plan would be constructed all at once or in phases. The applicant stated the storage yard would be constructed at one time. Staff stated a visual representation of the proposed fencing would be helpful to see during the public hearings.
2. Building Inspections had no comments.
3. Chamber of Commerce had no comments.

4. Department of Forestry had no comments.
5. Erosion and Sediment Control did not have any comments.
6. Fire Chief asked if a chain link fence will be installed around the perimeter of the property. The applicant stated there will be a fence around the perimeter but it will not be see-through and will be 6' in height.
7. Health Dept. stated their office has been contacted by an engineer gathering well information in this area because of a proposed septic design at 295 Memory Lane. Any designs must be done by a P.E./AOSE.
8. VDOT has not provided written comments at the date of this letter but did not express any major concerns at the meeting. Trip generation rates for the project will need to be discussed further. Official comments will be forwarded upon their receipt.
9. Mrs. Eager from the Board of Supervisors stated that the neighbors would like to see more screening.
10. The following questions were asked by various agencies (applicant responses italicized):
  - Where will fluids be stored? (*Inside the building*)
  - How often will fluids be removed from the premises? (*Daily*)
  - What is the cut-off year for vehicles being accepted by the facility? (*There is no cut-off year but most vehicles are newer than 2012*)
  - What is the height of the proposed building? (*Between 30' to 35' and under the maximum allowable height*)
  - How often does crushing occur? (*Once or twice per week*)
  - Where do the crushed vehicles go? (*Vendor does hauling – will probably take them to nearest facility in Richmond*)

(Attachment F)

### **Planning Commission:**

The Planning Commission reviewed this SUP request at their meeting on March 13, 2018. Seven persons spoke during the public hearing in opposition of the request while two persons spoke in favor. The Planning Commission voted 5-0 to recommend approval with conditions, which included an amendment by staff to Condition #8 and the addition of Condition #14. Mr. Zimmer moved to approved, and Mr. Johnson seconded.

### **Conclusion:**

The Board of Supervisors should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter, and whether the minimum requirements of the ordinance will effectively mitigate these impacts. The Board of Supervisors can attach conditions to ensure the proposed use will not be detrimental to the character and development of the adjacent area.

### **Recommended Conditions:**

If approved, Staff recommends the following conditions (italicized text reflects changes by staff and the Planning Commission on March 13, 2018):

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. The site must meet all Virginia Department of Environmental Quality requirements.
4. The site must meet the requirements set forth by the Virginia Department of Health.
5. The dismantling facility and the adjoining concrete pad area shall be permitted to operate 24/7. The operational hours of the storage yard shall only be for daylight hours.
6. The dismantling facility and storage yard will not have more than 40 truck trips in any 24 hour period. A truck trip shall be defined as the same truck leaving and returning or arriving and leaving the facility.
7. Used motor oil, coolants, discarded automotive parts and tires shall be recycled or disposed of in accordance with State and local laws.
8. A minimum 50 foot buffer shall be maintained along all property lines that adjoin agricultural, residential or business districts. A minimum 8 foot fence shall be used around the storage yard. *Privacy fence slats shall be required on chain link fencing and shall be green in color.*
9. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code. The storage yard shall not have any site lighting.
10. Any noise shall comply with Chapter 15.1 of the Fluvanna County Code.
11. 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.
12. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
13. 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.
14. *Development of the property shall be generally in accord with the sketch plan submitted with the application, subject to revisions necessary to meet requirements of those conditions and as otherwise required by law.*

### **Suggested Motion:**

I move that the Board of Supervisors approve/deny/defer SUP 18:01, a request to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A, [if approved] subject to the fourteen (14) conditions listed in the staff report.

**Attachments:**

- A – Application and APO letter
- B – Zoning Map
- C – Aerial Vicinity Map
- D – Applicant’s site plan
- E – Neighborhood meeting sign-in sheet and notes
- F – TRC comment letter
- G – Correspondence from citizens

Copy: Scott Haley, KP Development via email – [shaley@kpstl.com](mailto:shaley@kpstl.com)

Ross Stevens, Kimley-Horn & Associates via email – [Ross.Stevens@kimley-horn.com](mailto:Ross.Stevens@kimley-horn.com)

File



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Application for Special Use Permit (SUP)**

**Owner of Record:** Dillard Cosner, Amber Hill, LLC

E911 Address: 295 Memory Lane, Troy, VA 22974

Phone: 434-987-0872 Fax: \_\_\_\_\_

Email: 88partstar@gmail.com

**Applicant of Record:** KP Development

E911 Address: 8025 Forsyth Blvd, Saint Louis, MO 63105

Phone: 314-727-8881 Fax: 314-727-8889

Email: shaley@kpstl.com, srakonick@kpstl.com

**Representative:** KP Development, Scott Haley

E911 Address: 8025 Forsyth Blvd, Saint Louis, MO 63105

Phone: 314-261-7352 Fax: 314-727-8889

Email: shaley@kpstl.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):** 4 A 27A

**Deed Book Reference:** Book 599 Pg 34

**Acreage:** 90 acres **Zoning:** A1

**Deed Restrictions?**  No  Yes (Attach copy)

**Request for a SUP in order to:** I-2 General Industrial

**Proposed use of Property:** Auto Facility and storage yard

\*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: 1/24/2018 Signature of Owner/Applicant: \_\_\_\_\_

Scott Haley Scott Haley

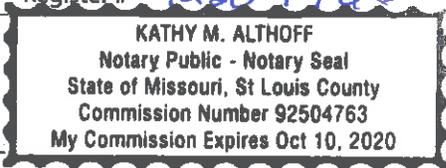
Subscribed and sworn to before me this 24<sup>th</sup>

day of January, 2018

Notary Public: Kathy M. Althoff

Register # 92504763

My commission expires: 10-10-20



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>2/1/18</u>	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP <u>18</u> : <u>01</u>
\$800.00 fee plus mailing costs paid: <u>pay # 2236</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>Palmyra</u>	Planning Area: <u>Rural Residential</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:	Advertisement Dates:		
APO Notification:	APO Notification:		
Date of Hearing:	Date of Hearing:		
Decision:	Decision:		



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Public Hearing Sign Deposit**

Name:     KP Development    

Address:     8025 Forsyth Blvd    

City:     Saint Louis    

State:     MO    

Zip Code:     63105    

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

*[Handwritten Signature]*  
 Applicant Signature

    1/24/2018    

Date

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

OFFICE USE ONLY	
Application #: <b>BZA</b> _____ :	<b>CPA</b> _____ : <b>SUP</b> <u>18</u> : <u>01</u> <b>ZMP</b> _____ : <b>ZTA</b> _____ :
\$90 deposit paid per sign*:	Approximate date to be returned:

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

The dilapidated barn and the small abandoned home, located in the center of property, will be razed. The improvements on the site are intended to include a new 100,000 sf building and related parking lot. The project will also incorporate a storage yard, which will hold LKQ the auto inventory. Please refer to Proposal Packet for the conceptual site layout plan.

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

The Special Use Permit is sought to continue the auto salvage use that has existed on the property for several decades. The SUP is required according to the The Zoning Ordinance, for the County of Fluvanna, Article 12 - Industrial, Limited, District I-2, Section 22-12-2.2. LKQ would like to develop and create an environmentally friendly industry to the area.

**PROTECTION OF ADJOINING PROPERTY:** Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

There will be no effect on adjacent property. Vehicular movements to the site will be along Memory Lane, which is an area largely zoned Industrial. The Applicant will be installing a 6' sight-proof fence/screen. The applicant will not be impacting large portions of vegetation along the property boundaries, in an effort to preserve these buffers. Given the size of the parcel, the Applicant has located the proposed building as close as possible to Memory Lane and away from the existing residential subdivision.

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

LKQ will utilize a parcel of land which has been used as a salvage yard for decades, as opposed to pursuing a greenfield site elsewhere. This facility will be state-of-the-art and will create and employ new jobs, which currently do not exist in Fluvanna County. The property is located adjacent to other industrially zoned properties or properties intended to be zoned industrial (along Memory Lane) under the County's long-term Plan.

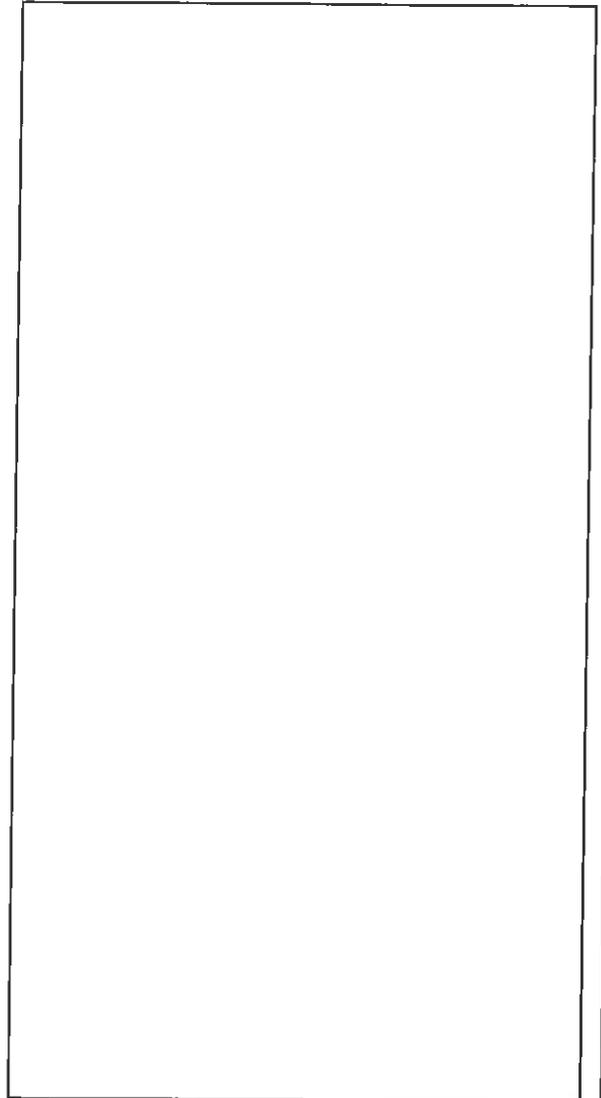
**PLAN:** Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans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

[Empty box for remarks]



**Meetings for the processing of the application**

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

**Actions**

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

January 24, 2018

Fluvanna County Planning Department  
P.O. Box 540  
Palmyra, VA 22963

Amber Hill, LLC  
C/O Dillard Cosner  
661 Whitehall Road  
Keswick, VA 22947

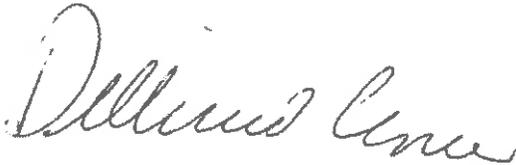
RE: Fluvanna Co. Special Use Permit Application

To Whom It May Concern:

Amber Hill, LLC, the Owner of property commonly referred to as 295 Memory Lane, hereby acknowledge and consent for KP Development (as Developer) and New Development, LLC (as Contract Purchaser) to communicate and submit all required information as necessary in obtaining zoning, special use permit, and permits for the construction of the above referenced project. The subject property is located at 295 Memory Lane, Fluvanna County. The parcel is shown on Fluvanna County Tax Map 4A as Parcel 27A . The subject property is currently zoned I-2 General Industrial.

Sincerely,

Dillard Cosner  
Amber Hill, LLC



Cc: Scott Haley, KP Development



January 30, 2018  
County of Fluvanna  
Dept. of Planning & Community Development  
P.O. Box 540  
Palmyra, VA 22963  
Attn: Jason Smith

Re: Special Use Permit Application

To Whom It May Concern:

This envelope includes an application for a Special Use Permit application for the property located at 295 Memory Lane, Troy VA 22974. The Special Use Permit Application is being submitted by KP Development, with consent from the property owner, Amber Hill, LLC. In addition, we have also included a check for \$800 for the application fee.

The remainder of the Special Use Permit application will be provided by Kimley-Horn. Kimley-Horn will provide copies of the site plan, page 3 of the application, and information on the existing conditions and proposed development.

Sincerely,

**Scott Haley**  
Managing Director of Development

Cc: Max Breitmayer, Real Estate Associate



## Transmittal

Date: 2/1/2018 Job Number: 110538000

Project Name: KPP Development Special Use Permit Submittal

To: Fluvanna County Planning Department

Brad Robinson

132 Main Street

Palmyra, VA 22963

(434) 591-1910

### We are sending these by

U.S. Mail  FedEx  Hand Deliver

Other: \_\_\_\_\_

### We are sending you

Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop Drawings  Prints/Plans  Samples  Specifications  Change Orders

\_\_\_\_\_

No.	Date	Copies	Description
1	1/24/2018	1	Special Use Permit Application
2	1/30/2018	18	Site Plan
3	11/28/2017	18	Survey
4	1/25/2017	1	Tax Map
5	1/30/2018	1	General Location Map
6	1/30/2018	1	Site Photographs

### These are transmitted as checked below:

For your use  Approved as submitted  Resubmit  Copies for approval  
 As requested  Approved as noted  Submit  Copies for distribution  
 For review and comment  Returned for corrections  Return  Corrected prints

Remarks:

Copy to: File Signed Jessica Akers

Exhibit A

Tax Map



Exhibit B  
Supporting Photographs



Project land looking west



Power lines traversing the central portion of the Project



Vacant house on Project



Barn on the Project



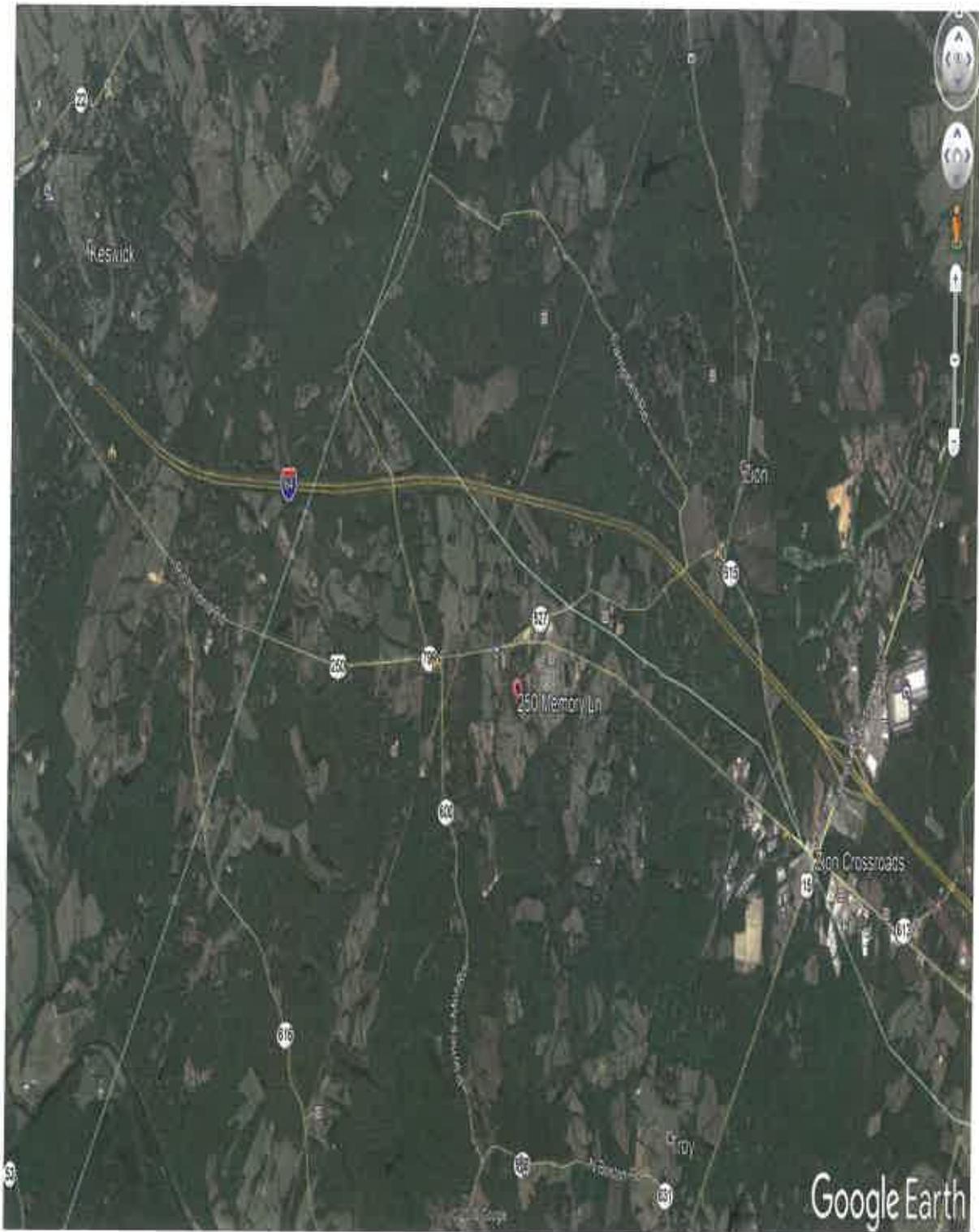
Project looking north



Wooded portion of Project land

Exhibit C  
General Location Map







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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
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Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### MEMORANDUM

**Date:** March 6, 2018  
**From:** Stephanie Keuther  
**To:** Jason Stewart  
**Subject:** Board of Supervisors Meeting APO Letter

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Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 21, 2018 Board of Supervisors Meeting.



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### NOTICE OF PUBLIC HEARING

March 6, 2018

«Name»  
«Address»  
«City\_State» «ZIP»  
TMP#«TMP»

**Re: Public Hearing on SUP 18:01**

Dear «Name»:

This letter is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on the above referenced items as noted below:

<b>Purpose:</b>	<b>Board of Supervisors Public Hearing</b>
<b>Day/Date:</b>	<b>Wednesday, March 21, 2018</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

The applicant or applicant's representative will be present at the Board of Supervisors meeting for the request that is described as follows:

**SUP 18:01 Amber Hill LLC** – A request for a special use permit to construct a salvage and scrap yard, with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A. The property is located along Memory Lane (State Route 698), approximately 0.35 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-2 Industrial, General and located within the Rural Residential Planning Area and the Palmyra Election District.

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/meetings>. 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.

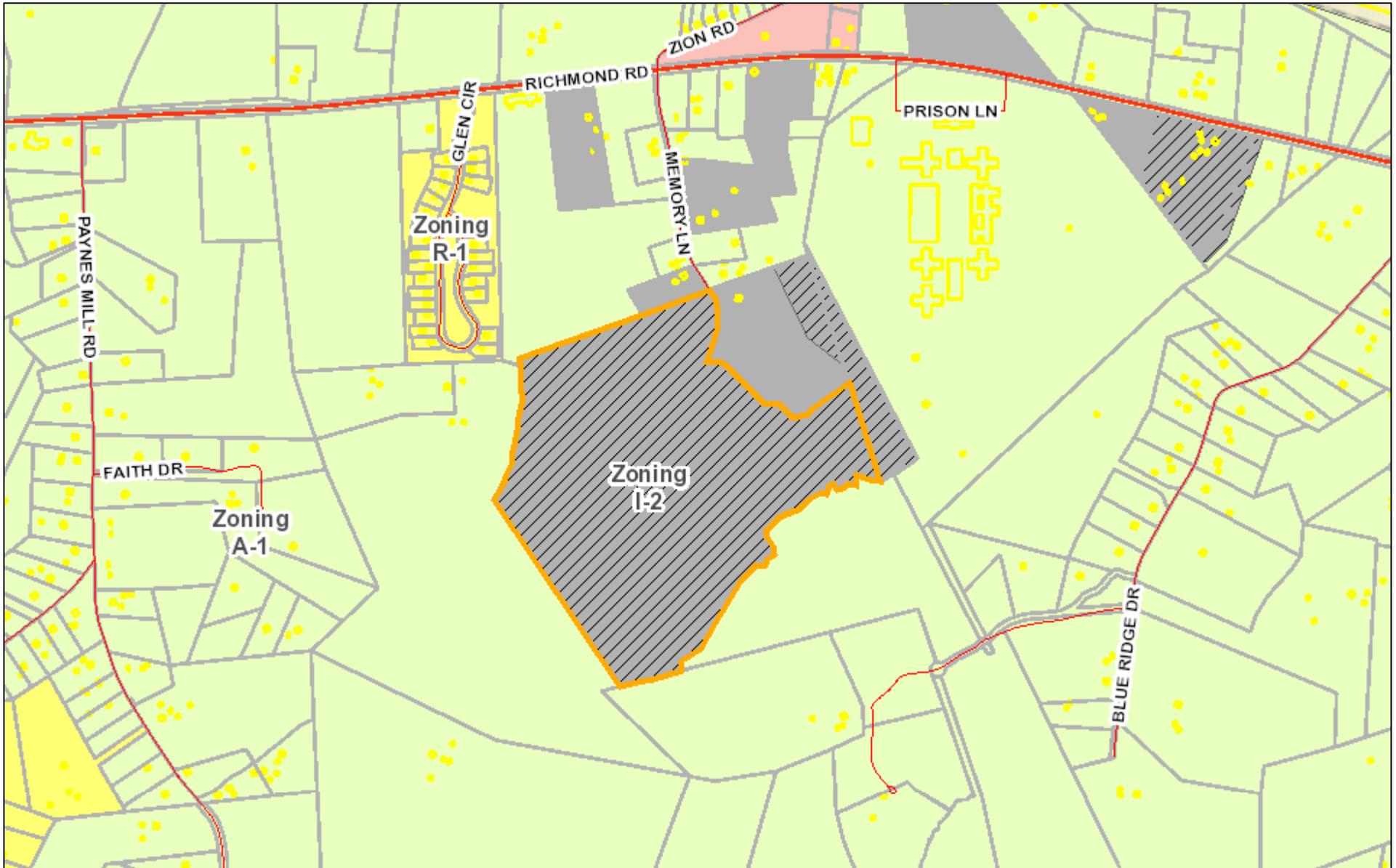
Sincerely,

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

Jason Stewart  
Planning and Zoning Administrator

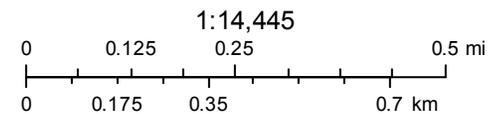


Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27A



March 2, 2018

- |                  |             |                       |                        |
|------------------|-------------|-----------------------|------------------------|
| ● Address Points | — Primary   | □ Parcels             | □ County Boundary      |
| <b>Roads</b>     | — Secondary | ● Place Names         | □ Surrounding Counties |
| — Interstate     | — Other     | □ Building Footprints |                        |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

# Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27A

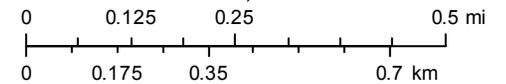


March 2, 2018

### Roads

- Interstate
- Primary
- Secondary

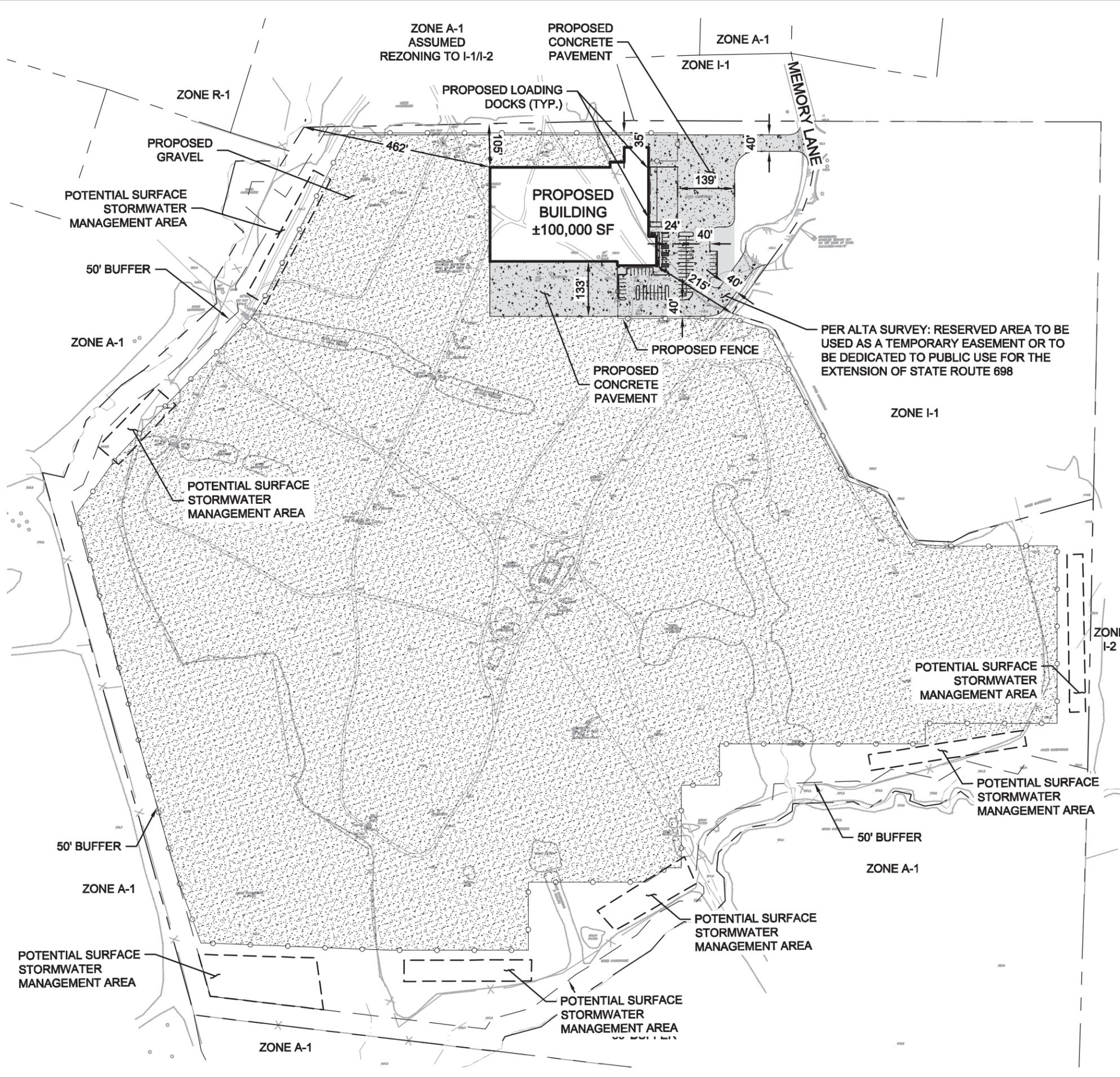
1:14,445



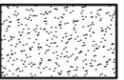
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Plotted By: Akers, Jessica Sheet Set: LKQ - Fluvanna - SUP Layout: PAGE 1 OF 2 CONCEPT PLAN March 06, 2018 08:32:37am  
 K:\NVA\_CIV\110538000 LKQ Fluvanna\CAD\Exhibits\Special Use Permit Exhibits\20180129 - Concept Plan.dwg

