



FLUVANNA COUNTY BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

June 5, 2024

Regular Meeting at 5:00 pm

Work Session at 7:00 pm

TAB AGENDA ITEMS

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 – APPOINTMENTS

A Board, Commission, and Committee Appointments – Eric Dahl, County Administrator

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

B VDOT Quarterly Report – Scott Thornton, Residency Administrator/Louisa Residency

C Children’s Services Act Semi-Annual Report – Bryan Moeller, CSA Coordinator

D Department of Emergency Services New Station 3 in Kents Store – Jim True, EMS Supervisor

E TJPDC Rural Housing Study – Laurie Jean Talun, TJPDC Regional Housing and Community Development Grants Manager

F Fluvanna County Housing Needs – Kim Hyland, Executive Director, Fluvanna-Louisa Housing Foundation (FLHF) & Mozell H. Booker, FLHF Board Member

8 – ACTION MATTERS

G Authorization to Advertise Public Hearing to Amend Section 6-1-5 of the County Code to Increase Erosion and Sediment Control Review Fees – Dan Whitten, County Attorney

H Authorization to Advertise a Public Hearing to consider waiver request, Mountain Hill Subdivision – Dan Whitten, County Attorney; Todd Fortune, Director of Planning

9 – PUBLIC HEARING

None.

10 – CONSENT AGENDA

I Minutes of May 15, 2024 – Caitlin Solis, Clerk to the Board

J Resolution to accept the MOU with Virginia Department of Historic Resources – Dan Whitten, County Attorney

K CRMF - Ambulance 49 Engine Replacement – James True, Emergency Services Supervisor

L CRMF - FMS & FCHS Cabling installation and anchoring of VAPE detectors

M CRMF - FMS Hot Water Heater Storage Tank

N CRMF - FMS VACORP Property Damage Reimbursement

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the County.

11 – UNFINISHED BUSINESS

TBD

12 – NEW BUSINESS

TBD

13 – PUBLIC COMMENTS #2 (5 minutes each)

14 – CLOSED MEETING

TBD

RECESS – DINNER BREAK

RECONVENE @ 7:00pm Morris Room

JOINT WORK SESSION WITH PLANNING COMMISSION

A – CALL TO ORDER

B – PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

C – SOLAR DISCUSSION

Virginia Department of Energy – Aaron Berryhill

Dominion Energy – Todd Flowers

Virginia Cooperative Extension – John Ignosh

Virginia Farm Bureau – Katelyn Rose Jordan

D – ADJOURN



County Administrator Review

PLEDGE OF ALLEGIANCE

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

GENERAL RULES OF 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 defamatory or abusive language directed at any member of the Board or other person, to create excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches, however, the Board may by majority vote of the Board members present and voting to overrule the judgment of the Chair.
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.

RULES OF PROCEDURE FOR PUBLIC HEARINGS

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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FLUVANNA COUNTY BOARD OF SUPERVISORS
BCC APPOINTMENTS STAFF REPORT

TAB A

MEETING DATE:	June 5, 2024		
AGENDA TITLE:	Board, Commission, and Committee Appointments		
MOTION:	I move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s):		
Board/Commission/Committee	Applicants	Begins Term	Ends Term
Economic Development Authority (EDA) – At-Large Position	Robert Stoufer A. Reese Peck Erica Rice Charlotte Gregory James Schoenster	7/1/2024	6/30/2028
JAUNT Board	James Schoenster	7/1/2024	6/30/2027
Library Board of Trustees (LBOT) – At-Large Position	Cheryl Potter (I)	7/1/2024	6/30/2028
Monticello Area Community Action Agency (MACAA) – Fluvanna County Representative	Chris Baca James Schoenster	6/5/2024	10/31/2025
Planning Commission – Cunningham District Position	Barry Bibb (I) Suzy Morris Josh Bower A. Reese Peck	7/1/2024	6/30/2028
Planning Commission – Palmyra District Position	Howard Lagomarsino (I) Robert Stoufer James Schoenster	7/1/2024	6/30/2028

BCC VACANCIES AND APPLICANTS				
BCC Vacancies	Applicants	Appt	District	Current BCC Appointments / Other Notes
Economic Development Authority (EDA) – At-Large Position	Robert Stoufer	Appt	Palmyra	Term to begin July 1, 2024 and end June 30, 2028.
Economic Development Authority (EDA) – At-Large Position	A. Reese Peck	Appt	Cunningham	Term to begin July 1, 2024 and end June 30, 2028.
Economic Development Authority (EDA) – At-Large Position	Erica Rice	Appt	Fork Union	Term to begin July 1, 2024 and end June 30, 2028.