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

-  GRAVEL
-  CONCRETE PAVEMENT
-  AREA OF LIGHTING
-  PROPERTY LINE
-  FENCE
-  50' LANDSCAPE BUFFER

- NOTES:**
1. APPLICABLE SCREENING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 22-24-7 OF THE ZONING ORDINANCE
  2. ALL LIGHTING WILL BE IN ACCORDANCE WITH ARTICLE 25 OF THE ZONING ORDINANCE

No.	REVISIONS	DATE	BY

**Kimley»Horn**

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
 PHONE: 703-674-1300 FAX: 703-674-1350  
 WWW.KIMLEY-HORN.COM

KHA PROJECT 110538000	RSS
DATE 01/30/2018	CHECKED BY
SCALE AS SHOWN	DRAWN BY
DESIGNED BY JIRA	DRAWN BY JIRA

**CONCEPT PLAN**

**LKQ - FLUVANNA**  
 PREPARED FOR  
**KP DEVELOPMENT**  
 VIRGINIA  
 FLUVANNA COUNTY



EASEMENTS FURNISHED IN TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #831700158 DATED AUGUST 22, 2017 @ 8:00 AM. THAT ENCLUMBER THE SUBJECT PROPERTY

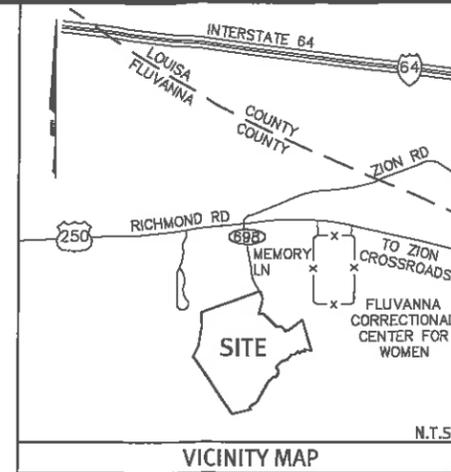
SPECIAL EXCEPTION

ITEM #	INSTRUMENT	BENEFITS	RIGHT OF WAY
2.	D.B. 116 PAGE 494	CENTRAL TELEPHONE COMPANY OF VIRGINIA	20' TELEPHONE EASEMENT (PLOTTED)
5.	D.B. 677 PAGES 250-251	COMMONWEALTH OF VIRGINIA DEPT. OF TRANSPORTATION	RESERVED AREA FOR TEMPORARY EASEMENT OR FOR EXTENSION OF S.R. 698

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, AND KIMLEY-HORNE & ASSOCIATES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7(A), 7(B), 7(C), 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2017.

JOSEPH M. MAY L.S. DATE  
REGISTERED LAND SURVEYOR NO. 3123  
IN THE STATE OF VIRGINIA



NOTES:

- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY. THE FIELDWORK WAS COMPLETED ON NOVEMBER 28, 2017. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN. THIS MAP MEETS MINIMUM ACCURACY STANDARDS.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT #831700158 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 22, 2017 AT 8:00 A.M. AND REVISED DECEMBER 13, 2017. THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
- THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' (UNSHADED) AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FEMA MAP #51065C0060C DATED MAY 16, 2008.
- BEARINGS FOR THIS PROJECT ARE BASED ON VIRGINIA STATE PLANE GRID SOUTH ZONE (NADB3).
- UNDERGROUND UTILITIES HAVE NOT BEEN MARKED AT THIS TIME.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF KIMLEY-HORN & ASSOCIATES.
- BUILDINGS AND STRUCTURES MAY BE ERECTED UP TO THIRTY-FIVE (35) FEET IN HEIGHT, EXCEPT THAT:
  - THE HEIGHT LIMIT FOR DWELLINGS MAY BE INCREASED UP TO FORTY-FIVE (45) FEET PROVIDED ONE (1) FOOT OR MORE PER SIDE YARD IS ADDED FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET.
  - A PUBLIC OR SEMI-PUBLIC BUILDING SUCH AS A SCHOOL, PLACE OF WORSHIP, OR LIBRARY OR GENERAL HOSPITAL MAY BE ERECTED TO A HEIGHT OF SIXTY (60) FEET FROM GRADE PROVIDED THAT REQUIRED FRONT, SIDE, AND REAR YARDS SHALL EACH BE INCREASED ONE (1) FOOT FOR EVERY FOOT IN HEIGHT OVER THIRTY-FIVE (FEET).
  - SPIRES, BELFRIES, CUPOLAS, MONUMENTS, WATER TOWERS, CHIMNEYS, FLUES, FLAGPOLES, TELEVISION ANTENNAE AND RADIO AERIALS MAY BE ERECTED TO A HEIGHT OF SIXTY (60) FEET FROM GRADE. PARAPET WALLS MAY BE UP TO FOUR (4) FEET ABOVE THE HEIGHT OF THE BUILDING ON WHICH THE WALLS REST. BUILDINGS AND STRUCTURES USED FOR AGRICULTURAL PURPOSES, INCLUDING BARN, SILOS, WINDMILLS AND THE LIKE, MAY BE ERECTED TO A HEIGHT OF NINETY (90) FEET FROM GRADE.
  - NO ACCESSORY BUILDING WHICH IS WITHIN FIFTEEN (15) FEET OF ANY PROPERTY LOT LINE SHALL BE MORE THAN ONE (1) STORY HIGH. ALL ACCESSORY BUILDINGS AND STRUCTURES, OTHER THAN THOSE PERMITTED UNDER SUBSECTION (C) ABOVE, SHALL BE LESS THAN THE MAIN BUILDING OR STRUCTURE IN HEIGHT.
- THERE ARE NO GAPS OR GORES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PARCEL AND ADJOINING PARCELS.
- THE SUBJECT PROPERTY HAS ACCESS FROM A PUBLICLY DEDICATED AND MAINTAINED RIGHT-OF-WAY.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THE SURVEY.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THE FIELD SURVEY.
- THE PROPERTY SHOWN HERON IS ZONED A-1 (AGRICULTURAL, GENERAL, DISTRICT). FRONT SETBACK = 125' SIDE SETBACK = 50' REAR SETBACK = 75'
- NO PAINTED PARKING SPACES WERE OBSERVED ON THIS PROPERTY.

PLAT OF REFERENCE:

PLAT BY C.E. WATKINS, S.F.C. DATED SEPTEMBER 20, 1927 AND RECORDED IN DEED BOOK 21 PAGE 61 OF THE CIRCUIT COURT CLERK'S OFFICE OF FLUVANNA COUNTY, VIRGINIA.

SOURCE OF TITLE:

THE AREA SHOWN HEREON WAS ACQUIRED BY AMBER HILL, L.L.C. BY TWO DEEDS, BOTH DATED FEBRUARY 21, 2007 AND RECORDED IN DEED BOOK 717 PAGE 773 AND DEED BOOK 717 PAGE 776 OF THE CIRCUIT COURT CLERK'S OFFICE OF FLUVANNA COUNTY, VIRGINIA. SEE ALSO DEED OF CORRECTION DATED OCTOBER 28, 2010 AND RECORDED IN DEED BOOK 829 PAGE 769 OF SAID CLERK'S OFFICE.

LEGAL DESCRIPTION:

BEGINNING AT A MAG NAIL SET IN THE PAVEMENT IN THE CENTERLINE OF S.R. 698 AT THE SOUTHERN END OF S.R. 698. SAID POINT BEING THE NORTHERN MOST POINT OF THE PROPERTY HEREIN DESCRIBED (POB). THENCE SOUTH 30°09'04" EAST 88.27 FEET TO A MAG NAIL SET IN PAVEMENT; THENCE ALONG AN ARC TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°52'20", A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 176.37 FEET, A CHORD LENGTH OF 174.51 FEET AND A CHORD BEARING OF SOUTH 03°49'39" EAST TO A MAG NAIL SET IN PAVEMENT; THENCE SOUTH 16°24'01" WEST 259.52 FEET TO AN IRON PIN FOUND; THENCE NORTH 88°02'15" EAST 94.48 FEET TO AN IRON PIN SET; THENCE SOUTH 66°45'01" EAST 19.47 FEET TO AN IRON PIN SET; THENCE SOUTH 46°19'07" EAST 397.58 FEET TO AN IRON PIN SET; THENCE SOUTH 87°38'57" EAST 99.29 FEET TO AN IRON PIN SET; THENCE SOUTH 48°01'49" EAST 112.40 FEET TO AN IRON PIN SET; THENCE SOUTH 61°30'43" EAST 24.62 FEET TO A 28" WHITE OAK TREE; THENCE NORTH 73°35'09" EAST 87.62 FEET TO AN IRON PIN SET; THENCE NORTH 42°06'00" EAST 45.13 FEET TO AN IRON PIN SET; THENCE NORTH 55°16'45" EAST 313.16 FEET TO AN IRON PIN FOUND; THENCE SOUTH 18°11'18" EAST 705.52 FEET PASSING AN IRON PIN SET AT 690.00 FEET TO A POINT IN A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES, SOUTH 83°51'45" WEST 119.09 FEET, SOUTH 13°12'37" WEST 54.31 FEET, SOUTH 84°45'50" WEST 112.96 FEET, SOUTH 10°36'53" EAST 47.71 FEET, NORTH 71°41'32" WEST 57.36 FEET, SOUTH 39°09'45" WEST 56.72 FEET, SOUTH 62°25'15" WEST 39.51 FEET, SOUTH 89°59'53" WEST 38.60 FEET, NORTH 04°34'44" WEST 15.69 FEET, SOUTH 82°23'24" WEST 39.71 FEET, SOUTH 37°40'20" WEST 78.25 FEET, NORTH 83°49'09" WEST 39.21 FEET, SOUTH 68°37'24" WEST 147.73 FEET, SOUTH 13°56'20" EAST 17.70 FEET, SOUTH 37°08'13" WEST 53.99 FEET, SOUTH 61°07'54" WEST 68.86 FEET, SOUTH 28°29'35" WEST 88.16 FEET, SOUTH 13°52'54" EAST 44.62 FEET, SOUTH 65°54'45" EAST 23.48 FEET, SOUTH 22°38'32" EAST 55.84 FEET, SOUTH 22°12'32" WEST 72.05 FEET, SOUTH 73°15'32" WEST 51.54 FEET, SOUTH 40°38'28" WEST 48.84 FEET, SOUTH 21°27'07" WEST 59.87 FEET, SOUTH 37°34'30" WEST 185.69 FEET, SOUTH 33°42'11" WEST 138.84 FEET, SOUTH 55°19'13" WEST 90.14 FEET, SOUTH 14°07'01" WEST 41.99' TO A POINT IN THE CREEK; THENCE LEAVING SAID CREEK SOUTH 77°25'11" WEST 736.78 FEET PASSING AN IRON PIN SET ONLINE AT 15.00 FEET TO AN IRON PIN FOUND; THENCE NORTH 35°02'48" WEST 1364.33 FEET PASSING AN IRON PIN FOUND ONLINE AT THE BASE OF A PLANTED STONE AT 1358.33 FEET TO A POINT IN THE CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES; NORTH 82°25'23" EAST 53.96 FEET, NORTH 01°48'51" EAST 147.64 FEET, NORTH 25°42'57" EAST 121.73 FEET, NORTH 37°00'30" EAST 62.90 FEET, NORTH 28°12'46" EAST 241.47 FEET, NORTH 25°11'22" WEST 54.55 FEET, NORTH 11°09'24" EAST 138.15 FEET, NORTH 68°17'56" WEST 67.82 FEET, NORTH 05°09'33" WEST 131.35 FEET, NORTH 71°03'41" EAST 86.19 FEET, SOUTH 73°14'19" EAST 25.09 FEET TO A POINT IN THE CENTERLINE OF CREEK; THENCE LEAVING SAID CREEK NORTH 11°46'16" EAST 45.96 FEET TO AN AXLE FOUND; THENCE NORTH 12°27'12" EAST 67.35 FEET TO AN AXLE FOUND AT A PLANTED STONE; THENCE NORTH 69°26'27" EAST 801.53 FEET PASSING AN IRON PIN FOUND ONLINE AT 781.00 FEET TO A PIPE FOUND; THENCE NORTH 70°50'17" EAST 420.75 FEET PASSING AN IRON PIN SET ONLINE AT 395.75 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 87.496 ACRES.

**HURT & PROFFITT**  
2824 LANGHORNE ROAD  
LYNCHBURG VA 24007  
800.242.6906 TOLL FREE  
434.847.7799 MAIN  
434.847.0047 FAX

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GEOGRAPHICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

ALTA/NSPS LAND TITLE SURVEY  
OF THE PROPERTY OF  
**AMBER HILL, L.L.C.**  
PALMYRA MAGISTERIAL DISTRICT, FLUVANNA COUNTY, VIRGINIA

PROJECT NO.	20171801
G.L. NO.	177-07-C3.8
FILE NO.	SM-14792
DATE:	11/28/2017
DRAWN BY:	JMM
CHECKED BY:	JMM



**HURT & PROFFITT**  
 2324 LANGHORNE ROAD  
 LYNCHBURG VA 24501  
 800.292.4808 TOLL FREE  
 434.847.7766 MAIN  
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**ALTANSPS LAND TITLE SURVEY**  
 OF THE PROPERTY OF  
**AMBER HILL, L.L.C.**  
 PALMYRA MAGISTERIAL DISTRICT, FLUVANNA COUNTY, VIRGINIA

PROJECT NO. 20171801  
 G.L. NO. 177-07-C3.8  
 FILE NO. SM-14792  
 DATE: 11/28/2017  
 DRAWN BY: JMM  
 CHECKED BY: JMM

SHEET NO.  
 2 OF 2

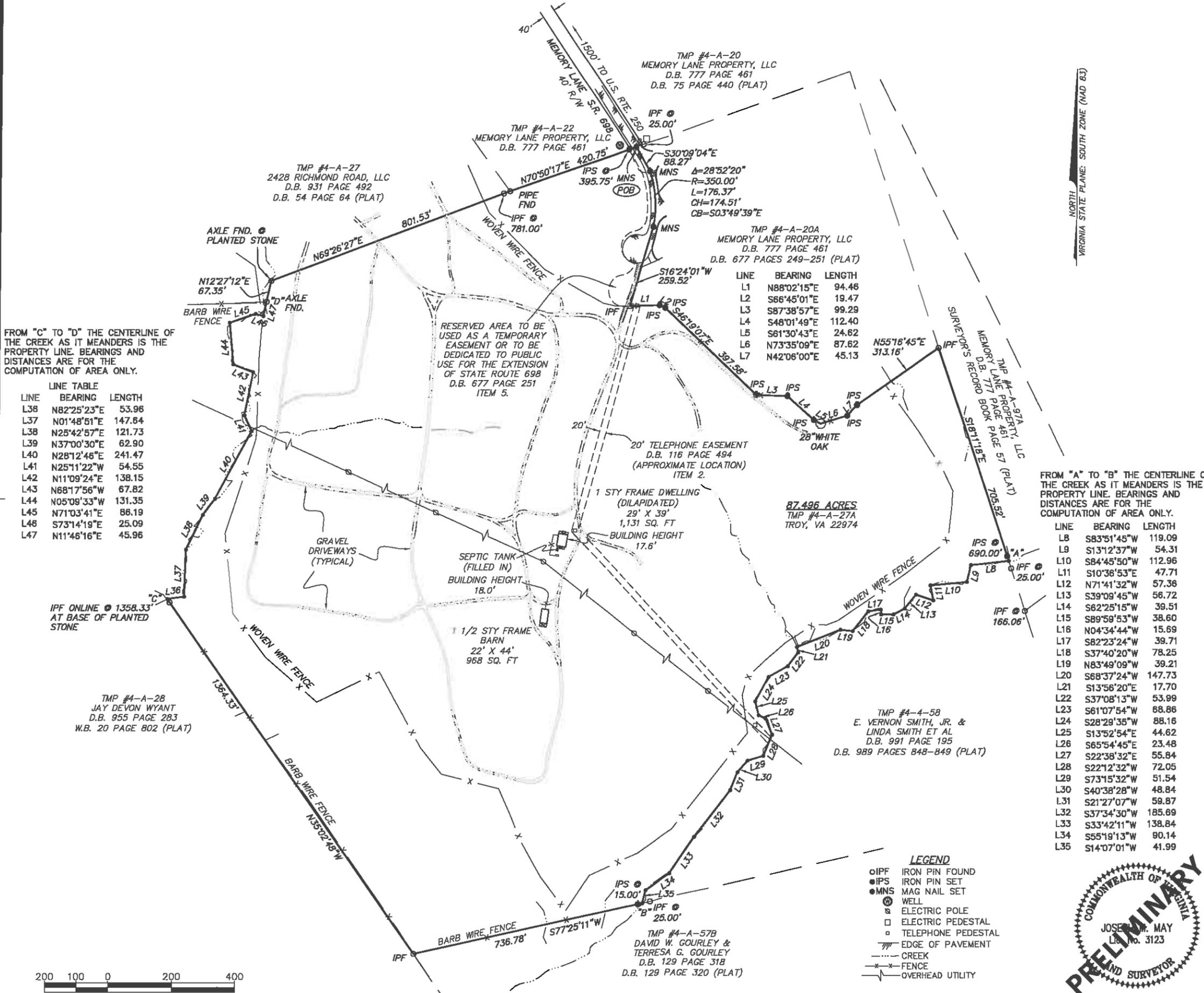
FROM "C" TO "D" THE CENTERLINE OF THE CREEK AS IT MEANDERS IS THE PROPERTY LINE. BEARINGS AND DISTANCES ARE FOR THE COMPUTATION OF AREA ONLY.

LINE TABLE

LINE	BEARING	LENGTH
L36	N82°25'23"E	53.96
L37	N01°48'51"E	147.64
L38	N25°42'57"E	121.73
L39	N37°00'30"E	62.90
L40	N28°12'46"E	241.47
L41	N25°11'22"W	54.55
L42	N11°09'24"E	138.15
L43	N68°17'56"W	67.82
L44	N05°09'33"W	131.35
L45	N71°03'41"E	88.19
L46	S73°14'19"E	25.09
L47	N11°46'16"E	45.96

FROM "A" TO "B" THE CENTERLINE OF THE CREEK AS IT MEANDERS IS THE PROPERTY LINE. BEARINGS AND DISTANCES ARE FOR THE COMPUTATION OF AREA ONLY.

LINE	BEARING	LENGTH
L8	S83°51'45"W	119.09
L9	S13°12'37"W	54.31
L10	S84°45'50"W	112.96
L11	S10°36'53"E	47.71
L12	N71°41'32"W	57.38
L13	S39°09'45"W	56.72
L14	S62°25'15"W	39.51
L15	S89°59'53"W	38.60
L16	N04°34'44"W	15.69
L17	S82°23'24"W	39.71
L18	S37°40'20"W	78.25
L19	N83°49'09"W	39.21
L20	S68°37'24"W	147.73
L21	S13°56'20"E	17.70
L22	S37°08'13"W	53.99
L23	S61°07'54"W	68.86
L24	S28°29'35"W	88.16
L25	S13°52'54"E	44.62
L26	S65°54'45"E	23.48
L27	S22°38'32"E	55.84
L28	S22°12'32"W	72.05
L29	S73°15'32"W	51.54
L30	S40°38'28"W	48.84
L31	S21°27'07"W	59.87
L32	S37°34'30"W	185.69
L33	S33°42'11"W	138.84
L34	S55°19'13"W	90.14
L35	S14°07'01"W	41.99

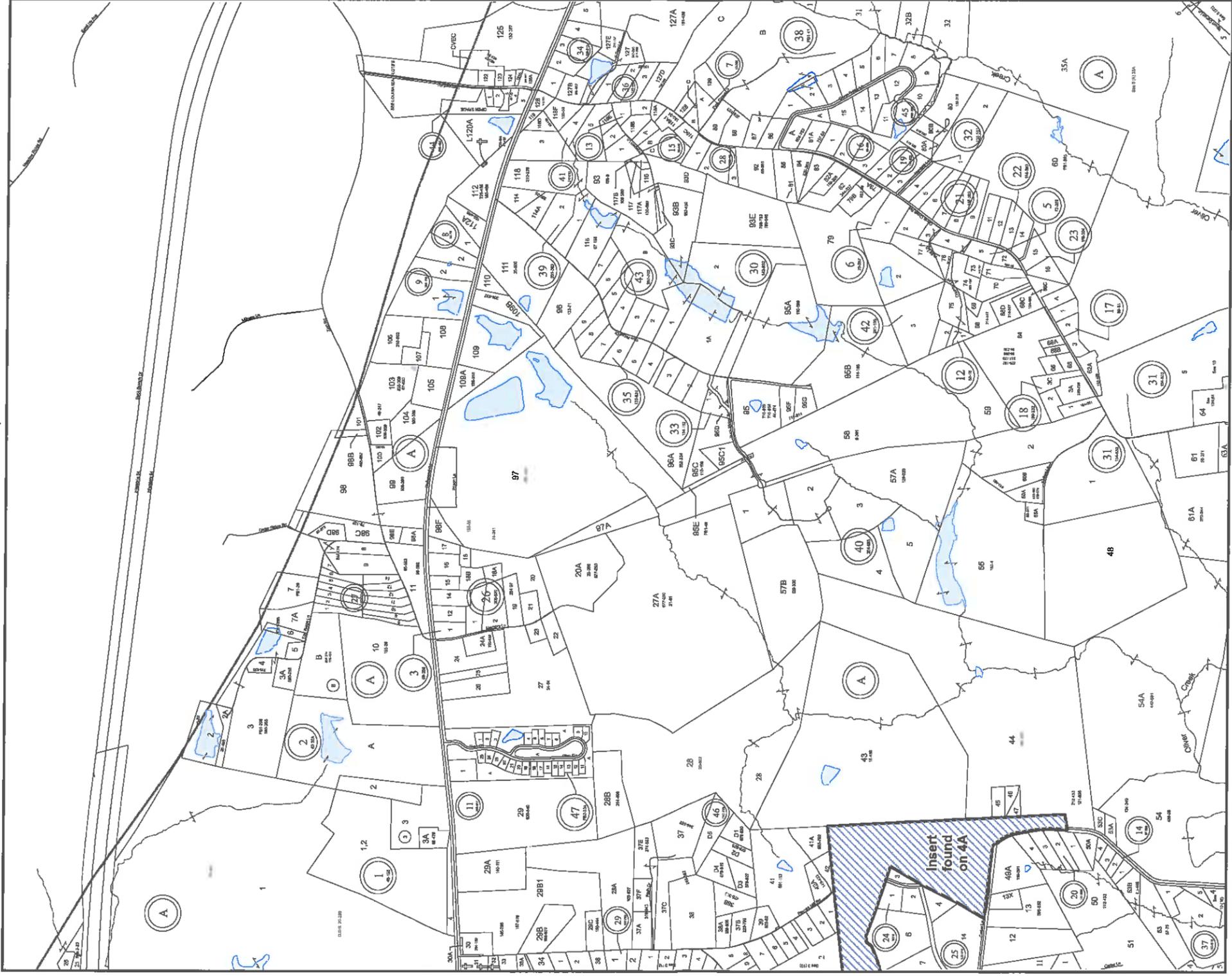


LINE	BEARING	LENGTH
L1	N88°02'15"E	94.46
L2	S66°45'01"E	19.47
L3	S87°38'57"E	99.29
L4	S48°01'49"E	112.40
L5	S61°30'43"E	24.62
L6	N73°35'09"E	87.62
L7	N42°06'00"E	45.13

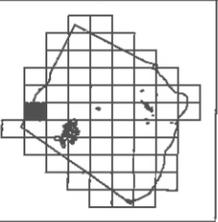


Dec 14, 2017 - 7:45am V:\LandProjects\20171801.dwg (BND.dwg)

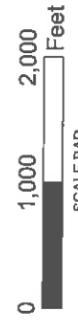
FLUVANNA COUNTY, VIRGINIA



MAP LOCATION



SECTION 4



- Legend**
- County Boundaries
  - Roads
  - Waterlines
  - Wetlands
  - Parcels
  - Tax Sheet Grid

**REVISION NOTES**  
 Created on July 3, 2013 by Timmons Group  
 Updated by Timmons Group on 07/26/2017  
 As of December 31, 2016

MATCHING SHEETS





# Neighborhood Meeting Sign-In Sheet

Meeting Date: February 15, 2018

Name	Address	City/State/Zip	Reason for Attending (Item/Application)
Salvatore Zambito	394 Glen Circle	Troy /VA / 22974	SUP 18:01 ZMP 17:05
Kary Clarke	504 Glen Circle	Troy VA 22974	SUP/ ZMP
Bill KRAMER	504 Glen Circle	Troy, VA 22974	S-P/ ZMP
Carroll Mills	Pc 12472	Ruckers	Civil 2428
Kate Ward	705 Burton St	Hampton VA	
Walker Ward	705 Burton St	Hampton VA	SUP/adjacent owner
Minor Eiger	1107 Mechunk Creek DR	Troy Va	Supporter
Steve Nichols	COUNTY ADMINISTRATION		

Name	Address	City/State/Zip	Reason for Attending (Item/Application)
Paul Lance Wypant	22066 RICHMOND RD	Troy VA	
Paul Wypant	↓	↓	
Tim Bask	7823 Richmond Rd	Troy VA	
Joseph P... ..	113 Glad Cir	Troy, VA	
BOB BABYOK	303 TURKEY TROT LN ZION CROSSROADS VA 22942	ZION CROSSROADS	MEETING
Elizabeth Carline	2451 Rich Rd Troy VA 22914		Meeting
Ron Moore	" " "		

**Neighborhood Meeting – February 15, 2018**  
Morris Room, County Administration Building  
4:30 p.m.

## Special Use Permit 18:01 – Amber Hill LLC

- What are the hours of operation?
- What kind of noise?
- How do you propose to buffer?
- What is the plan for the topography of the parcel? Concerned about runoff into groundwater and the creek; property shares two water source entrances with adjacent parcel
- Is wiring removed from the vehicles? Could attract rodents
- Are oils and fluids removed from the vehicles?
- How many trucks will be coming in and out of the property during the week?
- Is any traffic analysis available?
- Were any houses or subdivisions located around the facility that was toured in Pennsylvania?
- Is the County aware the business has a D minus rating on the Better Business Bureau?
- When Cosner Brothers was in operation trucks were only heard during daylight; will this operation be 24/7?
- How are parts cleaned inside the building? What is done with the catch basin for the fluids?
- Why was this property chosen?
- How many cars will be processed in this facility per year?
- How tall will the building be?
- What is the height of the fence, and is the applicant willing to increase the height?
- Does the applicant feel that adjoining properties will not be affected by noise, lights and smell?
- The existing house on the property may have historical value
- What is the plan for the trees along the western border?
- Is the applicant willing to adjust the proposed business hours?
- Would like lots of trees, buffering and screening

## Rezoning Application 17:05 – 2428 Richmond Road LLC

- What is the planned use?
- There have been issues with noise and lights on the adjacent property currently zoned I-1
- Concerned about property values and the possibility they might decrease
- If the property is rezoned, is LKQ considering buying the front portion?
- Is the applicant willing to consider zoning the entire property I-1 instead of I-2?



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## 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](http://www.fluvannacounty.org)

February 16, 2018

Scott Haley  
KP Development  
8025 Forsyth Boulevard  
Saint Louis, MO 63105

Delivered via email to [shaley@kpstl.com](mailto:shaley@kpstl.com)

**Re: SUP 18:01 – Amber Hill LLC**  
**Tax Map: 4, Section A, Parcel 27A**

Dear Mr. Haley:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, February 8, 2018:

1. Planning staff had questions regarding proposed landscaping, lighting and hours of operation. The applicant stated they needed the ability for the building and concrete area to operate 24/7. Staff asked if the gravel storage yard shown on the concept plan would be constructed all at once or in phases. The applicant stated the storage yard would be constructed at one time. Staff stated a visual representation of the proposed fencing would be helpful to see during the public hearings.
2. Building Inspections had no comments.
3. Chamber of Commerce had no comments.
4. Department of Forestry had no comments.
5. Erosion and Sediment Control did not have any comments.
6. Fire Chief asked if a chain link fence will be installed around the perimeter of the property. The applicant stated there will be a fence around the perimeter but it will not be see-through and will be 6' in height.
7. Health Dept. stated their office has been contacted by an engineer gathering well information in this area because of a proposed septic design at 295 Memory Lane. Any designs must be done by a P.E./AOSE.
8. VDOT has not provided written comments at the date of this letter but did not express any major concerns at the meeting. Trip generation rates for the project will need to be further discussed. Official comments will be forwarded upon their receipt.
9. Mrs. Eager from the Board of Supervisors stated that the neighbors would like to see more screening.

10. The following questions were asked by various agencies (applicant responses italicized):

- Where will fluids be stored? (*Inside the building*)
- How often will fluids be removed from the premises? (*Daily*)
- What is the cut-off year for vehicles being accepted by the facility? (*There is no cut-off year but most vehicles are newer than 2012*)
- What is the height of the proposed building? (*Between 30' to 35' and under the maximum allowable height*)
- How often does crushing occur? (*Once or twice per week*)
- Where do the crushed vehicles go? (*Vendor does hauling – will probably take them to nearest facility in Richmond*)

The Planning Commission will have a meeting to discuss this item on Tuesday, March 13, 2018. Your attendance is required at this meeting.

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

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File  
Ross Stevens, Kimley-Horn – [Ross.Stevens@kimley-horn.com](mailto:Ross.Stevens@kimley-horn.com)  
Dillard Cosner, Amber Hill LLC – [88partstar@gmail.com](mailto:88partstar@gmail.com)

## Brad Robinson

---

**From:** Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Friday, March 02, 2018 11:49 AM  
**To:** 'Stevens, Ross'; Jason Stewart; Saunders, Alan E., P.E. (VDOT); Brad Robinson  
**Cc:** Matt Caddy (mcaddy@lkqcorp.com); Scott Haley (shaley@kpstl.com); Frank, Kelley; Mike Vota; Rumbaugh, Jonathan (VDOT)  
**Subject:** RE: Proposed project in Fluvanna County - trip approval (Rte. 698 - Memory Lane, Fluvanna County)

**Importance:** High

Ross,

Thanks for providing the updated trip generation tables based on the increased facility size from 80,000 sq. ft. with 50 employees to 100,000 sq. ft. with 50 employees. VDOT is still in agreement that the threshold for the requirement of a left turn lane on Rte. 250 has not been met.

J. Mark Wood, P.E., L.S.  
Area Land Use Engineer  
Virginia Department of Transportation  
Land Development – South  
P.O. Box 2194  
Louisa, VA 23093  
Phone: (540) 967-3708  
Cell: (540) 223-5240  
Email: [Mark.Wood@VDOT.Virginia.gov](mailto:Mark.Wood@VDOT.Virginia.gov)

---

**From:** Stevens, Ross [mailto:Ross.Stevens@kimley-horn.com]  
**Sent:** Monday, February 26, 2018 11:54 AM  
**To:** Jason Stewart; Wood, Mark, P.E., L.S (VDOT); Saunders, Alan E., P.E. (VDOT); Brad Robinson  
**Cc:** Matt Caddy (mcaddy@lkqcorp.com); Scott Haley (shaley@kpstl.com); Frank, Kelley; Mike Vota  
**Subject:** RE: Proposed project in Fluvanna County - trip approval

Team Fluvanna and VDOT,

Per my calls/voicemails to you this morning, please let me know if the information provided is acceptable in regard to the traffic portion of the project.

Thank you,



**Ross Stevens, PE LEED AP** | Vice President  
**Kimley-Horn** | 11400 Commerce Park Dr Suite 400, Reston, VA 20191  
Direct: 703.674.1321 | Mobile: 954.865.9046  
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**From:** Stevens, Ross

**Sent:** Friday, February 9, 2018 2:01 PM

**To:** 'Jason Stewart' <[jstewart@fluvannacounty.org](mailto:jstewart@fluvannacounty.org)>; Wood, Mark, P.E., L.S (VDOT) <[James.Wood@VDOT.virginia.gov](mailto:James.Wood@VDOT.virginia.gov)>;

Saunders, Alan E., P.E. (VDOT) <[Alan.Saunders@VDOT.Virginia.gov](mailto:Alan.Saunders@VDOT.Virginia.gov)>; Brad Robinson <[brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org)>

**Cc:** Matt Caddy ([mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)) <[mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)>; Scott Haley ([shaley@kpstl.com](mailto:shaley@kpstl.com)) <[shaley@kpstl.com](mailto:shaley@kpstl.com)>;

Frank, Kelley <[Kelley.Frank@kimley-horn.com](mailto:Kelley.Frank@kimley-horn.com)>; 'Mike Vota' <[JMVota@LKQCORP.com](mailto:JMVota@LKQCORP.com)>

**Subject:** RE: Proposed project in Fluvanna County - trip approval

Team Fluvanna and VDOT,

It was great seeing you all at your meeting yesterday. Per our discussion, it was noted that the previous trip approval you issue in June 2017 was for an 80,000 sf facility.

I've attached revised trip generation tables based on the new, 100,000 sf building. The developer confirmed that although the building is larger, there will still be 50 employees. Since our previous review for this project, ITE has released a new edition of the Trip Generation Manual. Therefore, these tables are based upon the latest rates provided in the *Trip Generation Manual, 10<sup>th</sup> Edition*. You'll notice that the rates are lower for this use.

Please review and let us know if we are still approved in regard to the traffic part of the project.

Thank you,



**Ross Stevens, PE LEED AP** | Vice President

**Kimley-Horn** | 11400 Commerce Park Dr Suite 400, Reston, VA 20191

Direct: 703.674.1321 | Mobile: 954.865.9046

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**From:** Jason Stewart [<mailto:jstewart@fluvannacounty.org>]

**Sent:** Friday, June 9, 2017 1:53 PM

**To:** Wood, Mark, P.E., L.S (VDOT) <[James.Wood@VDOT.virginia.gov](mailto:James.Wood@VDOT.virginia.gov)>; Stevens, Ross <[Ross.Stevens@kimley-horn.com](mailto:Ross.Stevens@kimley-horn.com)>

**Cc:** Matt Caddy ([mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)) <[mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)>; Scott Haley ([shaley@kpstl.com](mailto:shaley@kpstl.com)) <[shaley@kpstl.com](mailto:shaley@kpstl.com)>;

Frank, Kelley <[Kelley.Frank@kimley-horn.com](mailto:Kelley.Frank@kimley-horn.com)>; Saunders, Alan E., P.E. (VDOT) <[Alan.Saunders@VDOT.Virginia.gov](mailto:Alan.Saunders@VDOT.Virginia.gov)>;

Brad Robinson <[brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org)>

**Subject:** RE: Proposed project in Fluvanna County

Mark:

We don't have any problem using that method as long as long as VDOT is fine with it.

Jason

---

**From:** Wood, Mark, P.E., L.S (VDOT) [<mailto:James.Wood@VDOT.virginia.gov>]

**Sent:** Thursday, June 08, 2017 9:10 AM

**To:** 'Stevens, Ross'; Jason Stewart

**Cc:** Matt Caddy ([mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)); Scott Haley ([shaley@kpstl.com](mailto:shaley@kpstl.com)); Frank, Kelley; Saunders, Alan E., P.E. (VDOT)

**Subject:** RE: Proposed project in Fluvanna County

**Importance:** High

Ross,

Thanks for providing me with the detailed information concerning your client's potential project on Rte. 698 (Memory Lane) in Fluvanna County. You are correct, ITE does not have a specific trip generation code for an auto reclamation facility. I contacted our District Planner and he suggested a possible solution of using the 50 employee number your client provided under ITE 110 which yields 151 Daily Trips (see attached PDF for Daily Trips and AM & PM Peak Hour information). The County of Fluvanna will have to agree to using this trip generation method.

**Jason,**

Would you please review the information in these emails and the attached PDF and advise Kimley-Horn and VDOT if the County of Fluvanna would agree to the trip generation method discussed above which is based on 50 employees at the business and yields 151 Daily Trips?

J. Mark Wood, P.E., L.S.  
Area Land Use Engineer  
Virginia Department of Transportation  
Land Development – South  
P.O. Box 2194  
Louisa, VA 23093  
Phone: (540) 967-3708  
Cell: (540) 223-5240  
Email: [Mark.Wood@VDOT.Virginia.gov](mailto:Mark.Wood@VDOT.Virginia.gov)

---

**From:** Stevens, Ross [<mailto:Ross.Stevens@kimley-horn.com>]  
**Sent:** Wednesday, June 07, 2017 9:44 AM  
**To:** Wood, Mark, P.E., L.S (VDOT)  
**Cc:** Matt Caddy ([mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)); Scott Haley ([shaley@kpstl.com](mailto:shaley@kpstl.com)); Frank, Kelley  
**Subject:** FW: Proposed project in Fluvanna County

Mark,

Thank you for your time on the phone just now. As discussed, our client is planning to develop a +/- 80,000 sf auto reclamation facility with outside storage yard on this site. They have numerous facilities like this in Virginia and across the country, and they plan to have approximately 50 employees. They indicate that there are usually just a few truck deliveries per day to the site.

We would like to have further discussions with you and Chuck Proctor about the project and the best trip generation rate to use. We looked through ITE and there isn't a rate for this specific type of use. We've attached some other rates but they all show from 310-560 ADTs, which the client says is much higher than their sites actually generate.

Can you please review and let us know when you have a few minutes to discuss? The client is in the due diligence phase of the project and would like to verify that they will not be required to make offsite improvements in the VDOT right-of-way.

Thank you,



**Ross Stevens, PE LEED AP** | Vice President  
**Kimley-Horn** | 11400 Commerce Park Dr Suite 400, Reston, VA 20191  
Direct: 703.674.1321 | Mobile: 954.865.9046  
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**From:** Stevens, Ross

**Sent:** Tuesday, June 06, 2017 9:17 AM

**To:** 'Mark Wood ([james.wood@vdot.virginia.gov](mailto:james.wood@vdot.virginia.gov))' <[james.wood@vdot.virginia.gov](mailto:james.wood@vdot.virginia.gov)>

**Cc:** Matt Caddy ([mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)) <[mcaddy@lkqcorp.com](mailto:mcaddy@lkqcorp.com)>; Scott Haley ([shaley@kpstl.com](mailto:shaley@kpstl.com)) <[shaley@kpstl.com](mailto:shaley@kpstl.com)>

**Subject:** Proposed project in Fluvanna County

Mark,

Good morning. Per the voicemail I just left at your office, I wanted to discuss a new project that we've been discussing with Fluvanna County over the past few weeks. It will be located at the end of the cul-de-sac of Route 698, south of Stare Road 250.

Can you please let me know when you have a few minutes to discuss?

Thanks,



**Ross Stevens, PE LEED AP** | Vice President

**Kimley-Horn** | 11400 Commerce Park Dr Suite 400, Reston, VA 20191

Direct: 703.674.1321 | Mobile: 954.865.9046

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**Brad Robinson**

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**From:** Stephanie Keuther  
**Sent:** Thursday, March 15, 2018 10:02 AM  
**To:** Jason Stewart; Brad Robinson  
**Subject:** FW: 2428 Richmond Road, LLC and Amber Hill, LLC

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**From:** Kara Thomas <karathomas@embarqmail.com>  
**Sent:** Thursday, March 15, 2018 9:58 AM  
**To:** Patricia Eager <peager@fluvannacounty.org>  
**Cc:** Stephanie Keuther <skeuther@fluvannacounty.org>; Kelly Belanger Harris <kharris@fluvannacounty.org>; Clerk to the Board <clerk@fluvannacounty.org>  
**Subject:** Re: 2428 Richmond Road, LLC and Amber Hill, LLC

Hello Mrs. Eager.

We have learned that the Planning Commission approved of the Amber Hill, LLC request unanimously-what a turn around. We are very disappointed in the outcome and we are still opposed to the business coming to this part of Fluvanna. However, we are very concerned about the tractor trailers coming in and out of the site and using Route 250 for their travels. The 40 trips per day seems like an awful lot to us and we believe the trip number should be lowered. Plus, the facility will be open 24/7. Since it is likely they will be approved by the Board of Supervisors, despite opposition, can a condition be added that these tractor trailers cannot run on major holidays (i.e. Thanksgiving and Christmas) and on Saturdays and Sundays? The only limits currently listed on the SUP are the 40 trips per day limit and only traveling during daylight hours. It is the least they can do for those of us who do not live right next to the facility but will be negatively impacted by the additional tractor trailer traffic traveling on Route 250. These are the only days that citizens who live in their travel path can reasonably enjoy their property in peace and quiet. The employees can do indoor work on major holidays and on the weekends, if they must.

If they are "good stewards of the community" as they claim then they should be more than willing to add the no tractor trailer traveling during major holidays and on Saturdays and Sundays to the special use permit. It is the least they can do and we believe this is a reasonable request.

Please let us know if the number of trips per day can be lowered and tractor trailer trips be limited by not allowing traveling during major holidays and on Saturdays and Sundays. Thank you very much for taking the time to read this e-mail and for your assistance with our requests.

P.S. We are glad that the 2428 Richmond Road, LLC request was unanimously denied by the Planning Commission.

Edward and Kara Thomas

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**From:** "karathomas" <[karathomas@embarqmail.com](mailto:karathomas@embarqmail.com)>  
**To:** "hlagomarsino" <[hlagomarsino@fluvannacounty.org](mailto:hlagomarsino@fluvannacounty.org)>, "peager" <[peager@fluvannacounty.org](mailto:peager@fluvannacounty.org)>  
**Cc:** "skeuther" <[skeuther@fluvannacounty.org](mailto:skeuther@fluvannacounty.org)>, "Kelly Harris" <[kharris@fluvannacounty.org](mailto:kharris@fluvannacounty.org)>, "clerk"

[<clerk@fluvannacounty.org>](mailto:clerk@fluvannacounty.org)

**Sent:** Tuesday, March 13, 2018 5:24:45 PM

**Subject:** 2428 Richmond Road, LLC and Amber Hill, LLC

Good Day everyone.

We are requesting that our opposition to and other comments concerning the requests from 2428 Richmond Road, LLC and Amber Hill, LLC will be added to tonight's (March 13, 2018) Planning Commission packet for consideration by all members. Also, please, add our opposition to and comments to the upcoming Board of Supervisors meeting packet concerning these two (2) items. The next Board of Supervisors agenda has not been posted on-line; however, we suspect these requests will be taken up on March 21, 2018. We are opposed to both of these requests.

The last thing residents that live along Route 250 need is more industrial blight with its associated, heavy traffic that shakes the house, smell from diesel pollution, road deterioration due to the increase in heavy truck traffic, etc.... The last thing anybody needs that travels the Route 250 corridor is more traffic! Just ask those that live in the Fieldstone subdivision, just west of these proposed facilities, and they will tell you how difficult it is now as it is to make a left turn either from going to Charlottesville or coming back from Zion Crossroads. We cannot imagine how much more difficult it will be for us and for the residents of Fieldstone to make left turns.

Industrial blight benefits not one person who lives in the area. There is more to the approval of these businesses than more tax revenue for the County's coffers. If these businesses are approved then at what other costs that cannot be measured? Safety of current residents traveling on Route 250, children and school buses. Citizens will still continue to work in Louisa County, Albemarle County, and Charlottesville. Citizens will continue to spend their hard earned money in Louisa County, Albemarle County, and beyond **not** in Fluvanna County. Approval of these businesses will not change this pattern nor provide anything positive to those that live in these businesses travel path. The majority of the traffic will travel west on Route 250 to Charlottesville and through Fluvanna's Rural Residential Planning Area, for which we live. We live west of these proposed businesses. We also live west of the water and sewer lines so none of these businesses nor the upcoming water and sewer will help our property value. It will actually decline due to the increase in traffic, noise, pollution, 24 hours a day and 7 days a week traffic that shakes our house, etc.... Plus, nobody will want to buy our property if they see what is occurring now on Route 250 and what is in the works for the future which is more industrial blight!

As far as 2428 Richmond Road, LLC is concerned, there is not enough information to determine what exactly this business will be. We believe approving of this businesses rezoning before gathering more information will open up a "can of worms" and they can put anything they want to at this location as far as Industrial 1 or Industrial 2 is concerned, especially so if both industrial classifications are approved. Then, the approval of the special use permit will only be a formality.

As far as the Amber Hill, LLC is concerned, where will these vehicles be coming from, in other words, where will the tractor trailers be traveling to pick up the vehicles to be processed at the facility?! We are sure the majority of the cars will be coming from the auto auctions which most of them are held west of the facility towards Charlottesville and beyond. Once again, these heavy big rigs will be making left turns and traveling through Fluvanna's Rural Residential Planning Area where children get on and off the school bus and citizens have to travel to take care of their daily needs outside of Fluvanna County.

There are no pull offs on Route 250 in case of a breakdown, blown tire, etc.... There is no room for error. VDOT has no immediate concerns to these requests; however, how will these trucks make left hand turns exiting from Memory Lane heading west towards Charlottesville and left turns when returning traveling from the east to west returning to the facility? We can hardly get out of our driveway now as it is, especially making a left turn, much less with the addition of a high volume of tractor trailers using Route 250 24 hours a day 7 days a week!

If there is a fire at the facilities who will respond? Palmyra and Lake Monticello Fire Departments are at least 10-15 miles away. Will Louisa County volunteer to assist since they are closer? Will Albemarle County be available to assist since they are closer? There are more questions than answers concerning the safety of these facilities in case of an accident and/or fire.

Ms. Keuther and Ms. Harris-Thank you in advance for your assistance in ensuring all Planning Commission and Board of Supervisors members receives our questions, comments, and opposition to both of these requests in lieu of attending the meetings. Also, thank you Mr. Lagomarsino and Mrs. Eager in advance, as our Palmyra District representatives, in reading our e-mail in regards to these requests.

Sincerely,

Edward and Kara Thomas  
Troy, VA

## Brad Robinson

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**From:** Stephanie Keuther  
**Sent:** Tuesday, March 13, 2018 3:44 PM  
**To:** Brad Robinson; Jason Stewart  
**Cc:** Steve Nichols; Kelly Belanger Harris; Jason Smith  
**Subject:** FW: Info for planning commission  
**Attachments:** WARD\_Planning Commission Mar 13\_Attachments.pdf

For your records/review.

---

**From:** Katie Gar Ward [<mailto:katiegar86@gmail.com>]  
**Sent:** Tuesday, March 13, 2018 3:01 PM  
**To:** Stephanie Keuther <[skeuther@fluvannacounty.org](mailto:skeuther@fluvannacounty.org)>  
**Cc:** Walker <[walker.ward421@gmail.com](mailto:walker.ward421@gmail.com)>  
**Subject:** Re: Info for planning commission

Hi Ms. Keuther,

Please see attached document for inclusion with the planning commission hearing tonight. I do not intend to send anything else over before the meeting.

Thanks so much for the assistance,  
Katie

On Mar 13, 2018, at 10:47 AM, Stephanie Keuther <[skeuther@fluvannacounty.org](mailto:skeuther@fluvannacounty.org)> wrote:

Received, thank you.

---

**From:** Katie Gar Ward [<mailto:katiegar86@gmail.com>]  
**Sent:** Tuesday, March 13, 2018 8:54 AM  
**To:** Stephanie Keuther <[skeuther@fluvannacounty.org](mailto:skeuther@fluvannacounty.org)>  
**Cc:** Walker <[walker.ward421@gmail.com](mailto:walker.ward421@gmail.com)>  
**Subject:** Info for planning commission

Good morning Ms. Keuther,

Please find attached petition to include for the planning commission hearing tonight. I'll be sending over another document here in the next few hours as well.