Economic Development Authority (EDA) – At-Large Position	Charlotte Gregory	Appt	Palmyra	Term to begin July 1, 2024 and end June 30, 2028.
Economic Development Authority (EDA) – At-Large Position	James Schoenster	Appt	Palmyra	Term to begin July 1, 2024 and end June 30, 2028.
JAUNT Board	James Schoenster	Appt	Palmyra	Term to begin July 1, 2024 and end June 30, 2027.
Library Board of Trustees (LBOT) – At-Large Position	Cheryl Potter (I)	Reappt	Columbia	Incumbent seeking reappointment. Two terms served. Term to begin July 1, 2024 and end June 30, 2028.
Monticello Area Community Action Agency (MACAA) – Fluvanna County Representative	Chris Baca	Appt	Cunningham	Unexpired term to begin immediately and end October 31, 2025.
Monticello Area Community Action Agency (MACAA) – Fluvanna County Representative	James Schoenster	Appt	Palmyra	Unexpired term to begin immediately and end October 31, 2025.
Planning Commission – Cunningham District Position	Barry Bibb (I)	Reappt	Cunningham	Incumbent seeking reappointment. Four terms served. Term to begin July 1, 2024 and end June 30, 2028.
Planning Commission – Cunningham District Position	Suzy Morris	Appt	Cunningham	Also serving on the Economic Development and Tourism Advisory Council (EDTAC). Term to begin July 1, 2024 and end June 30, 2028.
Planning Commission – Cunningham District Position	Josh Bower	Appt	Cunningham	Also serving on the Economic Development Authority. Term to begin July 1, 2024 and end June 30, 2028.
Planning Commission – Cunningham District Position	A. Reese Peck	Appt	Cunningham	Term to begin July 1, 2024 and end June 30, 2028.
Planning Commission – Palmyra District Position	Howard Lagomarsino (I)	Reappt	Palmyra	Incumbent seeking reappointment. Three terms served. Term to begin July 1, 2024 and end June 30, 2028.
Planning Commission – Palmyra District Position	Robert Stoufer	Appt	Palmyra	Term to begin July 1, 2024 and end June 30, 2028.
Planning Commission – Palmyra District Position	James Schoenster	Appt	Palmyra	Term to begin July 1, 2024 and end June 30, 2028.

DISCUSSION:	<ul style="list-style-type: none"> • Economic Development Authority (EDA) – At-Large Position – one position available with a term to begin July 1, 2024 and end June 30, 2028. • JAUNT Board – Fluvanna County Representative Position – one position available with a term to begin July 1, 2024 and end June 30, 2027. • Library Board of Trustees (LBOT) – At-Large Position – one position available with a term to begin July 1, 2024 and end June 30, 2028.
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	<ul style="list-style-type: none">• Monticello Area Community Action Agency (MACAA) – Fluvanna County Representative – Unexpired term to begin immediately and end October 31, 2025.• Planning Commission – Cunningham District Position – one position available with a term to begin July 1, 2024 and end June 30, 2028.• Planning Commission – Palmyra District Position – one position available with a term to begin July 1, 2024 and end June 30, 2028.
ENCLOSURES:	Candidate Applications



APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

County of Fluvanna

Applicants are considered as vacancies occur and your application will be kept on file for three years.

Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Before completing the application, please review the membership requirements for the Board, Commission, or Committee for which you are interested. Applicants who do not meet membership requirements will not be put forward for consideration.

Name: <h2 style="margin: 0;">Charlotte Gregory</h2>	Election <input type="checkbox"/> Columbia <input type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union District: <input checked="" type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience. You may also provide a resume/CV.): 	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: I currently serve on the Woman In Business of Fluvanna board of directors as the secretary and events coordinator	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): I am the owner of Bump2Baby 3D Ultrasound Studio in Zion Crossroads professional park	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: Looking to be more active and to give back to the community I live in.	