Thank you so much!  
Katie Ward

## For consideration:

## Discrepancies on significant issues that have yet to be fully addressed or clarified

	<b>DEC. 20, 2017 BOS HEARING (Excerpts from Recorded Audio)</b>	<b>FEB. 8, 2018 TRC Meeting</b>	<b>FEB. 15, 2018 NEIGHBORHOOD MEETING</b>	<b>MAR. 13, 2018 SUP 18:01 Staff Report Recommended Conditions</b>
<b>How often will crushing occur?</b>	<p>2:43:53: <i>Matthew Caddy, LKQ:</i> An independent company "...would crush 2 or 3 rows of cars in a 2-3 day window and then they'll be gone. One area at a time. It wouldn't be every day; we won't have a crusher on site.</p> <p>2:45:20: <i>Mr. O'Brien, BOS:</i> "So crushing would happen every month basically?"</p> <p><i>Caddy:</i> "Yeah, for a couple of days."</p> <p>2:48:17 "We'd <b>only crush maybe every other month or month and a half.</b>"</p>	<p>March 13, 2018 SUP 18:01 Staff Report (under bullet #10, pg. 5)</p> <p><b>"Once or twice per week."</b></p>	Not specifically addressed	Not specifically addressed
<b>What will your operating hours be?</b>	<p>Recorded audio: <i>O'Brien</i> asked to clarify about the lighting a night, and <b>if operations are 24/7.</b></p> <p>2:41:02:</p>	<p>March 13, 2018 SUP 18:01 Staff Report (under bullet #1, pg. 4)</p> <p>"Planning staff had questions</p>	Representatives did <b>confirm they would operate 24/7</b> , but stated night operations should only occur inside 100,000 sq-ft facility.	<p>March 13, 2018 SUP 18:01 Staff Report (pg. 6)</p> <p>#5: The dismantling facility and the adjoining concrete</p>

	<p>Caddy: <b>"No.</b> The facilities I run in my market <b>typically run from 7-to-6 / 7-to-7.</b> The time would depend on the special use. More than likely if we do any 24/hour, it would be warehousing...because we don't typically operate in the dark...our dismantling facility, we would basically dismantle at the top."</p>	<p>regarding proposed landscaping, lighting and hours of operation. The applicant stated they needed the ability for the <b>building and concrete area to operate 24/7."</b></p>	<p>Resident Walker Ward asked Mr. Caddy directly if there would be 18-wheelers coming to the facility at night, unloading vehicles. Mr. Caddy could not state with 100% certainty that commercial vehicles wouldn't come at night (said very "unlikely").</p>	<p>pad area shall be permitted to operate 24/7. The operational hours of the storage yard shall only be for daylight hours.</p>
<p><b>What about noise pollution?</b></p>	<p>2:44: "Diesel crusher is not quiet, but it would only be run during 8-5 business hours."</p> <p>2:47:12 Mr. O'Brien asked what sort of sounds could someone hear if they're standing outside of the facility.</p> <p>Caddy: "You'd probably hear some motor traffic. Mostly you'll hear air impacts. In like wintertime, you'd hardly hear anything at all because the doors would be closed.</p> <p>(--?? So, in nicer weather, when everyone wants to enjoy the outside, your doors will be open??--)</p>	<p>Either not addressed or not conveyed on staff report.</p>	<p>Addressed generally in regards to volume of cars and crushing.</p>	<p>10. Any noise shall comply with Chapter 15.1 of the Fluvanna County Code.</p> <p>^^ Does not address whether LKQ would or would not be exempt under Section 15.1-7 Exempt Sounds? Construction, demolition and/or maintenance activities. Sounds generated from construction, Demolition and/or maintenance activities between 6:00 a.m. and 11:00 p.m.</p>

<p><b>How many trucks will be coming to the facility?</b></p>	<p>Recorded audio: 2:43:05: <i>Caddy:</i> "We probably wont run much of a local delivery market here. We'll produce more here...so we won't have near as many delivery trucks, so I don't think that would be much of an impact compared to more densely populated environment. Delivery wise, maybe 2 or 3 (trucks) leaving in the day then coming back in the evening, I'd say we'd probably have <b>1 to 2 semis a night</b>, leaving with product, going to our distribution centers. We will have incoming vehicles, probably daily, maybe 1 – 2 trucks there. We won't have to process or crush cars too often because of the size of the facility, when we do we'll have some semi traffic coming for that, but that's pretty well contained."</p>	<p>Either not addressed or not conveyed on staff report.</p>	<p>Matthew Caddy (paraphrased) said they'd have 4 delivery trucks of their own, then probably 2-4 Fedex tractor trailers a day.</p> <p>Resident Walker Ward asked Mr. Caddy directly if there would be 18-wheelers coming to the facility at night, unloading vehicles.</p> <p>Response was no, that isn't their typical operation.</p> <p>Ward followed-up asking if they could guarantee no.</p>	<p>March 13, 2018 SUP 18:01 Staff Report (pg. 6)</p> <p>#6: The dismantling facility and storage yard will not have more than 40 truck trips in any 24-hour period. A truck trip shall be defined as the same truck leaving and returning or arriving and leaving the facility</p>
<p><b>What environmental precautions do you take?</b></p>	<p>2:40:30: <i>Caddy:</i> "...we take samples twice a year."  <i>O'Brien:</i> "Soil?"</p>	<p>Either not addressed or not conveyed on staff report.</p>	<p>When residents asked if LKQ could guarantee not any fluid would leak out of the cars while in the yard, the response was</p>	<p>March 13, 2018 SUP 18:01 Staff Report (pg. 6)</p> <p>#7: Used motor oil, coolants, discarded automotive parts</p>

	<p><i>Caddy</i>: "No, we take water samples."</p> <p>2:42:20  <i>Caddy</i>: "Our <b>hope</b> is not to make a <b>smidgen of anything</b> on the property at all."</p>		<p>"Well, we don't wipe down the insides of a car."</p> <p>Resident Katie Ward asked why an environmental survey/impact assessment wasn't provided before even applying. County admin said it isn't a state requirement. Ward asked representatives why they wouldn't have provided one as a good faith measure for residents, and representatives alluded that it would have taken a lot of time and cost a lot of money, in the event the SUP wasn't approved.</p>	<p>and tires shall be recycled or disposed of in accordance with State and local laws.</p>
<p><b>What about natural buffers?</b></p>	<p>2:32:35  <i>Scott Haley, KP Development</i>          "...and when I say 90 acres we have not fully engineered any of this but conceptually we're probably <b>only going to develop about 65 or 67 acres</b>, because there are these natural areas that need to be...that wont be able to be touched or we're going to preserve, so that 's our initial plan when we say 90 acres, we're really not talking 90</p>	<p>March 13, 2018 SUP 18:01 Staff Report (pg. 5)</p> <p>"4. Department of Forestry had no comments."</p> <p>"9. Mrs. Eager from the Board of Supervisors stated that the neighbors would like to see more screening."</p>	<p>Mr. Zambito, Fox Glen HOA President, specially asked to explain how on the SUP application, the "protection of adjoining property" section states "the <b>applicant will not be impacting large portions of vegetation</b> along the property boundaries, in an effort to preserve these buffers," yet the submitted site plan showed that entire area (roughly 15-20 acres) as "gravel,"</p>	<p>A minimum 50-foot buffer shall be maintained along all property lines that adjoin agricultural, residential or business districts. A minimum 8 foot fence shall be used around the storage yard.</p>

	<p>acres, we're probably really talking 60-70 acres."</p> <p>2:37:02: Haley: "In terms of the creek, we're going to be respectful of the slopes, there will be grading on the site, we're not going to be able to get into those areas that are tree-lined, buffered by those drainage areas and those creeks...set by the setbacks distance based on topography."</p>		<p>showing only a 50ft buffer.</p> <p>The engineer with LKQ stated they would only keep enough to meet the minimum 50-foot requirement.</p> <p>Zambito asked how taking down all trees except for 50 feet worth would not be considered impacting a large area of vegetation?</p> <p>Representative disagreed, stating he did not think that would be impacting a large area of vegetation.</p>	
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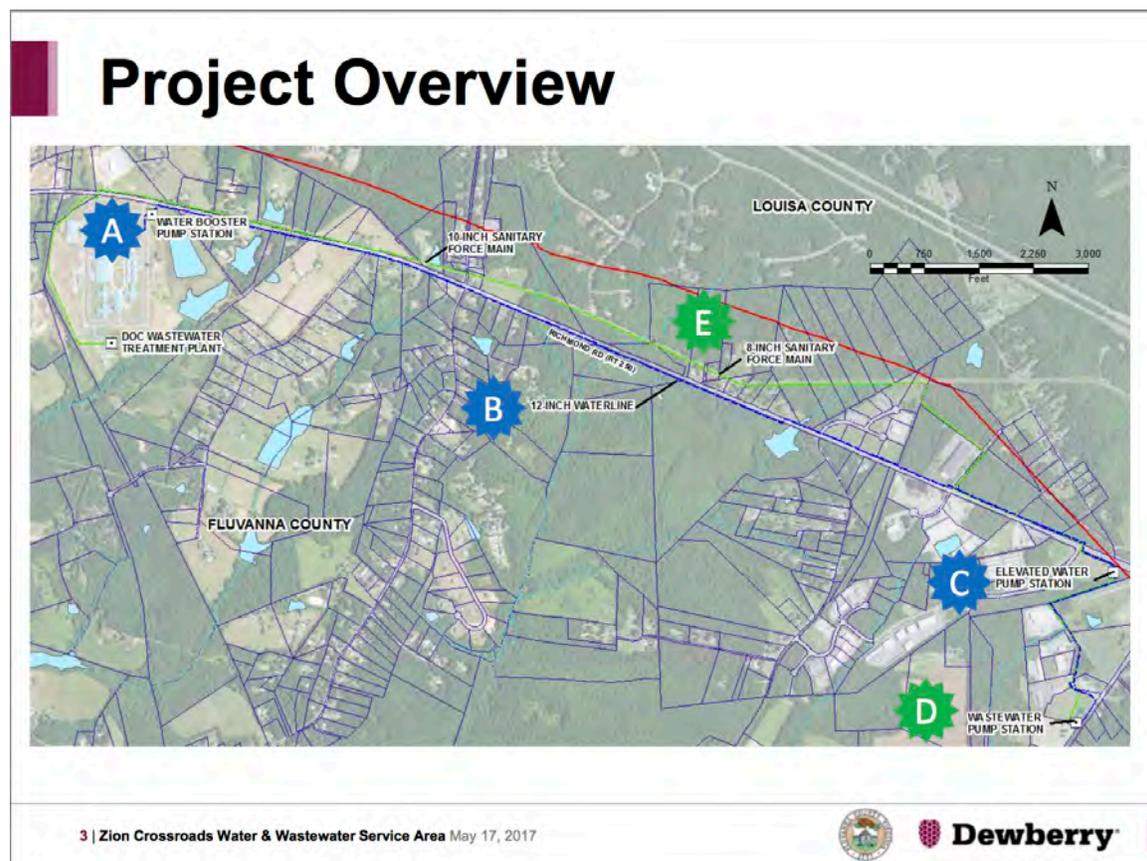
## For consideration: Zion X Roads Water/Sewer Project – Why Memory Lane?

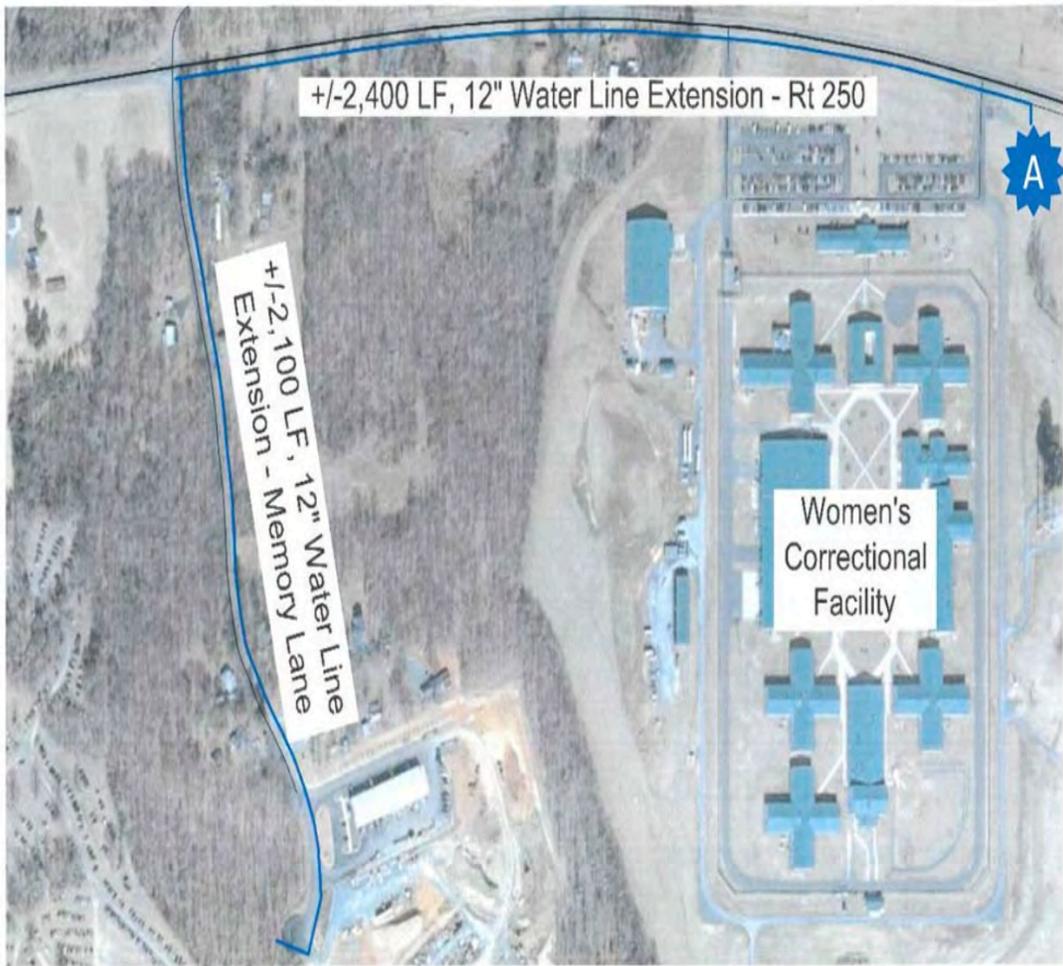
In its May 17, 2017 proposal, Dewberry's Project overview included a Map showing the water line stopping at the Women's Correctional Facility.

A Nov. 9, 2017 article by NBC29 shows an updated map, with additional +/- 4,500 LF water line extensions past the WCF down to the end of Memory Lane.

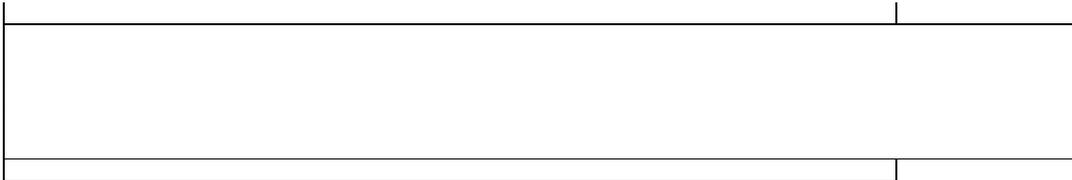
Why was this extension added? When was it added? Is it a coincidence that TM 4A 27A, SUP 18:01's parcel, is at the end of Memory Lane also?

How much additional funding is this costing, to serve a corporate entity only? How was the I-2 rezone from A-1 NOT spot zoning, as the parcel lies outside of the Zions Crossroads Community Planning Area, AND is serving the private interests of the seller and contract holder, made even clearer by this change in the waterline location?





3 | ZXR Water and Sewer Project



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## Plans to Bring More Water to Zion Crossroads Moving Forward

Posted: Nov 09, 2017 4:20 PM EST  
Updated: Nov 23, 2017 4:28 PM EST

FLUVANNA COUNTY, Va. (WVIR) - After about 40 years of talking, a plan to bring water to the Route 250 corridor in the Zion Crossroads area is moving forward.

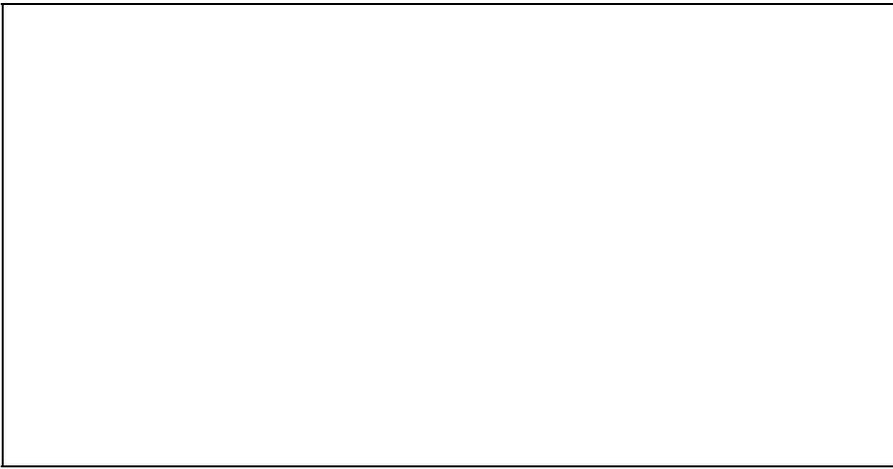
Bid request are now being accepted since the Fluvanna County Board of Supervisors has approved the design of a project to run water from the Fluvanna County Women's Correctional Center to the east and south to Route 250 and along Route 15.

The three-phase project will cost about \$12.7 million. Those phases are the piping, a pumping station and water tower, which are out for separate bids.

The county hopes to award contracts in spring of 2018 and construction should take about 18 months.



3 | ZXR Water and Sewer Project



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WVIR-TV NBC29

503 E. Market Street, Charlottesville, VA 22902

434 220 29

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## **For consideration: TM 4A 27A / SUP 18:01 ENVIRONMENTAL IMPACTS**

Currently, the staff's proposed conditions only state the applicant should meet all Virginia Department of Environmental Quality Virginia Department of Health requirements. The planning commission should also require conditions to provide an environmental impact analysis and grading plan before any demolition/construction, and it should be made available to all adjacent property owners and surrounding residents.

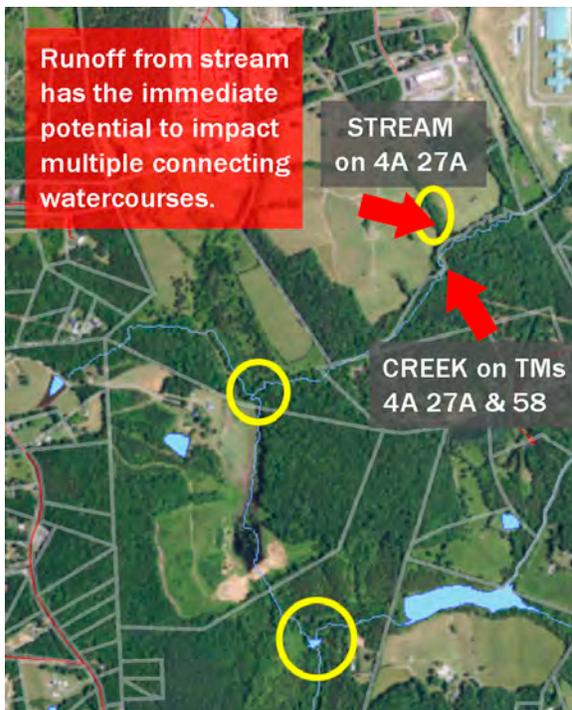
### **WATERCOURSE IMPACT**

- Photos of TM 4A 27A as viewed by TM 4A 58, taken 1/15/18.
- A creek weaves along the border of both parcels, and crosses both properties.
- TM 4A 27A's stream flows downhill to this creek. How will residual fluids be guaranteed not to flow into the ground water?
- When asked at the neighborhood meeting, even LKQ reps **could not guarantee 100%** that all fluids could be removed without leaving residual fluids in the cars.
- When asked at the neighborhood meeting, LKQ also acknowledged they **do not remove wiring** from the cars. This will leave 10,000 cars as a nesting ground for rodents.





ABOVE: Stream on TM 4A 27A (shown center) feeds into creek crossing same parcel and TM 4A 58



How will LKQ guarantee residual fluids won't seep into the ground water? Or flow into connecting watercourses? Will there be **periodic water testing** to ensure water isn't contaminated? Will **wildlife** be impacted from drinking contaminated water? This **should have been addressed WITH the application.**

**VEGETATION IMPACT**

The planning commission should require conditions to provide a **more substantial buffer** than the 50 foot minimum required by the ordinance. Only retaining 50 feet of vegetation as buffer will not only leave substantial visibility of cars, but also will **contradict applicant’s statement to not impact large portions of vegetation**. Requiring a buffer of 200-500 feet would create a more substantial buffer to neighboring properties.

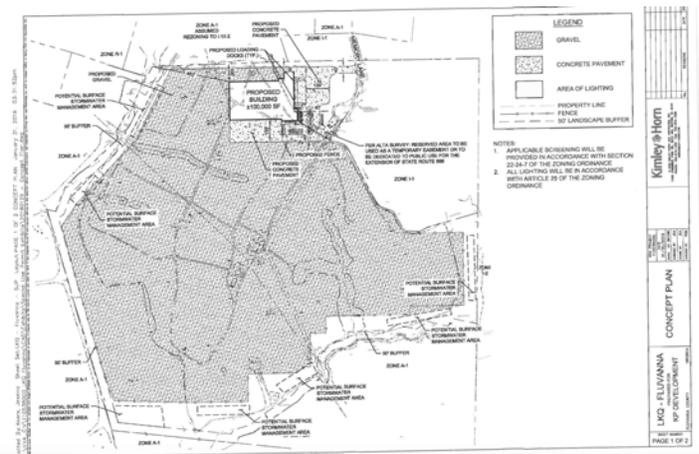


**PAGE 3 OF SUP 18:01 APPLICATION STATES:**  
 “The applicant will be installing a 6' sight-proof fence/screen.  
**The applicant will not be impacting large portions of vegetation along the property boundaries**, in an effort to preserve these buffers.”

**ABOVE: composite photo of submitted site plan over satellite imagery of parcel.**



**ABOVE: Screenshot from Fluvanna’s GIS Map of TM 4A 27A, showing vegetative areas.**



**ABOVE: Screenshot from SUP 18:01 site plan, showing entire yard area as gravel.**

**AIR QUALITY IMPACT**

The conditions proposed by the planning office staff do not specifically address any requirement for evaluating or mitigating air quality impact.

Instead, conditions proposed include: *“The dismantling facility and storage yard will not have more than 40 truck trips in any 24 hour period. A truck trip shall be defined as the same truck leaving and returning or arriving and leaving the facility.”*

- If LKQ is to operate as they claim, where trucks will only be coming/unloading during “normal business hours,” then **40 trucks would be entering and exiting Memory Lane within an 8-10 hour day.**
- This equates to 4-5 commercial trucks driving back and forth down Memory Lane per day.
- With that many commercial vehicles being added to Memory Lane’s vehicle usage, **why aren’t the pollution impacts being addressed?**
- Currently, Memory Lane is mostly residential with a small industrial building at the end of the road. Commercial traffic is a minimum, yet this Special Use Permit would increase that substantially, thus **allowing vehicle emissions and pollutants to flood the air** and spread to neighboring homes and properties **without being measured or mitigated.**

## **For consideration: TM 4A 27A / SUP 18:01 NOISE COMPLIANCE**

The planning staff has included proposed condition of "Any noise shall comply with Chapter 15.1 of the Fluvanna County Code."

When asked on March 8 to clarify how LKQ would fit into this code, whether they were exempt from the 70-decibel industrial restriction, the county could not give residents a straight answer (see email traffic, attached).

The community deserves to know what the expectation of LKQ's operational noises/sounds is. Will we be hearing 70 decibel + sounds during 6 am to 11 pm? Or outside of these hours? Or does LKQ have to stay under 70 decibels?

This specific clarification needs to be addressed in the conditions, not just a vague statement that they must comply with the code.

**From:** Katie Ward [katiegar86@gmail.com](mailto:katiegar86@gmail.com)  
**Subject:** Re: Question About Fluvanna Noise Control Document  
**Date:** March 8, 2018 at 6:10 PM  
**To:** Scott Miller [smiller@fluvannacounty.org](mailto:smiller@fluvannacounty.org)  
**Cc:** Salvatore Zambito [szambito84@yahoo.com](mailto:szambito84@yahoo.com), Ashley Lam [adr041285@gmail.com](mailto:adr041285@gmail.com), Joseph Ryan [jgryan82@hotmail.com](mailto:jgryan82@hotmail.com), Brad Robinson [brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org), Jason Stewart [jstewart@fluvannacounty.org](mailto:jstewart@fluvannacounty.org), Patricia Eager [peager@fluvannacounty.org](mailto:peager@fluvannacounty.org)

M

Mr. Miller,

My apologies I thought it was a legitimate question that could be clarified. Meaning it either does or doesn't fall into the exemption category...and therefore it does or doesn't qualify for being allowed over 70 decibels during the hours listed. If you can't clarify that, perhaps it should have been presumed to be hypothetical when you sent the first reply.

So, can you clarify what you were explaining, or is that me asking you for legal advice? If it is in fact the latter, sure, I'll ask my attorney. It didn't seem like that at all or else I would have.

[Sent from my iPhone]

On Mar 8, 2018, at 2:57 PM, Scott Miller <[smiller@fluvannacounty.org](mailto:smiller@fluvannacounty.org)> wrote:

Good afternoon Mrs. Ward.

I am sorry that I cannot answer your hypothetical questions. This would be in the nature of legal advice, which I am not authorized to provide. If you have questions regarding the application of the County's ordinance, I suggest that you pose them to your attorney.

Best regards,

**Scott B. Miller, CZO**  
**Codes Inspector – Building Site Inspector**  
**Dept. of Planning & Community Development**  
**Fluvanna County, VA**  
**434-591-1910**  
<mailto:smiller@fluvannacounty.org>

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**From:** Katie Gar Ward [<mailto:katiegar86@gmail.com>]  
**Sent:** Thursday, March 08, 2018 12:36 PM  
**To:** Scott Miller  
**Cc:** Salvatore Zambito; Ashley Lam; Joseph Ryan; Brad Robinson; Jason Stewart; Patricia Eager  
**Subject:** Re: Question About Fluvanna Noise Control Document

Hi Mr. Miller,

I'm a bit confused on #3....if they are considered exempt from the 70 decibel requirement, based on the first respond to #3, but you said "no" to the follow-up question, "does this mean LKQ can be above 70 decibels between 6am and 11 pm?", can you clarify? It seems a bit contradictory, perhaps I'm just not following correctly.

Thank you!

Thank you:  
Katie

On Mar 8, 2018, at 11:20 AM, Scott Miller <[smiller@fluvannacounty.org](mailto:smiller@fluvannacounty.org)> wrote:

No problem.

In regards to your follow up questions;

2.) Is the measurement taken from the property line, and from the street?

Response: Yes

- Does this mean that they can't be louder the 70 decibels from the street in front of their building?

Response: Yes

3.) Would LKQ be considered under the following section, Section 15.1-7 Exempt Sounds?

Construction, demolition and/or maintenance activities. Sounds generated from construction,

Demolition and/or maintenance activities between 6:00 a.m. and 11:00 p.m.

Response: Yes

- Does this mean that they can be above 70 decibels between 6:00 a.m. and 11:00 p.m. ?

Response: No

- Are loud transport truck noises exempt too or are they considered vehicle transport and not part of the demolition?

Response: Yes, see Section 15.1-7 Exempt Sounds, (D) Transient Sound From Transportation and (I) Warning Devices

I hope this additional information is helpful.

Best regards,

Scott

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**From:** Salvatore Zambito [<mailto:szambito84@yahoo.com>]

**Sent:** Thursday, March 08, 2018 9:54 AM

**To:** Scott Miller

**Cc:** Katie Ward; Ashley Lam; Joseph Ryan; Brad Robinson; Jason Stewart; Patricia Eager

**Subject:** Re: RE: Question About Fluvanna Noise Control Document

I'm sorry, but I had a couple follow up questions.

2.) Is the measurement taken from the property line, and from the street?

Response: Yes

**- Does this mean that they can't be louder the 70 decibels from the street in front of their building?**

3.) Would LKQ be considered under the following section, Section 15.1-7 Exempt Sounds?

Construction, demolition and/or maintenance activities. Sounds generated from construction,

Demolition and/or maintenance activities between 6:00 a.m. and 11:00 p.m.

Response: Yes

**- Does this mean that they can be above 70 decibels between 6:00 a.m. and 11:00 p.m.? If so, what activities would this exemption cover? (crushing cars only, or all activities)**

**- Are loud transport truck noises exempt too? Or are they considered vehicle transport, and not part of the demolition?**

On Thursday, March 8, 2018, 9:25:16 AM EST, Scott Miller <[smiller@fluvannacounty.org](mailto:smiller@fluvannacounty.org)> wrote:

Good morning Mr. Zambito.

In response to your email and questions;

1.) Receiving Zone for Industrial Zoning = 70 (dBA). How is it measured?

Response: See listing in Section 15.1-9.A Definitions

See "A" weighted sound level, measured with a sound level meter using the A-weighting network.

Fluvanna County uses a sound meter brand named "EXTECH".

Code Compliance Officer (myself) takes these measurement's.

2.) Is the measurement taken from the property line, and from the street?

Response: Yes

3.) Would LKQ be considered under the following section, Section 15.1-7 Exempt Sounds?

Construction, demolition and/or maintenance activities. Sounds generated from construction,

Demolition and/or maintenance activities between 6:00 a.m. and 11:00 p.m.

Response: Yes

I hope I have answered these questions for you.

Best regards,

Scott

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**From:** Salvatore Zambito [<mailto:szambito84@yahoo.com>]  
**Sent:** Wednesday, March 07, 2018 9:56 PM  
**To:** Scott Miller  
**Cc:** Katie Ward; Ashley Lam; Joseph Ryan  
**Subject:** Question About Fluvanna Noise Control Document

Hey Scott,

I was going through the Noise Control document for Fluvanna and I had a couple questions. ([https://www.fluvannacounty.org/sites/default/files/fileattachments/board\\_of\\_supervisors/page/12381/15.1.noise\\_control\\_2016.pdf](https://www.fluvannacounty.org/sites/default/files/fileattachments/board_of_supervisors/page/12381/15.1.noise_control_2016.pdf))

I see that Industrial sound is limited to maximum of 70 decibels in Fluvanna. How is this measured? I see that it is from the property line, and from the street. Is that correct?

<image001.png>

Also, would LKQ be considered under the following section?

**Section 15.1-7 Exempt Sounds**

*Construction, demolition and/or maintenance activities.* Sounds generated from construction, demolition and/or maintenance activities between 6:00 a.m. and 11:00 p.m.

Thank You

Sal Zambito

Fox Glen HOA President

**For consideration:****TM 4A 27A / SUP 18:01: CULTURAL RESOURCE PRESERVATION / ANALYSIS**

William Jefferson Bourne, a Civil War soldier and well-known Fluvanna farmer, owned this parcel, TM 4A 27A, until his death in 1921. It was then deeded to his daughters.

- William Jefferson Bourne was born March 22, 1839.
- He enlisted on July 22, 1861, at the age of 22, in Charlottesville, Va.
- He is buried in Beaver Dam Church cemetery.
- He served in A Company, Virginia 57<sup>th</sup> Infantry Regiment. The regiment served in many significant battles, including Gettysburg.

**THE PLANNING COMMISSION / COUNTY SHOULD REQUIRE A CONDITION TO PRESERVE OR ANALYZE CULTURAL RESOURCES ON THIS PROPERTY.**

One of the key principles that drives the county's vision in the 2015 Comprehensive Plan is: *"That Fluvanna's rich community heritage and our history be the cornerstones of our shared identity moving forward into the 21st century."* Pg. 11

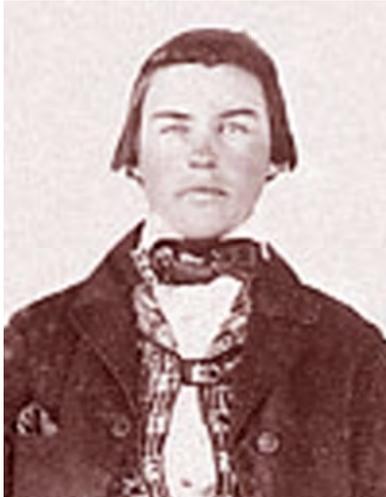
- Demolishing a 19<sup>th</sup>-century farmhouse and leveling the 90-acre property could ruin a home with historic architectural significance and possible archeological opportunities for the county.
- Without a cultural resources stipulation / condition added to any Special Use Permit application, Fluvanna runs the risk of destroying artifacts and historical aspects of the county's history.
- If Pleasant Grove in Palmyra was looked at for historic preservation and recreational use, why not this farm?
- According to Fluvanna.org, "Pleasant Grove was a vibrant and active farming operation, producing wheat, corn, oats and tobacco. Plantations similar to Pleasant Grove depended on the Rivanna bateaux and canal boats to transport harvested tobacco crops and the locally milled corn, wheat, and oat flour downriver to Richmond markets and warehouses."

Additionally, this property could be eligible for the National Historic Register:

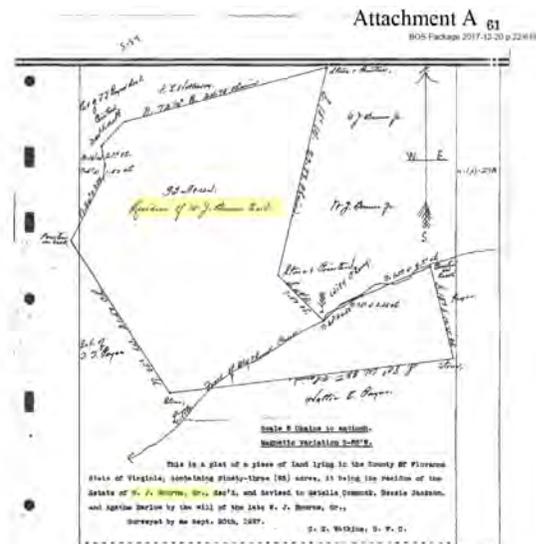
- *Age and Integrity.* Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?
- *Significance.* Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?
- The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess

integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- o That are associated with events that have made a significant contribution to the broad patterns of our history; or
- o That are associated with the lives of significant persons in our past; or
- o That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- o That have yielded or may be likely to yield, information important in history or prehistory.



William Jefferson Bourne



1927 survey – designates residual estate of WJB



**VETERAN IS BURIED**

The funeral of Mr. William J. Bourne, a well known farmer of Fluvanna County, was held at Beaver Dam Church at 3.30 o'clock Sunday, the service was conducted by the pastor, Rev. Hall. There was a large attendance of friends and relatives of the deceased.

Mr. Bourne is survived by his wife and five children—Mrs. J. L. Connock, of Schoolfield, Va.; Mrs. James Jackson, of Columbia; Mrs. W. O. Harlow, of this city; Messrs W. J. and B. R. Bourne, of Fluvanna County.

Mr. Bourne served in the Civil War and was eighty-two years of age.



Headstone at Beaver Dam Baptist Church, Troy.

**change.org**

Recipient: Fluvanna County Board of Supervisors

Letter: Greetings,

We don't want a 90-acre junkyard in OUR Fluvanna County!!

# Comments

Name	Location	Date	Comment
Walker W.	Troy, VA	2018-02-09	Hey everyone, we have a Facebook page where we've posted additional information and dates on the upcoming meetings/hearings: <a href="https://www.facebook.com/keepfluvannacountry/">https://www.facebook.com/keepfluvannacountry/</a>
Myra Smith	Newport News, VA	2018-02-09	I am signing this petition because Fluvanna was one of the areas I was considering as my new home when I retire in 2 years. It is a beautiful area and one that I have visited frequently. But I won't move there if the county could make such a foolish decision on how to best utilize the resources of the county. Please reconsider this decision.
Anne Fitzgerald	Zion Crossroads, VA	2018-02-10	I have lived in this areas for 30 years. Cosners was a business that sold used car parts, and it was not 90 acres; they did not crush cars at all hours, nor did they pollute the air with lots of lights. The lights from the prison are bad enough, I enjoy seeing the stars. Do not approve the SUP-- this does not just affect residents of Fluvanna. It affects Louisa and Albemarle residents as well.
Lynn Coleman	Portsmouth, VA	2018-02-10	I'm in the neighborhood.
Angela Melton	Palmyra, VA	2018-02-10	There is no place in our beautiful county for this type of business. Do we need big business in Fluvanna. Yes, but not this kind. Ask yourself if you would like to live near this facility. I guess NO. NO ONE would. We should focus on beneficial business and supporting local business in our County and helping those businesses flourish. We are a neighbors first County! I vote no!
Kim Tyler	Charlottesville, VA	2018-02-10	Fluvanna is my home, and home to thousands of others. This kind of pollution CANNOT be tolerated!
Chelsea Stearns	charlottesville, VA	2018-02-10	I'm signing because, I do not want my children to grow up in a polluted environment. I want to be able to apperciate the beautiful country views this county has to offer.
Jennifer Hoppe	Troy, VA	2018-02-10	Industrial is not why my parents chose to raise my sister & I & where I plan to raise my children. If I wanted this for my family I would live in town
William Prindle	Troy, VA	2018-02-10	Fluvanna has for too long been a convenient dumping ground for industrial facilities that other jurisdictions don't want. It's time for our citizens to tell the Board of Supervisors to do our will, not that of wealthy developers.
Angela Rasmussen	Charlottesville, VA	2018-02-10	My husband and I live here and do not want this junkyard polluting our area, polluting our night skies, polluting our peaceful and quiet nights.
Joseph Batitto	US	2018-02-10	I don't want this mess in a region of beauty
Kaitlin Clark	Alabama	2018-02-10	Fluvanna is better than this!

Name	Location	Date	Comment
Melissa Irvin	Newburg, U.S. Outlying Islands	2018-02-10	I'm signing because we're not a trash county and we don't want this pollution in our backyards. Whoever votes for this on the BOS deserves to be voted out of office.
Debi Forshey	Palmyra, VA	2018-02-10	A junk yard is not the business we need to bring into this county
Russell Stull	Gum Spring, VA	2018-02-11	Small town country no place for Fortune 500 companies stay out of small hometowns
Annette Annette Couch-Jareb	Keswick, VA	2018-02-12	This is a main corridor and it looks awful! Residents are opposed to it, The planning commission has already voted against this. Neighbors are against this. Why is the BOS favoring a company that already has rock bottom reviews elsewhere?
Gloria M Gregory	Troy, VA	2018-02-12	I do not want this near me.
Amy Berry	Troy, VA	2018-02-19	5 years into my 30 year home loan...would never have purchased a home in Fluvanna had I known a 90 acre car junk yard would end up as the view off my back deck. It is deplorable to do this to homeowners and to the rural landscape that attracted the majority of homeowners to Fluvanna in the first place!
Linda Smith	Troy, VA	2018-02-19	I'm signing because I've lived next to this parcel for 40 years, and have paid my taxes, and deserve a voice. So proud of my daughter and son-in-law for fighting this battle. Please help them, and all of us, any way you can.
E.V. Smith	Troy, VA	2018-02-19	All this boils down to is money and greed, and it's ridiculous. My wife and I raised our two girls next to these 90 acres, and now my daughter has bought land right next to it, and us. And this is what we have to deal with?? Thanks for nothing, supervisors.
Walker W.	Troy, VA	2018-02-19	Hey everyone!! NBC29 just came out to interview me and my wife about this...they did a great job telling the story: <a href="http://www.nbc29.com/story/37534539/fluvanna-landowners-challenge-permit-">http://www.nbc29.com/story/37534539/fluvanna-landowners-challenge-permit-</a>
Christie Hope	Orlando, FL	2018-02-19	I'm proud to be a fluco. And bleed blue and gold. I look forward to my kids growing up graduating and looking back on Fluvanna as their home. That is slowly fading away As our beautiful county is being torn down. The trees falling and the serenity disappearing as our country side is being bought out by who and for what? Are we really willing to destroy our county disturb our families and lower our property values for empty promises that we'll never see nor replace the beautiful place so many of us call home . Not everyone lives at the lake but we are all still Fluvanna.
rebecca wolfe	manassas, VA	2018-02-19	businesses should not be allowed to just plop their intrusive industrial projects down in a community!! this development must be stopped!
Julius Dizon	Troy, VA	2018-02-19	I grew up in the city, but I came to Fluvanna because it's peaceful and quiet; I wanted the quiet life.... since I came here, I have observed that more houses are being built in the area, and more people are coming in to call it home.... I understand that the board wants the county to thrive, but there are other ways, aside from

Name	Location	Date	Comment
			junk, and pollution, and noise... the beauty of fluvanna comes from its country feeling... a place where a person can decompress from the craziness of work or whatever it maybe.. it is a place where you can connect with your loved ones, and have peace in yourself. Some people appreciate the stillness and quietness and reflect in what happened to your day... I/we do not like another stress. There is no common sense to bring in 40 jobs, but loose people out of the county, because some moved to a different place or lives became miserable.... 40 jobs does not justify it. The board will even have more problems because they will loose more constituents... so much for the tax argument.
Kelly Reinhardt	Charlottesville, VA	2018-02-19	I'm signing because there are better ways to increase income and build jobs in Fluvanna!
Kary Clarke	Troy, VA	2018-02-20	Here is hoping that this helps! Excellent interview, very well stated, Katie and Walker.
Kary Clarke	Troy, VA	2018-02-20	Should add that this company that wants to have a junkyard in our county is rated D- by the Better Business Bureau. Do we really want a D- rated company in our area? I say no. If we want a great county, we need to attract great companies that have a BBB rating better than a D-.
Gregory Howe	Gum Spring, VA	2018-02-20	I support our neighbors in Fluvanna. I'm certain that there are long term adverse effects to the ground water if this facility is placed in this area.
Randy Wright	Gallatin, TN	2018-02-20	We do not need to develop more farmland especially to put in an environmental hazard.
Elizabeth Pagola	spring, TX	2018-02-20	Don't mess with our homes and our families for profit!We love it here.
Lynn Gaetano	Troy, VA	2018-02-20	We moved here for the lovely community and peace and quiet. There are better ways to bring jobs to this community than a "D" rated business that will spoil the landscape and cause noise and air pollution.
corina dubois	woonsocket, RI	2018-02-20	Corina dubois
Ernest Ward	Gordonsville, VA	2018-02-21	The cost benefit ratio of this project is minimal. In addition the company who wants this project is bottom of the barrel organization with a poor BBB rating. What makes Fluvanna county think anything will be different here. This is not the way to improve Fluvanna, Louisa, and the Zion Crossroads area. No other businesses will want to be near this junkyard!
Jorge Briones	Southlake, TX	2018-02-21	Better jobs are needed, not these.
Abby Miller	Waldorf, MD	2018-02-21	Please keep Fluvanna the way it is and don't put a junk yard in this county!
Katlin Miller	Waldorf, MD	2018-02-21	Keep Fluvanna the way it is.

Name	Location	Date	Comment
Laura Bittle	Troy, VA	2018-02-21	I foresee this being a snowball effect inviting even more unfavorable industry to the area.
Jennifer Hazen	Troy, VA	2018-02-22	I don't want this to be a stepping stone to other unfavorable developments. We purposefully moved TO this area from the city to raise our small children and get away from all that.
Robin Owen	Palmyra, VA	2018-02-24	This is a beautiful rural county and it deserves to be kept as this. This can find another county to put its dump on.
Jane Cronin	Staten Island, NY	2018-03-10	I love to visit a couple of times each year. Why would I, and my fellow tourists want to visit a place that's known as a car dump?
Robert Albrecht	Charlottesville, VA	2018-03-12	I live in fluvanna

# Signatures

Name	Location	Date
Katie W.	Hampton, VA	2018-02-09
natalie kiser	Shady Side, MD	2018-02-09
Katie W	Troy, VA	2018-02-09
Salvatore Zambito	Troy, VA	2018-02-09
Carol Raffaele	Telford, PA	2018-02-09
Richard Koepsell	Virginia Beach, VA	2018-02-09
Jeremy Visnesky	Zion Crossroads, VA	2018-02-09
Aaron Williams	Troy, VA	2018-02-09
Donna McAuliffe	Columbia, MD	2018-02-09
Rebecca Ocker	Greencastle, PA	2018-02-09
james bishop	Gordonsville, VA	2018-02-09
Shaina Sisak	Troy, VA	2018-02-09
Stephanie Mitchell	Louisa, VA	2018-02-09
Alysa Eastwood	Zion Crossroads, VA	2018-02-09
eleanor konigsbauer	Harleysville, PA	2018-02-09
audrey bohnengel	keswick, VA	2018-02-09
Joseph Denver	Shenandoah, VA	2018-02-09
Lawrence Williams	Zion Crossroads, VA	2018-02-09
Denise Brown	Altamonte Springs, FL	2018-02-09
Amanda Dole	hampton, VA	2018-02-09

Name	Location	Date
Evonte Randolph	Kapolei, HI	2018-02-09
Lucy Watkins	Palmyra, VA	2018-02-09
Claire Crain	Palmyra, VA	2018-02-09
Sheila Thompson	Stoneville, NC	2018-02-09
Myra Smith	Newport News, VA	2018-02-09
Sarah Zambito	Troy, VA	2018-02-09
Nicole Rosario	Scottsville, VA	2018-02-09
Mike Southall	Palmyra, VA	2018-02-09
Elizabeth Duncan	Charlottesville, VA	2018-02-09
Melissa Larrick	Palmyra, VA	2018-02-09
Carrie Visnesky	Kittanning, PA	2018-02-09
Linda Porzio	Palmyra, VA	2018-02-09
Quynh Ngo	Charlottesville, VA	2018-02-10
Jeff Russell	Louisa, VA	2018-02-10
Dawn Zanfardino	Keswick, VA	2018-02-10
Rob Zanfardino	Keswick, VA	2018-02-10
Anne Fitzgerald	Zion Crossroads, VA	2018-02-10
Brandy Bryant	Fluvanna, VA	2018-02-10
Keith McLaughlin	Gordonsville, VA	2018-02-10
Priscilla Erickson	Troy, VA	2018-02-10
Lynn Coleman	Portsmouth, VA	2018-02-10
Angela Melton	Palmyra, VA	2018-02-10

Name	Location	Date
Susan Southall	Palmyra, VA	2018-02-10
Erin szilagyi	Virginia Beach, VA	2018-02-10
Joseph Ryan	Troy, VA	2018-02-10
Kim Tyler	Charlottesville, VA	2018-02-10
Tonya Reynolds	Palmyra, VA	2018-02-10
Anita White	Norfolk, VA	2018-02-10
C Gibson	Palmyra, VA	2018-02-10
Sarah Silverman	Altavista, VA	2018-02-10
Brittany Shields	Palmyra, VA	2018-02-10
Dylan Silverman	Altavista, VA	2018-02-10
Brandon Bossieux	Palmyra, VA	2018-02-10
Danielle Merritt	Charlottesville, US	2018-02-10
becky proffitt	Palmyra, VA	2018-02-10
Jessica James	Troy, VA	2018-02-10
Claire Crain Brown	Charlottesville, VA	2018-02-10
Brittany Proffitt	Charlottesville, VA	2018-02-10
Joe Gitz	Palmyra, VA	2018-02-10
Christin Henderson	US	2018-02-10
Barbara Black	Palmyra, VA	2018-02-10
Stacie Jakubec Fraser	Palmyra, VA	2018-02-10
Connie Bossieux	Palmyra, VA	2018-02-10
Chelsea Stearns	charlottesville, VA	2018-02-10

Name	Location	Date
Ashleigh Herring	Palmyra, VA	2018-02-10
Angela Smith	Palmyra, VA	2018-02-10
Karina Barenz	Anchorage, AK	2018-02-10
Elizabeth Franklin	Glade Hill, VA	2018-02-10
Dominique Moore	Palmyra, VA	2018-02-10
Jennifer Hoppe	Troy, VA	2018-02-10
Sandra Gardiner	Palmyra, VA	2018-02-10
Logan Henry	Troy, VA	2018-02-10
Russ Manion	Zion Crossroads, VA	2018-02-10
Jim Flandreau	New York, NY	2018-02-10
Angela Singh	Columbia, MD	2018-02-10
Hussein Tareq	Charlottesville, VA	2018-02-10
Terry Eck	Gordonsville, VA	2018-02-10
Courtney Shareck	Meherrin, VA	2018-02-10
Russ Bahorsky	Gordonsville, VA	2018-02-10
Ashley Lam	Palmyra, VA	2018-02-10
Nick Algieri	Palmyra, VA	2018-02-10
Melissa Johnson	Troy, VA	2018-02-10
Dana Taylor	Stuart, VA	2018-02-10
Gary Kimmel	Gordonsville, VA	2018-02-10
Kyandra Rivera De Jesus	Hyattsville, MD	2018-02-10
Sonja Dansey	US	2018-02-10

Name	Location	Date
Melissa Taylor	Palmyra, VA	2018-02-10
William Prindle	Troy, VA	2018-02-10
Karl Houseknecht	Palmyra, VA	2018-02-10
Patricia Fleming	Kents Store, VA	2018-02-10
Angela Rasmussen	Charlottesville, VA	2018-02-10
Ann Marie De Jesus-Rivera	Palmyra, VA	2018-02-10
Cari Luniewski	Palmyra, VA	2018-02-10
Anne Putnam	Troy, VA	2018-02-10
Steven Luniewski	Palmyra, VA	2018-02-10
Amanda Graziano	Palmyra, VA	2018-02-10
Russell Boyer	Zion Crossroads, VA	2018-02-10
Joseph Tamony	Harrisonburg, VA	2018-02-10
Joseph Batitto	US	2018-02-10
Julie Gwaltney	Forest, VA	2018-02-10
Margaret Peterson	Louisa, VA	2018-02-10
Kaitlin Clark	Alabama	2018-02-10
Sarah Denby	Norfolk, VA	2018-02-10
Diane Rosario	Virginia	2018-02-10
Melissa Irvin	Newburg, U.S. Outlying Islands	2018-02-10
Anne Henley	Keswick, VA	2018-02-10
Alicia Peterson	Palmyra, VA	2018-02-10
Bobbi Hensley	scottsville, VA	2018-02-10

Name	Location	Date
B Talley	North Garden, VA	2018-02-10
Grace Hubbard	Palmyra, VA	2018-02-10
Kristie Harlow	Palmyra, VA	2018-02-10
Laura Breeden	Palmyra, VA	2018-02-10
Debi Forshey	Palmyra, VA	2018-02-10
tay booker	Palmyra, VA	2018-02-10
whitney robey	Troy, VA	2018-02-10
Christina Ditta	Lynchburg, VA	2018-02-10
patricia Johnson	Palmyra, VA	2018-02-10
Brittany Fitz	Denver, CO	2018-02-10
Julianna Elliott	Palmyra, VA	2018-02-10
Will Gallihugh	Shipman, VA	2018-02-10
Austin Richmond	US	2018-02-10
Kate Bowers	US	2018-02-10
Haley Jordan	Scottsville, VA	2018-02-10
Denise Pieno	Palmyra, VA	2018-02-10
Adam Brooks	Lynchburg, VA	2018-02-10
Randy Speight	Louisa, VA	2018-02-10
Liz Kidd	Waynesboro, VA	2018-02-10
Anna Pasek	Los Angeles, TX	2018-02-10
Greg Weisiger	Midlothian, VA	2018-02-10
Sandra Clark	Rockville, MD	2018-02-10