Fluvanna County Board, Committee, and Commission Attendance Policy

(Approved June 17, 2015)

1. BCC members shall attend at least two-thirds of all scheduled meetings in each calendar year while serving.
2. The Chairperson of the board, commission, or committee shall notify the Clerk to the Board of Supervisors of any absences exceeding this policy.
3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

**PLEASE INDICATE BELOW THE BOARDS, COMMISSIONS, OR COMMITTEES (BCC)
ON WHICH YOU WISH TO SERVE.**

X	BCC	X	BCC	X	BCC
	Agricultural/Forestral District Advisory Committee		Finance Board		Piedmont Virginia Community College (PVCC) Board
	Board of Equalization (BOE)		Fluvanna Partnership for Aging Committee (FPA)		Planning Commission (PC)
	Board of Zoning Appeals (BZA)		Fork Union Sanitary District (FUSD) Advisory Committee		Region Ten Community Services Board
	Building Code of Appeals Board		James River Water Authority (JRWA)		Rivanna River Basin Commission
	Central Virginia Regional Jail (CVRJ) Authority		JAUNT Board		Social Services Board
	Columbia Task Force (CARE)		Jefferson Area Board of Aging (JABA) Advisory Council		Thomas Jefferson Planning District Commission (TJPDC)
	Community Policy & Management Team (CPMT)		Jefferson Area Board of Aging (JABA) Board of Directors		Thomas Jefferson Water Resources Protection Foundation
X	Economic Development Authority (EDA)		Library Board of Trustees		
X	Economic Develop. & Tourism Advisory Council (EDTAC)		Monticello Area Community Action Agency (MACAA)		
	Family Assessment and Planning Team (FAPT)		Parks & Recreation Advisory Board (RAB)		

**Submit by email (clerk@fluvannacounty.org) or mail to:
County of Fluvanna, Attention: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963**

By signing below you are indicating that you have read and understand the Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.

In accordance with Virginia Code §2.2-3705.1, by submitting this application, it is presumed that you are providing your personal contact information to be used for communicating with the County, and unless otherwise indicated by you, your personal contact information will not be shared publicly.

Applicant's Signature <i>(Typing name below serves as digital signature)</i> Charlotte Gregory (from file)		Date 5/13/2024	
Mailing Address (including City, State, & ZIP) 139 Virginia Ave Palmyra, Virginia 22963		Physical Address (if different)	
Years Lived in Fluvanna 3	Phone # [REDACTED]	Alternate Phone #	Email Address [REDACTED]
Office Use Only			
Application Received On:	5/13/2024	Application Received By:	
Acknowledgement Sent:	5/13/2024	Caitlin Solis	
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			



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Name: Erica Rice	Election <input type="checkbox"/> Columbia <input type="checkbox"/> Cunningham <input checked="" type="checkbox"/> Fork Union District: <input type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience. You may also provide a resume/CV.): I own a technology consulting business in which I help small business owners with websites, branding, organization, and marketing tasks. I have been in business for almost 6 years.	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: I served as the VP of Communications, Special Events Coordinator, and Member at Large for Peninsula Women's Network from 2018-2022	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates):	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: I grew up in Fluvanna County from 1989-2008, I moved to Hampton Roads and am now back. I enjoy seeing all the new growth and businesses in the area and want to contribute to a thriving small town economy.	

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X	BCC	X	BCC	X	BCC
	Agricultural/Forestral District Advisory Committee		Finance Board		Piedmont Virginia Community College (PVCC) Board
	Board of Equalization (BOE)		Fluvanna Partnership for Aging Committee (FPA)		Planning Commission (PC)
	Board of Zoning Appeals (BZA)		Fork Union Sanitary District (FUSD) Advisory Committee		Region Ten Community Services Board
	Building Code of Appeals Board		James River Water Authority (JRWA)		Rivanna River Basin Commission
	Central Virginia Regional Jail (CVRJ) Authority		JAUNT Board		Social Services Board
	Columbia Task Force (CARE)		Jefferson Area Board of Aging (JABA) Advisory Council		Thomas Jefferson Planning District Commission (TJPDC)
	Community Policy & Management Team (CPMT)		Jefferson Area Board of Aging (JABA) Board of Directors		Thomas Jefferson Water Resources Protection Foundation
X	Economic Development Authority (EDA)		Library Board of Trustees		
X	Economic Develop. & Tourism Advisory Council (EDTAC)		Monticello Area Community Action Agency (MACAA)		
	Family Assessment and Planning Team (FAPT)		Parks & Recreation Advisory Board (RAB)		