Name	Location	Date
Carolyn Martin	Patrick Springs, VA	2018-02-10
Katie Cabrera	Palmyra, VA	2018-02-10
Kendra Robbins	Palmyra, VA	2018-02-10
Maureen Kuzemka	Reykjavík, Iceland	2018-02-10
Deborah Wishart	Palmyra, VA	2018-02-10
Susannah Bianco	Falls Church, VA	2018-02-10
Jennifer Yowell	Palmyra, VA	2018-02-11
Carrie Monroe	Scottsville, VA	2018-02-11
Sylvia Johnson	Louisa, VA	2018-02-11
Kaylee Hellms	US	2018-02-11
Jessica Shumaker	Kents Store, VA	2018-02-11
Barbara Salkin	Washington, DC	2018-02-11
paige buttry	Scottsville, VA	2018-02-11
Julz Person	US	2018-02-11
Anahys Acosta	US	2018-02-11
jazmyn fuller	US	2018-02-11
adele hathaway	US	2018-02-11
Kadyn Mathews	US	2018-02-11
Angelina De La Luz	US	2018-02-11
John Jay	US	2018-02-11
Rylee Miller	US	2018-02-11
Denise Kelley	US	2018-02-11

Name	Location	Date
Kandice Marquez	US	2018-02-11
Emma Rozario	US	2018-02-11
Emily Harvey	US	2018-02-11
Deaven Hooker	US	2018-02-11
Alyssa Drahusz	US	2018-02-11
Britt Tran	US	2018-02-11
Kim Collins	US	2018-02-11
Eryn Barnes	US	2018-02-11
Stanley Tokarz	Palmyra, VA	2018-02-11
Don Marshall	Roanoke, VA	2018-02-11
Stephanie Whindleton	Palmyra, VA	2018-02-11
Mary Howell	Louisa, VA	2018-02-11
Lisa Minozzi	Bayport, NY	2018-02-11
Jamie Slaughter	Sugar Grove, WV	2018-02-11
Russell Stull	Gum Spring, VA	2018-02-11
Theresa Osani	Palmyra, VA	2018-02-11
Corey Morse	US	2018-02-11
Logan Toney	Palmyra, VA	2018-02-11
Melanie Lewis	Palmyra, VA	2018-02-11
Kevin Jones	Fluvanna, VA	2018-02-11
Jordan Persinger	Palmyra, VA	2018-02-11
Barbara Beadle	Troy, VA	2018-02-11

Name	Location	Date
Nicole La Rocque	Keswick, VA	2018-02-11
Danielle Spencer	Spring Hill, TN	2018-02-11
Amanda Harris	Lynchburg, VA	2018-02-11
Bobbie Gallo	Keswick, VA	2018-02-11
Ronald San Miguel	Charlottesville, VA	2018-02-11
Marybeth Collins	Troy, VA	2018-02-11
Erika Kerrigan	Charlottesville, VA	2018-02-11
Marion Kuhn	Gordonsville, VA	2018-02-12
Timothy Breeden	Palmyra, VA	2018-02-12
Adrienne Beauford	Palmyra, VA	2018-02-12
Annette Annette Couch-Jareb	Keswick, VA	2018-02-12
Katherine E. Bauer	Douglasville, GA	2018-02-12
Britne Randolph	Wahiawa, HI	2018-02-12
Bebe Moore	Charlottesville, VA	2018-02-12
Chris Koppel	Troy, VA	2018-02-12
Kevin Blair	Halethorpe, VA	2018-02-12
A Woodfield	Keswick, VA	2018-02-12
Gloria M Gregory	Troy, VA	2018-02-12
Connor Cook	US	2018-02-12
Tyler Koskela	US	2018-02-12
Joseph Duenas	US	2018-02-12
Jason Reed	US	2018-02-12

Name	Location	Date
Jacob Peters	US	2018-02-12
Judy Stenberg	US	2018-02-12
Logan Chungo	US	2018-02-12
Shelby Alexander	US	2018-02-12
Jay Johnson	US	2018-02-12
Alyssa Kessel	US	2018-02-12
Sonia Jordan	US	2018-02-12
Maribel Rodriguez	US	2018-02-12
Miguel Martinez	US	2018-02-12
Iffat Nasim	US	2018-02-12
Jonny Rivers	US	2018-02-12
Nai McDonald	US	2018-02-12
Haylee Ryan	US	2018-02-12
Joe Sisco	US	2018-02-12
Jeff Wagner	Charlottesville, VA	2018-02-13
Rosalyn Berne	Fairfield, VA	2018-02-13
Bruce Duncan	Norfolk, VA	2018-02-13
Kary Clarke	Troy, VA	2018-02-13
Chris Fox	Lexington, VA	2018-02-14
Ronald Fertile	Louisa, VA	2018-02-14
Jennifer Jones	Hampton, VA	2018-02-16
Frankie Jones	Hampton, VA	2018-02-16

Name	Location	Date
tammy cornejo	US	2018-02-17
Kathleen Cox	Louisa, VA	2018-02-17
Tracey Cairnie	Keswick, VA	2018-02-17
Amy Berry	Troy, VA	2018-02-19
Susan Mickelson	Scottsville, VA	2018-02-19
Linda Smith	Troy, VA	2018-02-19
E.V. Smith	Troy, VA	2018-02-19
Sara Morrison	Lexington Park, MD	2018-02-19
Teresa Cleveland	Hampton, US	2018-02-19
Kelli Burr	Barrigada, Guam	2018-02-19
christine wagner	Charlottesville, VA	2018-02-19
Melissa Larrick	Palmyra, VA	2018-02-19
Kathleen Sheap	Palmyra, VA	2018-02-19
Cynthia Young	Keswick, VA	2018-02-19
Brian Holben	Troy, VA	2018-02-19
Christie Hope	Orlando, FL	2018-02-19
Hannah H	Palmyra, VA	2018-02-19
Jeffrey Smith	Palmyra, VA	2018-02-19
rebecca wolfe	manassas, VA	2018-02-19
Robert Young	Palmyra, VA	2018-02-19
Dan Stuart	Palmyra, VA	2018-02-19
Keith Cuda	Farmville, VA	2018-02-19

<b>Name</b>	<b>Location</b>	<b>Date</b>
Diane Roskar	US	2018-02-19
Alan Leveton	US	2018-02-19
Julius Dizon	Troy, VA	2018-02-19
Chloe Newell	US	2018-02-19
Vincent Mills	US	2018-02-19
Zofia Brzezniak	US	2018-02-19
Michael Nguyen	US	2018-02-19
Julie Huynh	US	2018-02-19
Seiya Meteorite	US	2018-02-19
Rose. Lowry	US	2018-02-19
Ashley Walther	PALMYRA, VA	2018-02-19
Lori Prosha	Palmyra, VA	2018-02-19
Adam Colvin	Troy, VA	2018-02-19
Pamela Stevens	Scottsville, VA	2018-02-19
Denise Wall	Palmyra, VA	2018-02-19
Virginia Tata-Phillips	Palmyra, VA	2018-02-19
Arijana Sarkic	Derwood, MD	2018-02-19
William Stiteler	Palmyra, VA	2018-02-19
Lynda Griffin	Louisa, VA	2018-02-19
Sharon Kuhns	Palmyra, VA	2018-02-19
Melissa Jones	Troy, VA	2018-02-19
Kelly Reinhardt	Charlottesville, VA	2018-02-19

Name	Location	Date
Susan Montgomery	Palmyra, VA	2018-02-19
Margaret Cullinan	Palmyra, VA	2018-02-19
Scott Fay	Louisa, VA	2018-02-19
Michael Montgomery	Palmyra, VA	2018-02-19
Marianne Lichtenfels	Zion Crossroads, VA	2018-02-19
kathy harlow	palmyra, VA	2018-02-19
Mary Hagel	Stuarts Draft, VA	2018-02-19
Elizabeth Taylor	Palmyra, VA	2018-02-19
Denise Johnson	Gordonsville, VA	2018-02-19
cindy hickman	Charlottesville, VA	2018-02-19
Shawn Arnold	Roanoke, VA	2018-02-19
Nancy Hallgring	Buckingham, VA	2018-02-19
Hema Buddi	US	2018-02-19
Samantha Manso	US	2018-02-19
Jonathan Boyne	US	2018-02-19
Gabe Rohrer	US	2018-02-19
Kayla Barber	US	2018-02-19
Asli erbasol	US	2018-02-19
Mary Stewart	US	2018-02-19
Alice Bishop	US	2018-02-19
Melissa Tanner	US	2018-02-19
Nonnie Clark	US	2018-02-19

Name	Location	Date
Mccay Woolcott	US	2018-02-19
Faith White	US	2018-02-19
Peter Eck	Keswick, VA	2018-02-20
Stephanie Easter	Louisa, VA	2018-02-20
Gregory Howe	Gum Spring, VA	2018-02-20
Randy Wright	Gallatin, TN	2018-02-20
Priscilla Eck	Gordonsville, VA	2018-02-20
P. David Histan	Charlottesville, VA	2018-02-20
Sarah Rothschild	Zion Crossroads, VA	2018-02-20
Kaylee Dubois	Newport News, VA	2018-02-20
Elizabeth Pagola	spring, TX	2018-02-20
Lynn Gaetano	Troy, VA	2018-02-20
Howman Pagola	Palmyra, VA	2018-02-20
corina dubois	woonsocket, RI	2018-02-20
Kara Thomas	Troy, VA	2018-02-20
Edward Thomas	Troy, VA	2018-02-20
Grace Pedalino	Troy, VA	2018-02-20
Ernest Ward	Gordonsville, VA	2018-02-21
Jorge Briones	Colleyville, TX	2018-02-21
Erin Denby	Troy, VA	2018-02-21
Elizabeth Wilson	Collinsville, VA	2018-02-21
Abby Miller	Waldorf, MD	2018-02-21

Name	Location	Date
Katlin Miller	Waldorf, MD	2018-02-21
Geneva Denby	Scottsville, VA	2018-02-21
BO WARD	Gordonsville, VA	2018-02-21
Sharon Rateau	Palmyra, VA	2018-02-21
Marta Fox	Brownsville, TX	2018-02-21
Ashley Noble	Scottsville, VA	2018-02-21
Sandra Kalambakal	Palmyra, VA	2018-02-21
Laura Bittle	Troy, VA	2018-02-21
Larry Kalambakal	Forest, VA	2018-02-22
Josh Kalambakal	Palmyra, VA	2018-02-22
Jennifer Hazen	Troy, VA	2018-02-22
G. Ivonne Reséndiz	Cuautitlán Izcalli, Mexico	2018-02-23
Thomas Goss	Keswick, VA	2018-02-23
Frances Bunker	Serbia	2018-02-23
Ann Regn	PALMYRA, VA	2018-02-24
sandra smith	Troy, VA	2018-02-24
Ken Smith	Troy, VA	2018-02-24
Robin Owen	Palmyra, VA	2018-02-24
Katie Brown	Palmyra, VA	2018-02-24
Emily Pascua	Charlottesville, VA	2018-02-24
Tad Luttrell	Louisa, MD	2018-02-25
Vanessa Elliott	Palmyra, US	2018-02-25

Name	Location	Date
Noah Novilla	Concord, VA	2018-02-25
Sandra Murray	Palmyra, VA	2018-02-25
Julia Mayers	Gordonsville, VA	2018-02-25
Sue Hendrick	US	2018-02-26
LORRIANE WALDROP	US	2018-02-26
Ginny Van Meter	US	2018-02-27
Shayne Hix	BOWLING GREEN, KY	2018-02-27
alex Milam	US	2018-02-27
Adam Kaluba	US	2018-02-28
Kay Thompson	US	2018-03-01
Liz Majestic	US	2018-03-02
William Buttram	US	2018-03-06
Crystal Jones	Elmhurst, NY	2018-03-07
Jennifer Zambito	Houston, TX	2018-03-09
Bobbie Sapin	Palmyra, VA	2018-03-09
Patricia Gustin	Palmyra, VA	2018-03-09
Ann marie Bonilla	Port Jefferson Station, NY	2018-03-09
Mario Apap	Palmyra, VA	2018-03-09
Vincent Zambito	Manorville, NY	2018-03-09
Matthew Napier	Norfolk, VA	2018-03-09
Desiray Rushing	Cheraw, SC	2018-03-09
Bonnie Buszkiewicz	Yorkville, US	2018-03-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Micah Ballard	Palmyra, VA	2018-03-10
Jane Cronin	Staten Island, NY	2018-03-10
Holly Monger	Lynchburg, VA	2018-03-10
Sheree Acosta	Henrico, VA	2018-03-11
Becky Harlow	Louisa, VA	2018-03-11
Barbara Fleming	Charlottesville, VA	2018-03-11
David Wirth	Gordonsville, VA	2018-03-12
David Boisvert	Fredericksburg, VA	2018-03-12
Walker Ward	Palmyra, VA	2018-03-12
Morgan Hall	US	2018-03-12
Robert Albrecht	Charlottesville, VA	2018-03-12
Mahala Page	Troy, VA	2018-03-12
Jeffrey Miller	Troy, VA	2018-03-12

# Special Use Permit

## SUP 18:01

### Amber Hill LLC

Board of Supervisors  
Staff Presentation  
March 21, 2018

Fluvanna County  
Planning & Zoning Department



*"Responsive & Responsible Government"*

# Overview

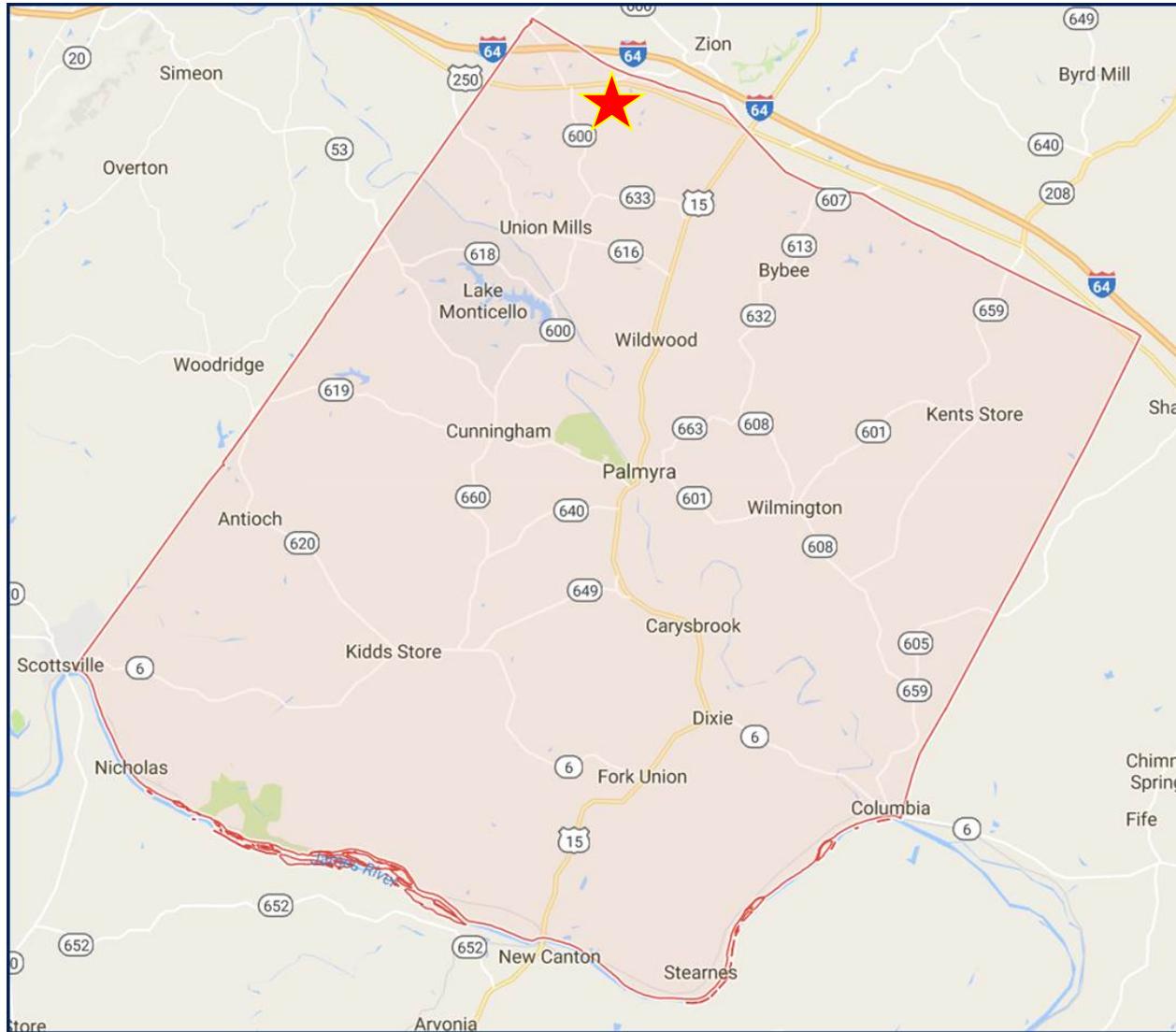
- Request for a special use permit to establish an auto reclamation facility (Salvage and scrap yard) on Tax Map 4, Section A, Parcel 27A;
- Rural Residential Planning Area;
- Property rezoned December 20, 2017 from A-1 to I-2 (ZMP 17:04);
- Salvage and scrap yard is defined as *“Facilities engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in the original forms. Typical uses include, but are not limited to, paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.”*

# Overview

- 100,000 sq. ft. building with parking area and storage yard;
- Vehicles are dismantled and eventually crushed and hauled away;
- Office/retail hours and storage yard to operate during daytime hours; dismantling facility to operate 24/7;
- Change by applicant 3/12/2018 – proposed building height now stated as 50' instead of 30' to 35'

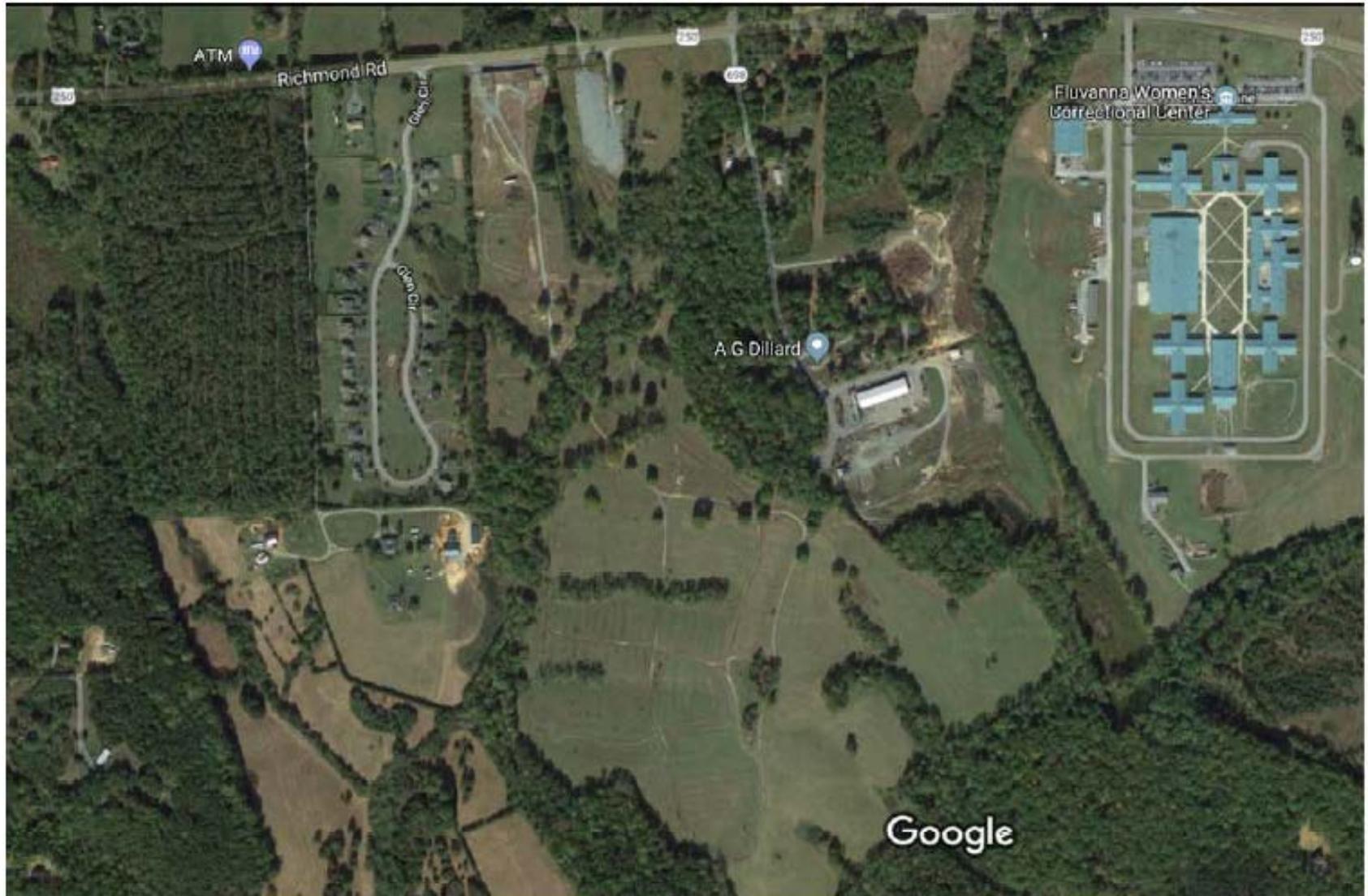
# Location

## Fluvanna County



# Aerial Image

Fluvanna County



# Aerial Image (2015)

Fluvanna County

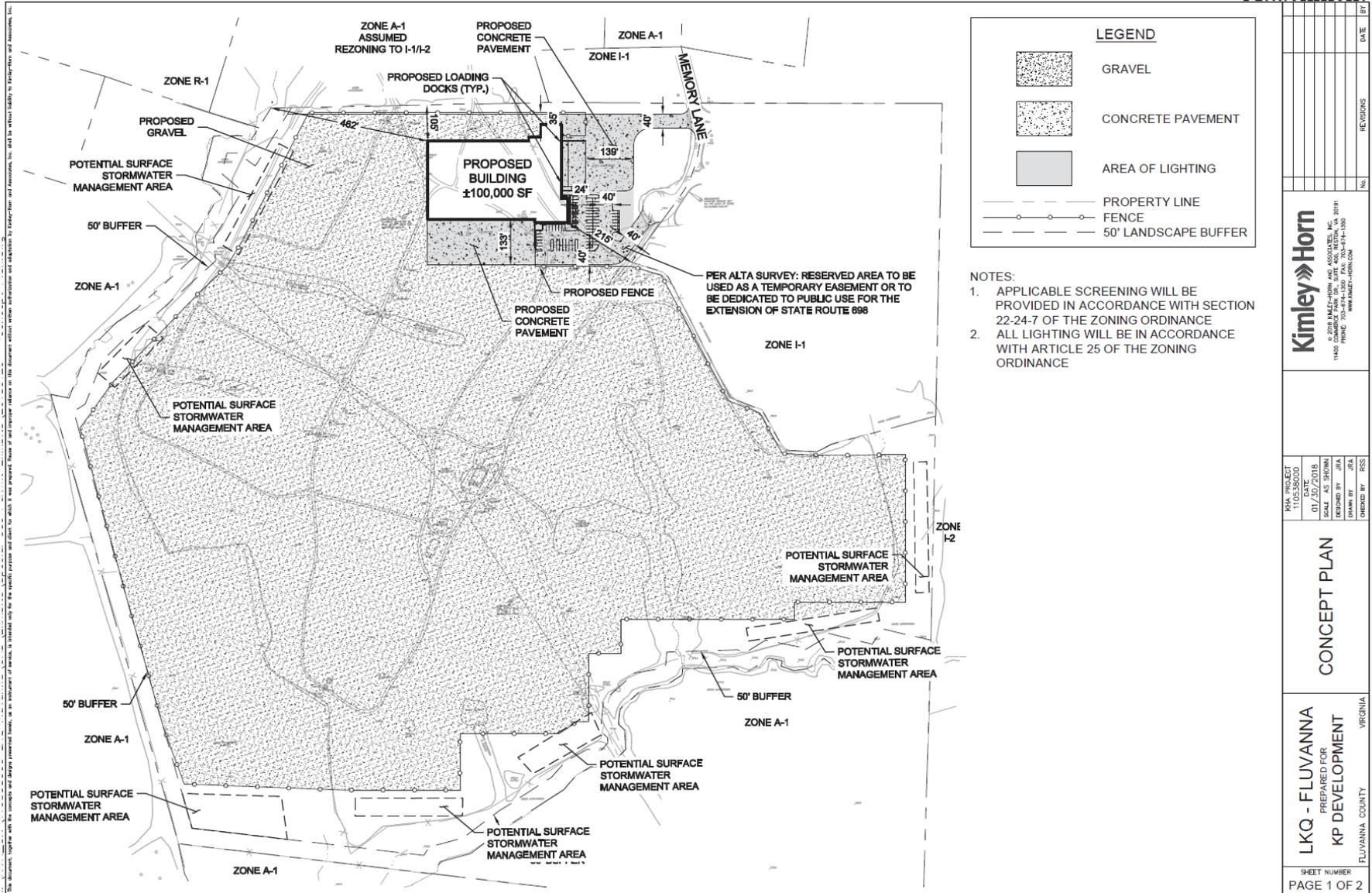


# Aerial Image (2009)

Fluvanna County



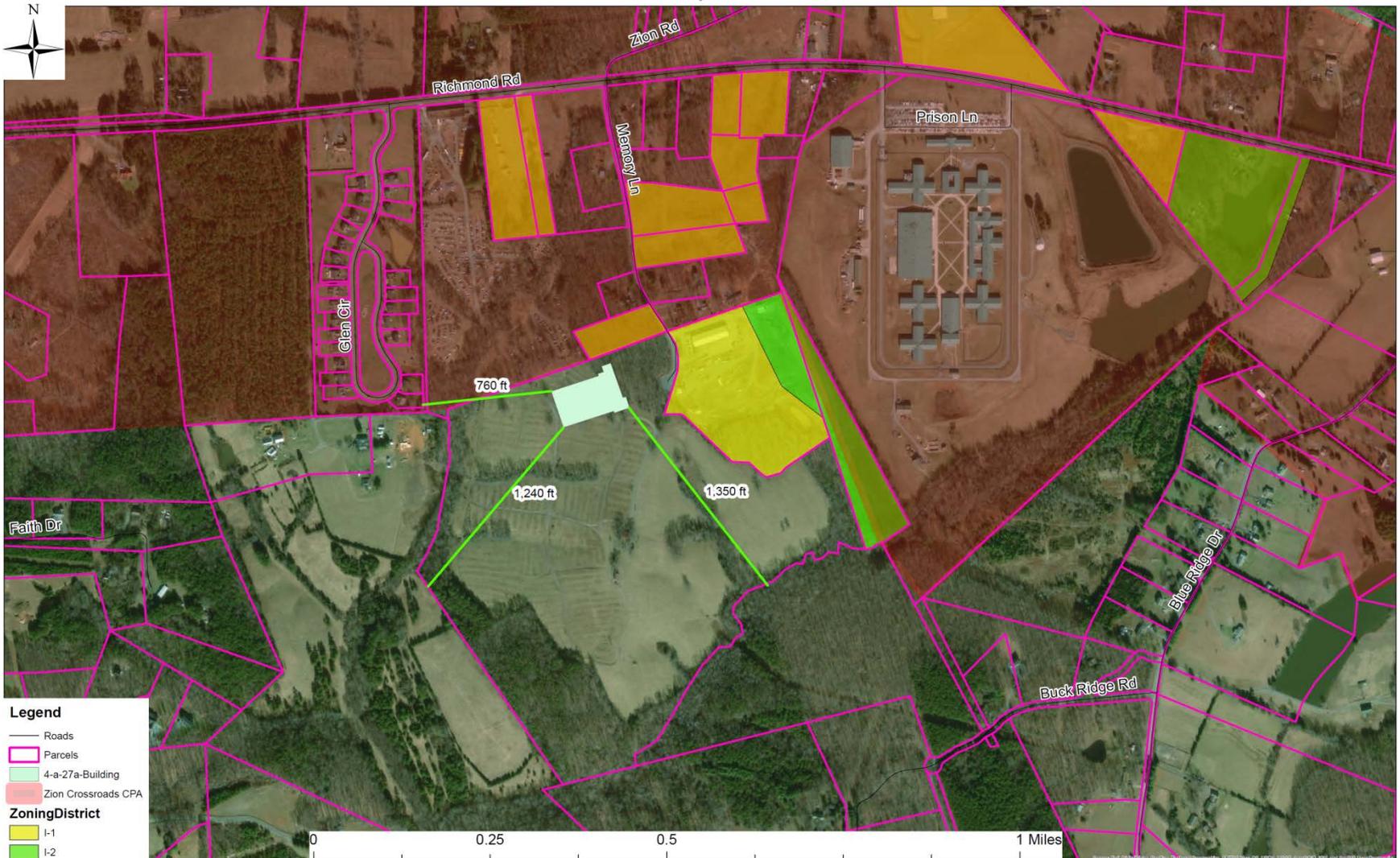
# Sketch Plan



# Setback Exhibit

Fluvanna County

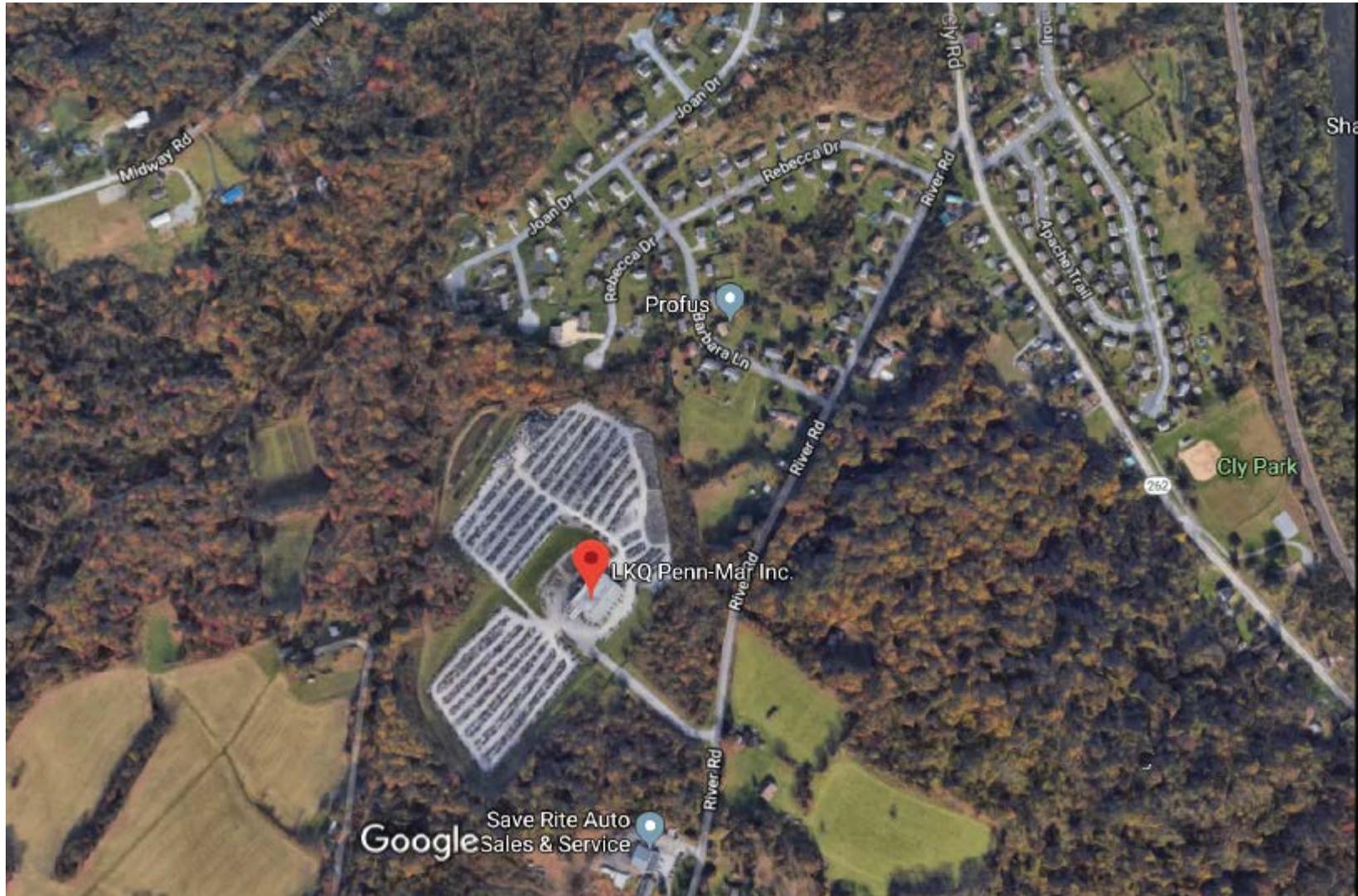
## Parcel 4-A-27A - Proposed Structure Distances



Distances are in Geodesic Form. This map was not created by a licensed surveyor or cartographer, and shows approximate distances. 3/13/2018 Fluvanna County Planning Department, J. Newman

# Aerial Image (York Haven, PA Facility)

Fluvanna County



# View of property

Fluvanna County

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# View of property

Fluvanna County



# View of property

Fluvanna County

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# View of property

Fluvanna County

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# View of property

Fluvanna County

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# View of property

Fluvanna County



# Conclusion

- Request is to establish a salvage and scrap yard;
- Industrial uses are located within vicinity of property;
- Appears to meet all County Code requirements.
- Planning Commission recommended approval 5-0 with conditions.
- Potential adverse impacts
  - Increase to traffic

# Suggested Motion

- I move that the Board of Supervisors approve/deny/defer SUP 18:01, a request to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A, [if approved] subject to the fourteen (14) conditions listed in the staff report.

# Sketch Plan

Fluvanna County

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## Sketch Plan Overlay

**From:** Valerie Palamountain  
**To:** [Mike Sheridan](#); [Mozell Booker](#); [Patricia Eager](#); [Tony O'Brien](#); [Donald Weaver](#)  
**Cc:** [Clerk to the Board](#); [Kelly Belanger Harris](#); [Rudy Garcia \(rleegarcia@rleegarcia.com\)](mailto:rleegarcia@rleegarcia.com)  
**Subject:** LKQ Corporation  
**Date:** Wednesday, March 21, 2018 4:57:22 PM

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To the Fluvanna County Board of Supervisors:

The Fluvanna County Chamber of Commerce **supports** the request for a special use permit submitted by KP Development for LKQ Corporation to operate on Memory Lane for the following reasons:

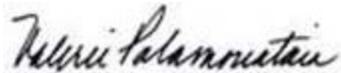
1. The property was previously used as a salvage yard by Cosner Brothers for several decades. LKQ Corporation will continue the auto salvage use on the property.
2. Memory Lane and other adjacent properties are largely zoned industrial. LKQ operations are consistent with the established pattern of the area.
3. There will be a 6-foot sight-proof fence around the perimeter, and a 50-foot buffer between LKQ and all adjacent properties, protecting these properties both visually and from any noise.
4. LKQ Corporation will create new jobs for local residents.
5. LKQ Corporation will broaden the tax base and generate new tax revenue.
6. Approval of the special use permit will send a signal that Fluvanna County is ready and open for business, which will attract more businesses.

For all of the above reasons, the Fluvanna County Chamber of Commerce supports the approval of the special use permit.

Thank you for your consideration.

Valerie Palamountain

Vice President, Fluvanna County Chamber of Commerce



Valerie Palamountain

Dean of Workforce Services

Piedmont Virginia Community College

501 College Drive

Charlottesville, VA 22902

434-961-5333 (voice)

434-961-5270 (fax)

[vpalamountain@pvcc.edu](mailto:vpalamountain@pvcc.edu)

See what's new!



[REDACTED]

---

**From:** Jason Smith <jsmith@fluvannacounty.org>  
**Sent:** Wednesday, February 1, 2017 9:38 AM  
**To:** Dillard Cosner  
**Subject:** RE: Memory Lane project

Sounds good. Look forward to working with you all. Jason

Jason Smith  
Director of Community and Economic Development | Fluvanna County | Palmyra, VA 22963  
Office: 434.591.1910 | Fax: 434.591.1911 | <http://www.fluvannacounty.org/>

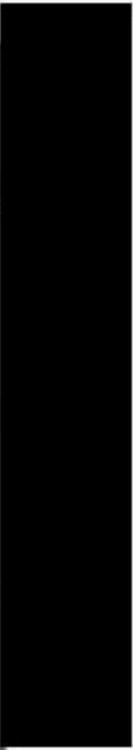
A great place to live, learn, work and play!

-----Original Message-----

**From:** Dillard Cosner [mailto:[REDACTED].com]  
**Sent:** Wednesday, February 01, 2017 6:35 AM  
**To:** Jason Smith  
**Subject:** Memory Lane project

Jason, Rodney Johns will be contacting you regarding the Memory Lane project. He is associated with LKQ Corporate.  
Thanks

Sent from my iPhone



**Subject:** BOS Talking Points Game Plan Re: LKQ Corporation Investment in Fluvanna County  
**Location:** CAD Office

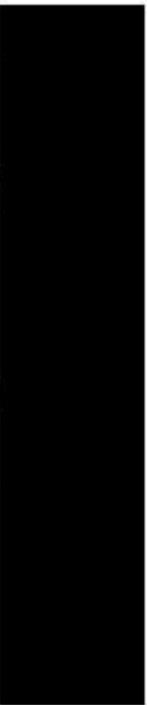
**Start:** Mon 2/13/2017 2:30 PM  
**End:** Mon 2/13/2017 3:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Jason Smith

**Importance:** High



**Subject:** LKQ Corporation/Memory Lane Project  
**Location:** Downstairs Conference Room

**Start:** Thu 2/2/2017 8:30 AM  
**End:** Thu 2/2/2017 9:30 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Jason Smith

<http://www.lkqcorp.com/en-us/>

[REDACTED]

---

**From:** Jason Smith <jsmith@fluvannacounty.org>  
**Sent:** Thursday, February 16, 2017 9:07 AM  
**To:** [REDACTED]@yesvirginia.org)  
**Subject:** Fluvanna County Economic Development; Memory Lane Project

Morning [REDACTED]

Thanks for your time yesterday regarding more details involving state incentives for this potential project. Here is more information regarding this opportunity and what I had presented to our BOS in closed session yesterday evening:

LKQ Corporation is considering Fluvanna County to invest in.

- They would invest \$10 million and create 40-50 jobs within the 1<sup>st</sup> year.
- This VA location has made their final cut. (I will find out the other states in competition and have them listed for your review ASAP.)
- They are currently in negotiations with 2 separate land owners to acquire a total of 136 acres, which would house one of their largest operations in the US.
- I'm waiting to receive their project parameter report you all need in order to establish if they would qualify for GOF and VJIP.
- I've also been in contact with Rob McClintock regarding the VBAP program and how it may pertain to this project (The land they would like to acquire was at one time a "junk yard".)

I hope to speak with an LKQ representative shortly as I've requested some more details related to this potential project. Feel free to reply or call anytime with additional questions and I look forward to working with you on this.

Thanks again for your time and I will be in touch soon. Jason

**Jason Smith**

Director of Community and Economic Development | Fluvanna County | Palmyra, VA 22963  
Office: 434.591.1910 | Fax: 434.591.1911 | <http://www.fluvannacounty.org/>

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**FLUVANNA COUNTY BOARD OF SUPERVISORS****REGULAR MEETING MINUTES**

Circuit Court Room

February 15, 2017

Joint Work Session with Fluvanna County School Board 4:00pm

Regular Meeting 7:00 pm

**MEMBERS PRESENT:**

John M. (Mike) Sheridan, Columbia District, Chair  
 Mozell Booker, Fork Union District, Vice Chair  
 Patricia Eager, Palmyra District  
 Tony O'Brien, Rivanna District (Arrived at 4:05pm)  
 Donald W. Weaver, Cunningham District

**ALSO PRESENT:**

Carol Tracy Carr, Rivanna District, Fluvanna County School Board, Chair  
 Camilla Washington, Vice Chair, Fluvanna County School Board  
 Perrie Johnson, Fork Union District, Fluvanna County School Board  
 Brenda Pace, Palmyra District, Fluvanna County School Board  
 Charles Rittenhouse, Cunningham District, Fluvanna County School Board  
 Chuck Winkler, Acting Superintendent, Fluvanna County Public Schools  
 Ed Breslauer, Finance Director, Fluvanna County Public Schools  
 Brandi Critzer, Fluvanna County School Board Clerk  
 Steven M. Nichols, County Administrator  
 Fred Payne, County Attorney  
 Eric Dahl, Deputy County Administrator / Finance Director  
 Kelly Belanger Harris, Clerk to the Board of Supervisors

**CALL TO ORDER WORK SESSION**

At 4:01pm, Chair Sheridan called the Work Session of February 15, 2017 to order.  
 After the recitation of the Pledge of Allegiance, a moment of silence was observed.

**BUDGET WORK SESSION DISCUSSION ITEMS**

*County & Schools Shared Services Review Proposal* – Lane Ramsey, DecideSmart, LLC, came before the Board and School Board to provide an overview of the services that DecideSmart, LLC provides, to help localities determine where and if services might be combined to eliminate redundancies and effect efficiencies and/or savings.

*FCPS FY18 Adopted Budget Presentation*—Chuck Winkler, FCPS Interim Superintendent, presented the adopted FCPS FY18 Adopted Budget. Mr. Winkler highlighted hopes for program expansion, staff retention and benefits, and a breakdown of state and federal funding.

**RECESS FOR DINNER**

At 5:43pm, Chair Sheridan recessed for dinner and Closed Session.

**CLOSED MEETING****MOTION TO ENTER INTO A CLOSED MEETING**

At 5:43pm, Mr. O'Brien moved the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.1, A.6, and A.7 of the Code of Virginia, 1950, as amended, for the purpose of discussing Personnel, Investment of Funds, & Legal Matters. Mr. Weaver seconded. The motion carried, with a vote of 5-0. AYE: Sheridan, Booker, Eager, O'Brien, and Weaver. NAY: None. ABSENT: None.

**MOTION TO EXIT A CLOSED MEETING & RECONVENE IN OPEN SESSION**

At 7:00pm, Mr. O'Brien moved that the Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and "BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting." Mrs. Booker seconded. The motion carried, with a roll call vote, of 5-0. AYES: Sheridan, Booker, Eager, O'Brien, and Weaver. NAYS: None. ABSENT: None.

**RECONVENE IN OPEN SESSION AND CALL TO ORDER**

At 7:01pm Chair Sheridan, reconvened the February 15, 2017, Regular Meeting.

**ADOPTION OF AGENDA**

Mr. Nichols reminded the Board that if Tab T: Trane Energy Performance Contract is approved, there will be a five minute recess for the Board and School Board to sign the approved contract.

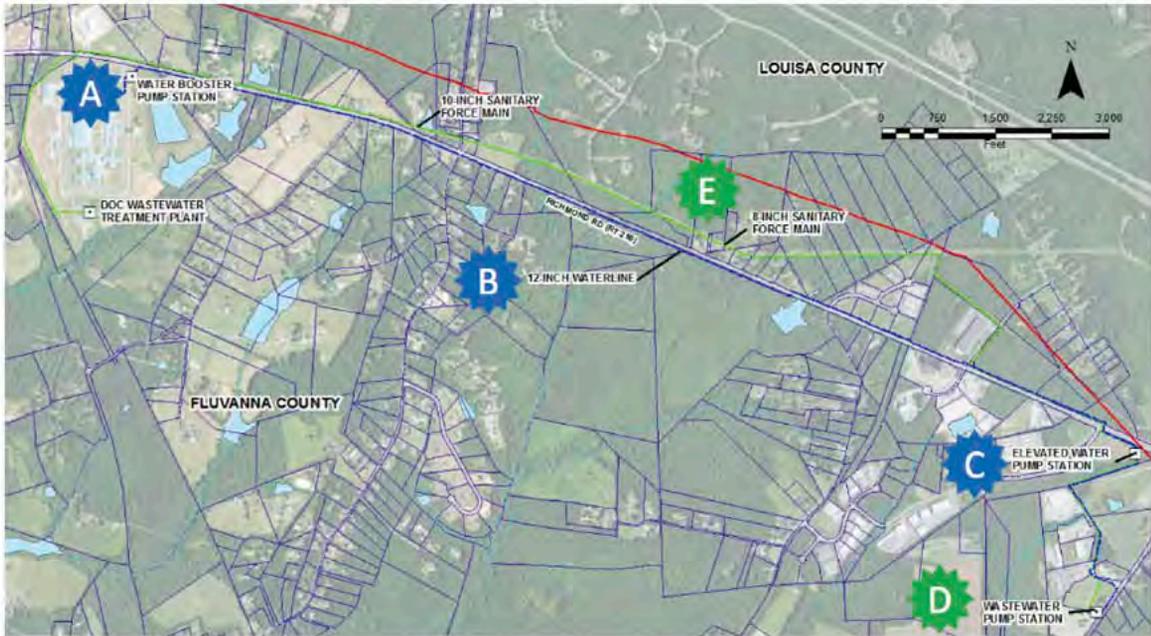
**MOTION**

Mrs. Booker moved to accept the Agenda, as presented. Mr. O'Brien seconded and the Agenda was adopted by a vote of 5-0. AYES: Sheridan, Booker, Eager, O'Brien, and Weaver. NAYS: None. ABSENT: None.

In its May 17, 2017 proposal, Dewberry's Project overview included a Map showing the water line stopping at the Women's Correctional Facility.

A Nov. 9, 2017 article by NBC29 shows an updated map, with additional +/- 4,500 LF water line extensions past the WCF down to the end of Memory Lane.

## Project Overview



3 | Zion Crossroads Water & Wastewater Service Area May 17, 2017



**Dewberry**

[HOME](#) [NEWS](#) [WEATHER](#) [SPORTS](#) [FEATURES](#) [PROGRAMMING](#) [INSIDE 29](#)

# Plans to Bring More Water to Zion Crossroads Moving Forward

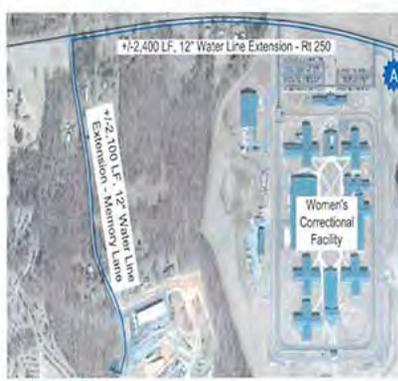
Posted: Nov 09, 2017 4:20 PM EST  
Updated: Nov 23, 2017 4:28 PM EST

FLUVANNA COUNTY, Va. (WVIR) - After about 40 years of talking, a plan to bring water to the Route 250 corridor in the Zion Crossroads area is moving forward.

Bid request are now being accepted since the Fluvanna County Board of Supervisors has approved the design of a project to run water from the Fluvanna County Women's Correctional Center to the east and south to Route 250 and along Route 15.

The three-phase project will cost about \$12.7 million. Those phases are the piping, a pumping station and water tower, which are out for separate bids.

The county hopes to award contracts in spring of 2018 and construction should take about 18 months.





[REDACTED]

---

**From:** Jason Smith <jsmith@fluvannacounty.org>  
**Sent:** Wednesday, July 12, 2017 9:28 AM  
**To:** Dillard Cosner  
**Cc:** Dillard Cosner  
**Subject:** RE: Memory lane project - **CONFIDENTIAL**  
**Attachments:** BOS\_Draft\_Minutes2017-07-05.pdf

Good Morning Dillard,

Last week our **BOS approved funding for the design, see attachment under NEW BUSINESS, for the extended 12" waterline from the DOC, west on route 250 to memory lane and down to the cul-de-sac. Once we have confirmation from LKQ that land acquisition is complete, then we will move forward with rezoning the property.**

We have had several discussions with the appropriate parties on this process and have agreed on these next steps. We're expecting to speak with LKQ on an updated timeline shortly regarding the land acquisition and how we can continue moving forward, e.g. timeline of activities needed to have completed to **fast track this business opportunity.**

I hope this helps for now and I am available via email or cell phone 434-981-0792 if we need to talk through anything else. Thanks for your patience during this process and let me know if I can answer any other questions. Jason

Jason Smith  
Director of Community and Economic Development | Fluvanna County | Palmyra, VA 22963  
Office: 434.591.1910 | Fax: 434.591.1911 | <http://www.fluvannacounty.org/>

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-----Original Message-----

**From:** Dillard Cosner [mailto:[REDACTED].com]  
**Sent:** Friday, June 16, 2017 7:33 AM  
**To:** Jason Smith  
**Cc:** Dillard Cosner  
**Subject:** Memory lane project

Jason, KP development has contacted me with a proposal for the Memory Lane project. The proposed project has several conditions to be met. The two major conditions are that **Fluvanna County approves a rezoning from A1 to I2, and also that Fluvanna County design, fund, and construct a minimum of 12 inch water main line to the end of Memory Lane. The tax map parcel number is 4 a 27 a. I will need your help to meet these guidelines.** They have given a time limit to complete the agreement. Please provide as much information as you can. I will need documents to support the information needed. Thank you.

Sent from my iPhone

**From:** Jason Smith <jsmith@fluvannacounty.org>  
**Sent:** Wednesday, July 12, 2017 12:39 PM  
**To:** Dillard Cosner  
**Subject:** RE: Memory lane project - CONFIDENTIAL

Will do, thanks for your patience with all this... Jason

Jason Smith  
Director of Community and Economic Development | Fluvanna County | Palmyra, VA 22963  
Office: 434.591.1910 | Fax: 434.591.1911 | <http://www.fluvannacounty.org/>

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-----Original Message-----

**From:** Dillard Cosner [mailto: [REDACTED].com]  
**Sent:** Wednesday, July 12, 2017 12:38 PM  
**To:** Jason Smith  
**Subject:** Re: Memory lane project - CONFIDENTIAL

Jason, I will be in contact with them also. Please keep me up to date with any other information regarding this project. Thanks.

Sent from my iPhone

> On Jul 12, 2017, at 9:28 AM, Jason Smith <jsmith@fluvannacounty.org> wrote:

>

> Good Morning Dillard,

>

> Last week our BOS approved funding for the design, see attachment under NEW BUSINESS, for the extended 12" waterline from the DOC, west on route 250 to memory lane and down to the cul-de-sac. Once we have confirmation from LKQ that land acquisition is complete, then we will move forward with rezoning the property.

>

> We have had several discussions with the appropriate parties on this process and have agreed on these next steps. We're expecting to speak with LKQ on an updated timeline shortly regarding the land acquisition and how we can continue moving forward, e.g. timeline of activities needed to have completed to fast track this business opportunity.

>

> I hope this helps for now and I am available via email or cell phone 434-981-0792 if we need to talk through anything else. Thanks for your patience during this process and let me know if I can answer any other questions. Jason

>

>

> Jason Smith

> Director of Community and Economic Development | Fluvanna County | Palmyra, VA 22963

> Office: 434.591.1910 | Fax: 434.591.1911 | <http://www.fluvannacounty.org/>

>

>

**8. PRESENTATIONS**

**Farm Museum Update** – Cyndi Toler, Purchasing Officer, provided a status update of the Farm Heritage Museum building acquisition. Mrs. Toler reminded the Board that an Invitation for Bid was posted in May 2017. There was one respondent, at a cost of \$425,000, which was rejected. A discussion between County staff and the Historical Society (Marvin Moss) resulted in a search for a simpler, more cost effective design. An Invitation for Bid based on the redesigned specifications will be placed in the near future.

**FCSS Relocation**—Steven M. Nichols, County Administrator, gave update on the location of the Fluvanna Christian Service Society. Currently, the FCSS inhabits two buildings in the Carysbrook complex. Mr. Nichols put forth a proposal to move the Food Bank to a different location, also in the Carysbrook complex. One of the existing buildings could be moved to the proposed location, with the purchase of 1-2 additional buildings. The current agreement with FCSS was signed in 1997; a new agreement would be necessary for FCSS to continue using County property.

**9. CONSENT AGENDA**

The following items were discussed before approval: None.

The following items were approved under the Consent Agenda for July 5, 2017:

*Minutes of June 21, 2017*—Kelly Belanger Harris, Clerk to the Board

*Ambulance Restocking Agreement for Cost Recovery*—Cheryl Elliott, Emergency Services Coordinator

*CRMF Request - FCPS Central Elementary Unexpected Repairs*—Ed Breslauer, FCPS Finance Director

*FY17 Cell Tower Budget Supplement*—Martin Brookhart, Management Analyst

*FY17 Four-For-Life Budget Transfer*—Martin Brookhart, Management Analyst

Mr. Weaver moved to approved the consent agenda, for the July 5, 2017 Board of Supervisors meeting. Mrs. Booker seconded and the motion passed 5-0. AYE: Sheridan, Booker, Eager, O'Brien, & Weaver. NAY: None. ABSENT: None.

**10. UNFINISHED BUSINESS**

Chair Sheridan reported that he has been approached by citizens regarding placement of a monument for fallen service members who are citizens of the County. Very brief discussion ensued; staff will research opportunities for placement on County property.

Mr. O'Brien noted that Dick Bucci, Lake Monticello resident, has inquired about traffic calming possibilities on South Boston Rd, near the Riverside Gate.

Mrs. Eager inquired of the Sheriff about Sheriff's patrol possibilities on US Rt. 250, regarding a school bus stop.

**11. NEW BUSINESS**

**Project Agreement #11 – ZXR Waterline Extension Design** – Cyndi Toler, Purchasing Officer, brought forward an item of New Business, an amendment to the agreement with Dewberry Engineers, Inc. Project Agreement #11 with Dewberry Engineers Inc. is required to complete additional services associated with the waterline extension design. The Zion Crossroads Water and Sewer System cash funded budget will increase by \$51,330.

Timeline of Prior Events:

Date	Description	Budget -
Aug 2016	Supplemental Appropriation	+\$30,000
Dec 2016	Task Order #9 – Final Design	+\$47,870
May 2017	Task Order #10 – Bidding Services	+\$19,340
July 2017	Amendment to #3 – Dewberry	+\$4,500
July 2017	Proj. Agreement #4 – Bowman	+\$6,880
July 2017	Proj. Agreement #11– Dewberry	+\$51,330
July 2017	Proj. Agreement #5– Bowman	+\$22,950
	<b>New Proposed Cash Funded Budget</b>	<b>\$757,870</b>

**MOTION**

Mr. O'Brien moved the Board of Supervisors approve a supplemental appropriation of \$51,330 from Unassigned Fund Balance to the Zion Crossroads Water and Sewer System project budget with the funds necessary for Project Agreement #11 to complete additional services associated with the waterline extension design. Mrs. Eager gave second and the motion passed 5-0. AYE: Sheridan, Booker, Eager, O'Brien, & Weaver. NAY: None. ABSENT: None.

And,

Mr. O'Brien moved the Board of Supervisors approve Project Agreement #11 between Fluvanna County and Dewberry Engineers Inc. for additional services associated with the waterline extension design of

the Zion Crossroads Water & Sewer System project totaling \$51,330, and further authorize the County Administrator to execute the agreement subject to approval as to form by the County Attorney. Mr. Weaver seconded and the motion passed 5-0. AYE: Sheridan, Booker, Eager, O'Brien, & Weaver. NAY: None. ABSENT: None.

**Project Agreement #5 – ZXR Waterline Extension Design** – Cyndi Toler, Purchasing Officer, presented an item of New Business, requesting an amendment with Bowman Consulting Group. Project Agreement #5 is an agreement between Fluvanna County and Bowman Consulting Group and is **required to complete additional services associated with the waterline extension surveying.**

#### Timeline of Prior Events:

Date	Description	Budget -
Aug 2016	Supplemental Appropriation	+\$30,000
Dec 2016	Task Order #9 – Final Design	+\$47,870
May 2017	Task Order #10 – Bidding Services	+\$19,340
July 2017	Amendment to #3 – Dewberry	+\$4,500
July 2017	Proj. Agreement #4 – Bowman	+\$6,880
July 2017	Proj. Agreement #11– Dewberry	+\$51,330
July 2017	Proj. Agreement #5– Bowman	+\$22,950
<b>New Proposed Cash Funded Budget</b>		<b>\$757,870</b>

#### MOTION

Mr. O'Brien moved the Board of Supervisors approve a supplemental appropriation of \$22,950 from Unassigned Fund Balance to the Zion Crossroads Water and Sewer System project budget with the funds necessary for Project Agreement #5 to complete additional services associated with the waterline extension surveying. Mrs. Booker seconded and the motion passed 5-0. AYE: Sheridan, Booker, Eager, O'Brien, & Weaver. NAY: None. ABSENT: None.

And,

Mr. O'Brien moved the Board of Supervisors approve Project Agreement #5 between Fluvanna County and Bowman Consulting Group for additional services associated with the waterline extension surveying of the Zion Crossroads Water & Sewer System project totaling \$22,950, and further authorize the County Administrator to execute the agreement subject to approval as to form by the County Attorney. Mrs. Eager seconded and the motion passed 5-0. AYE: Sheridan, Booker, Eager, O'Brien, & Weaver. NAY: None. ABSENT: None.

#### 12. PUBLIC COMMENTS #2

At 5:34pm Chair Sheridan opened the second round of Public Comments.

With no one else wishing to speak, Chair Sheridan closed the second round of Public Comments at 5:34pm.

#### 13. CLOSED MEETING

##### MOTION TO ENTER INTO A CLOSED MEETING

At 5:45pm, Mr. O'Brien moved the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.1, A.3, A.5, A.7, & A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Personnel, Real Estate, Prospective Industry, Litigation, and Legal Matters. Mrs. Booker seconded. The motion carried, with a vote of 5-0. AYE: Sheridan, Booker, Eager, O'Brien, and Weaver. NAY: None. ABSENT: None.

#### RECONVENE IN OPEN SESSION

##### MOTION TO EXIT A CLOSED MEETING & RECONVENE IN OPEN SESSION

At 7:03pm, Mr. O'Brien moved that the Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and "BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting." Mr. Weaver seconded. The motion carried, with a roll call vote, of 5-0. AYES: Sheridan, Booker, Eager, O'Brien, and Weaver. NAYS: None. ABSENT: None.

**From:** Jason Smith <jsmith@fluvannacounty.org>  
**Sent:** Friday, July 7, 2017 10:51 AM  
**To:** Hudson, Jackie  
**Subject:** Fluvanna County Economic Development/LKQ Partnership

Hi Jackie,

I've got some other information on the LKQ partnership we're working together on. Here is the contact with address/phone info for the project:

- **Matt Caddy**  
District Manager - Northeast Region NE5 District  
17445 Old Stage Coach Rd. Dumfries, VA 22026  
(W) 703-441-4823 | (C) 503-849-3283 | (F)877-712-9305



Some other notes we talked about are as follows:

- This branch's estimated percentage of wholesale vs retail distribution is 90/10
  - < 50% sales will be from outside the state / estimated 5% of sales will come from out of state
  - More sales will be to in state businesses
- They will have more Business to Business sales than direct customer sales

Matt is available to answer any other detailed questions on this when you return and I'll be available to work with you on any other items needed to secure information or application materials.

Thanks and I hope you're enjoying your vacation... Talk with you soon. Jason

**Jason Smith**  
Director of Community and Economic Development | Fluvanna County | Palmyra, VA 22963  
Office: 434.591.1910 | Fax: 434.591.1911 | <http://www.fluvannacounty.org/>

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**From:** Hudson, Jackie <jhudson@yesvirginia.org>  
**Sent:** Thursday, July 20, 2017 5:03 PM  
**To:** Jason Smith  
**Subject:** RE: LKQ Corp 2017-138095

Great. Let me know when you get the word.

**From:** Jason Smith [mailto:jsmith@fluvannacounty.org]  
**Sent:** Thursday, July 20, 2017 5:01 PM  
**To:** Hudson, Jackie <jhudson@yesvirginia.org>  
**Subject:** Re: LKQ Corp 2017-138095

We talked this past Monday and it should be within a week or 2... They're still in negotiations with landowners.

Jason Smith  
Director of Community and Economic Development  
434-591-1910  
Fluvanna County, VA

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On Jul 20, 2017, at 4:56 PM, Hudson, Jackie <jhudson@yesvirginia.org> wrote:

OK thanks. Is there a timeline for their decision?

**From:** Jason Smith [mailto:jsmith@fluvannacounty.org]  
**Sent:** Thursday, July 20, 2017 4:55 PM  
**To:** Hudson, Jackie <jhudson@yesvirginia.org>  
**Subject:** Re: LKQ Corp 2017-138095

Yes, they are looking at more than one site. It's not part of an industrial park...

Jason Smith  
Director of Community and Economic Development  
434-591-1910  
Fluvanna County, VA

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On Jul 20, 2017, at 4:47 PM, Hudson, Jackie <jhudson@yesvirginia.org> wrote:

Are they looking at more than one site? An industrial park?

**From:** Jason Smith [mailto:jsmith@fluvannacounty.org]  
**Sent:** Thursday, July 20, 2017 4:44 PM

[REDACTED]

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**From:** Matt Caddy <mcaddy@LKQCORP.com>  
**Sent:** Wednesday, September 6, 2017 11:03 AM  
**To:** Jason Smith  
**Subject:** LKQ company overview.pptm  
**Attachments:** LKQ company overview.pptm

Jason,

Here is a power point with the info we talked about and some pictures of our new facilities recently completed.

Let me know you received it and give me a call with any questions.

Thanks,  
Matt

**From:** Jason Smith <jsmith@fluvannacounty.org>  
**Sent:** Friday, October 6, 2017 10:34 PM  
**To:** McClintock, Robert  
**Subject:** Re: LKQ

Interesting...

We're about a month or two away from making an announcement. The land acquisition has been finalized and we're working with them on some local incentives to finalize the project.

Jason

Jason Smith  
Director of Community and Economic Development  
434-591-1910  
Fluvanna County, VA

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On Oct 6, 2017, at 7:49 PM, McClintock, Robert <[RMcClintock@yesvirginia.org](mailto:RMcClintock@yesvirginia.org)> wrote:

Saw this in the news today for their HQ. How are you faring with your project?

<http://www.aftermarketnews.com/lkqs-north-american-operations-breaks-ground-new-headquarters-nashville/>

Sent with Good ([www.good.com](http://www.good.com))

**From:** Brad Robinson <brobinson@fluvannacounty.org>  
**Sent:** Wednesday, October 18, 2017 3:59 PM  
**To:** Jason Smith  
**Cc:** Jason Stewart  
**Subject:** Emailing: Initiating Resolution - LKQ 10\_18\_17  
**Attachments:** Initiating Resolution - LKQ 10\_18\_17.docx

Jason: For your use as needed. Thanks!

Your message is ready to be sent with the following file or link attachments:

Initiating Resolution - LKQ 10\_18\_17

**Note:** To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### **A Resolution to Recommend Amendment to the Fluvanna County Zoning Map for LKQ**

Whereas, LKQ desires to establish an operation in Fluvanna County on property identified as Tax Map 4-A-27A and currently zoned agricultural; and

Whereas, the proposed use is not permitted within the agricultural zoning district;

Now, therefore be it resolved that the Fluvanna County Board of Supervisors, pursuant to Fluvanna County Code Sec. 22-20-1(C), initiates an amendment to the Fluvanna County Zoning Map in order to change the zoning of the subject property from agricultural to industrial; and directs staff to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors.

And be it further resolved that the public purpose for the proposed amendment is to guide and protect orderly development and use of the property and to protect the public health, safety and welfare with respect thereto in accordance with good zoning practice and the provisions of the Comprehensive Plan.

DRAFT



**BOARD OF SUPERVISORS**  
County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 13-2017**

**A Resolution to Initiate an Amendment to the Fluvanna County Zoning Map  
for Tax Map Parcel 4-A-27A**

**WHEREAS**, Fluvanna County desires to support economic development in the county; and

**WHEREAS**, the owners of the property identified as Tax Map Parcel 4-A-27A desire to establish business operations in Fluvanna County on such property; and

**WHEREAS**, the property identified as Tax Map 4-A-27A is currently zoned agricultural; and

**WHEREAS**, the proposed use is not permitted within the agricultural zoning district; and

**NOW, THEREFORE BE IT RESOLVED** that the Fluvanna County Board of Supervisors, pursuant to Fluvanna County Code Sec. 22-20-1(C), hereby initiates an amendment to the Fluvanna County Zoning Map in order to change the zoning of the subject property from agricultural to industrial; and

**BE IT FURTHER RESOLVED** that the public purpose for the proposed amendment is to guide and protect orderly development and use of the property and to protect the public health, safety and welfare with respect thereto in accordance with good zoning practice and the provisions of the Fluvanna County Comprehensive Plan; and

**BE IT FURTHER RESOLVED** that the Board of Supervisors directs staff to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a Meeting of the Board held on 1<sup>st</sup> of November, 2017.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District	X					
Patricia B. Eager, Palmyra District	X					X
Anthony P. O'Brien, Rivanna District	X				X	
John M. Sheridan, Columbia District	X					
Donald W. Weaver, Cunningham District	X					

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John M. Sheridan, Chair  
Fluvanna County Board of Supervisors

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
ACTIONS TAKEN ON NOVEMBER 1, 2017**

*Mr. O'Brien arrived at 4:03pm.*

No.	Item- Regular Meeting	Action
1	Adoption of Agenda: With additions in New Business;	<b><u>BOARD APPROVED</u></b> 5-0
2	2018 TJPD Legislative Program: adopted the Draft Thomas Jefferson Planning District Legislative Program for 2018;	<b><u>BOARD APPROVED</u></b> 5-0
3	Emergency Management Coordinator Position Description: approved Position Description #9400, Emergency Management Coordinator, as presented, replacing Position Description #9410, Emergency Services Coordinator;	<b><u>BOARD APPROVED</u></b> 5-0
4	Resolution to Initiate Rezoning for Tax Map Parcel 4-A-27A: adopted a resolution entitled, "A RESOLUTION TO RECOMMEND AN AMENDMENT TO THE FLUVANNA COUNTY ZONING MAP FOR TAX MAP PARCEL 4-A-27A.";	<b><u>BOARD APPROVED</u></b> 5-0
5	FY18 BOS Contingency Budget Transfer: approved a budget transfer of \$20,000 from FY18 BOS Contingency to the FY18 Fire and Rescue Budget to reimburse Company 1, Palmyra Fire, for Brush 10 which will be transferred to the Fluvanna County Public Works Department;	<b><u>BOARD APPROVED</u></b> 5-0
6	Appointment to the Fluvanna Partnership for Aging – Fork Union District: appointed Susan VonderBecke as the Fork Union District Representatives to the Fluvanna Partnership for Aging, formerly held by Joan Talley, for a term to begin November 1, 2017 and to terminate December 31, 2020;	<b><u>BOARD APPROVED</u></b> 5-0
7	Zion Crossroads Water/Sewer System Project – Final Design, Invitation for Bids, and Property Acquisition: accepted and approved the plans, specifications, design elements and estimated cost for the Zion Crossroads Water and Sewer Projects as submitted by staff to the Board, and authorize the County Administrator to approve technical, conforming, and other amendments thereto, consistent with the scope of the Projects, And, authorized and direct staff to develop and issue one or more invitations for bids to construct the Zion Crossroads Water and Sewer Projects, subject to approval as to form by the County Attorney, And, direct staff and the County Attorney to begin the process of coordinating the acquisition of all property interests, easements, and rights of way necessary for the construction of the Zion Crossroads Water and Sewer Projects, including but not limited to initiating procurement of title, appraisal and other related services;	<b><u>BOARD APPROVED</u></b> 5-0  <b><u>BOARD APPROVED</u></b> 5-0  <b><u>BOARD APPROVED</u></b> 5-0



**FLUVANNA COUNTY PLANNING COMMISSION  
ACTIONS TAKEN ON DECEMBER 12, 2017**

No.	Item- 7:00 pm Regular Meeting	Action
1	<b>Minutes of November 6, 2017</b>	<b><u>Commission Approved</u></b> 5-0
2	<p><b>Capital Improvement Plan FY 2019-23 – Brad Robinson, Senior Planner</b> A proposed Capital Improvement Plan (CIP) for fiscal years 2019 through 2023 (FY2019 – FY 2023) has been prepared by County Staff (County Administration, Parks &amp; Recreation, Public Schools, Public Works, Sherriff's Office, Fire &amp; Rescue, etc.). The proposal has been forwarded to the Planning Commission for review, in accordance with Virginia Code §15.2-2239.</p> <p>A public hearing on the proposed CIP will be held at the Planning Commission meeting on December 12, 2017. After the public hearing, the Planning Commission may make a recommendation to the Board of Supervisors regarding the proposed CIP.</p>	<b><u>Commission Approved</u></b> 5-0
3	<p><b>ZMP 17:04 - Amber Hill LLC – Brad Robinson, Senior Planner</b> To amend the Fluvanna County Zoning Map with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A, to rezone the same from A-1, Agricultural, General, to I-2, Industrial, General.</p> <p>The property is located along Memory Lane (State Route 698), approximately 0.35 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Rural Residential Planning Area and the Palmyra Election District. <b>Existing Zoning:</b> A-1, Agricultural, General <b>Proposed Zoning:</b> I-2, Industrial, General</p> <p><b>Mr. Zimmer moved to recommend approval. There was no second.</b></p> <p><b>Mrs. Cotellessa moved to recommend deferral. There was no second.</b></p> <p><b>Mr. Zimmer moved to recommend denial, and Mrs. Cotellessa seconded. The motion failed with a vote of 2-2-1. AYES: Lagomarsino and Cotellessa. NAYS: Bibb and Zimmer. ABSTAIN: Mr. Johnson.</b></p> <p><b>Mr. Zimmer moved to recommend denial, and Mrs. Cotellessa seconded. The motion carried with a vote of 3-1-1. AYES: Lagomarsino, Cotellessa and Zimmer. NAYS: Bibb. ABSTAIN: Johnson.</b></p>	<b><u>Commission Denied</u></b> 3-1-1
4	<p><b>SUP 17:04 – The Light Academy Inc. – James Newman, Planner</b> Request to establish an Educational Facility with respect to 10 acres of Tax Map 39, Section A, Parcel 48. The property is located on the north side of Cunningham Road (Route 697), approximately 350 feet west of the intersection with Shores Road (Route 640). The property is located in the Fork Union Election District and is within a Rural Preservation Planning Area.</p> <p><b>Proposed Conditions for Special Use Permit</b></p> <ol style="list-style-type: none"> <li>1. Regular hours of operation shall be 6:30 A.M. to 6:30 P.M. After school, activities and ancillary uses of the property and facilities (such as community classes, dances, club meetings, sports, etc.) shall be permitted until 11 P.M.</li> <li>2. A minor site plan will be required to be filed within two (2) years of the date of Special Use Permit approval.</li> <li>3. Outdoor events featuring 200 or more people will require a separate Special Use Permit for an 'Outdoor Gathering', as specified in the current Zoning Ordinance.</li> <li>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.</li> <li>5. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.</li> <li>6. 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.</li> </ol>	<b><u>Commission Approved</u></b> 5-0

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
ACTIONS TAKEN ON December 20, 2017**

Mr. Sheridan – Absent

Mrs. Eager Arrived at 4:37 pm

No.	Item- Regular Meeting	Action
No.	Item- 4:00 pm Work Session	Action
1	Budget Work Session: Non Profit Presentations <ul style="list-style-type: none"> <li>• Piedmont Housing Alliance, Shelley Murphy</li> <li>• PVCC, Mr. Kim McManus</li> <li>• ReadyKids - Not present</li> <li>• Region Ten, Charlie Fawcett</li> <li>• Rivanna Conservation Alliance - Not present</li> <li>• SARA, Becky Weybright</li> <li>• Shelter for Help in Emergency - Not present</li> <li>• Southeast Rural Community Assistance Project (SERCAP) - Rescheduled to 1/17/18</li> <li>• Thomas Jefferson EMS - Not present</li> <li>• Thomas Jefferson Soil and Water Conservation District, Anne Coates</li> <li>• TJPDC, David Blount</li> </ul>	<b><u>NO ACTION</u></b>
2	Closed Session (Real Estate, Investment of Funds, Prospective Business, and Legal Matters);	<b><u>NO ACTION</u></b>
No.	Item- 7:00 pm Regular Meeting	Action
3	Adoption of Agenda: as presented;	<b><u>BOARD APPROVED</u></b> <b>4-0</b>
4	SUP 17:04 – The Light Academy Inc.: approved Special Use Permit 17:04, a request to establish an Educational Facility with respect to 10 acres of Tax Map 39, Section A, Parcel 48, subject to the six (6) conditions listed in the Staff Report. <b>Staff Conditions:</b> <ol style="list-style-type: none"> <li>1. Regular hours of operation shall be 6:30 A.M. to 6:30 P.M. After school activities and ancillary uses of the property and facilities (such as community classes, dances, club meetings, sports, etc.) shall be permitted until 11 P.M.</li> <li>2. A minor site plan will be required to be filed within two (2) years of the date of Special Use Permit approval.</li> <li>3. Outdoor events featuring 200 or more people will require a separate Special Use Permit for an 'Outdoor Gathering', as specified in the current Zoning Ordinance.</li> <li>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.</li> <li>5. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.</li> </ol>	<b><u>BOARD APPROVED</u></b> <b>4-0</b>

6.	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;	
5	ZMP 17:04 - Amber Hill LLC: approved ZMP 17:04, an ordinance to amend the Fluvanna County Zoning Map with respect to approximately 90.17 acres of Tax Map 4, Section A, Parcel 27A, to rezone the same from A-1, Agricultural, General, to I-2, Industrial, General;	<b><u>BOARD APPROVED</u></b> <b>4-0</b>

# LKQ Arriving In Zion's Crossroads

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To Whom It May Concern,

I want to take this opportunity to introduce myself as a local business owner that is looking forward to LKQ's arrival. My name is Mac McManus together Lorri Miller and I own and operate Mac's Auto Center & Mac's Service Center. We primarily install new parts on the vehicles we repair due to the fact we warranty our repairs 3 years or 36,000 miles. We see two main variables in a customer needing to purchase a used part rather than a new part. O.E. automobile manufacturers often discontinue producing parts for cars after 10 years to make room on their shelves for new model parts. We find that the older parts are not produced by an aftermarket manufacturer and sold at your local auto parts store i.e. Napa, Advance, O'Reilly or Auto Zone. This requires searching for a quality used part for a 2007 or older model vehicle online as well as through a recycled auto part supplier such as LKQ. The second scenario is when that older vehicle they own needs an engine or transmission and the cost of a new replacement unit far exceeds the value of the vehicle. Sometimes the customer is just trying to get the car to last a few more years' i.e. to allow their child to get through college. Both of these examples are common in our industry.

I am not foolish enough to think that everyone that will read this does not have a 10 year or older car somewhere in their extended family. There is a need for a well run organization to step into the recycled auto parts industry and simply do it professionally. I assure you that if any of you have ever graced the entrance of some salvage yards you would certainly see a need for the type of business practices LKQ has demonstrated. Ladies and gentleman you should be grateful LKQ has decided to come to our neighborhood and create jobs and maintain a clean facility. I know Lorri and I certainly look forward to having the opportunity to work with them at some point in the near future.

Sincerely,

Mac McManus