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Applicant's Signature <i>(Typing name below serves as digital signature)</i>		Date	
Erica L. Rice		3-29-2024	
Mailing Address (including City, State, & ZIP)		Physical Address (if different)	
174 N. Boston Road Troy, VA 22974			
Years Lived in Fluvanna	Phone #	Alternate Phone #	Email Address
20	<div style="background-color: black; width: 100px; height: 15px;"></div>		<div style="background-color: black; width: 100%; height: 15px;"></div>
Office Use Only			
Application Received On:	3-29-24	Application Received By:	
Acknowledgement Sent:	4-1-24	Leontyne Peck	
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			

ERICA RICE

WEB DESIGNER



BOS2024-06-05 p.13/202

Troy, VA 22974



OVERVIEW

Erica Rice is a well-rounded, professional web designer with experience in multiple CMS systems. She specializes in building WordPress and the Elementor theme. She is currently an IT consultant for small businesses. She designs and develops websites, sets up automations, and integrates third-party applications and plugins. Erica enjoys troubleshooting and communicating complex technical solutions with clients when the need arises. Erica is a fast learner, a skilled designer, and an excellent project manager.

EXPERIENCE

Jul 2018 - Present **Small Business Technology Consultant**
Erica Rice Digital Consulting, LLC

- Requirements gathering for various types of projects including website design, logo and brand design, and CRM (customer relationship management) setup for small business owners
- Meet with small business clients virtually to teach them technology, including social media platforms, email marketing tools, online form builders, and graphic design applications, in order to market their businesses online effectively and streamline their processes
- Oversee all client projects and accounts and delegate tasks as necessary
- Manage a team of 3 employees and numerous contractors in order to complete client projects and the day-to-day tasks of the business including sales, marketing, accounting and business development

Apr 2015 - Mar 2021 **Design Educator, Part-Time**

Chegg (Formerly Thinkful)

- Taught UI/UX Skills to adult students in the UX/UI Design Bootcamp Certification Course

EDUCATION

ECPI University

Graduated in 2011

B.S. in Computer and Information Science, *magna cum laude*

Specialization: Web Development

TECH SKILLS

- WordPress Development
- Elementor
- HTML
- CSS
- Graphic Design & Branding
- Microsoft Office
- Google Suite
- Adobe Photoshop
- Adobe Illustrator
- Adobe Acrobat Pro
- Figma
- Canva

EXPERIENCE (CONT'D)

Apr 2015 - **UI/UX Web Developer**
Jul 2018 Sentara Healthcare

- Redesigned the corporate intranet with a new, responsive design, communicating design decisions to stakeholders
- Worked with the team to create an interface that would meet the project requirements and the needs of both employees and organization managers
- Research, design, code, and deploy user interface solutions with a focus on the user experience
- Perform WordPress administration tasks and provide support for team portals built on Sharepoint 2010

Nov 2012 - **Information Technology Consultant,**
Apr 2015 **Web Designer/Developer**
Marathon Consulting

- Design style tiles and web page mock-ups using Adobe Photoshop
- Install, configure and write training documentation on Umbraco, an open-source, .NET CMS
- Code websites from scratch using the Twitter Bootstrap 3 framework, HTML5, CSS3, and LESS
- Implement additional functionality and incorporate dynamic content by writing C# Razor scripts and jQuery

Jul 2010 - **Web Designer 2, Web Designer 1, and**
Nov 2012 **Tier 1 Technical Support**
InMotion Hosting

- Designed and developed websites from scratch using Adobe Photoshop, Adobe Dreamweaver, XHTML, CSS, and WordPress
- Managed 20-30 client projects simultaneously and communicated with clients through Basecamp project management software and via phone
- Optimized websites for search engines and user accessibility
- Trained customers to use Wordpress CMS and OpenCart open-source shopping cart software
- Provided phone, chat, and email support for web hosting and WordPress

CREDENTIALS

17hats CRM Ambassador
Jul 2021 - Present

Square Official Partner
Square, Inc.
Feb 2022 - Present

Microsoft Technology Associate
(MTA): Software Development
Fundamentals
Oct 2014

Programming in HTML5 with
JavaScript and CSS3 Specialist
Certification
Jan 2013

VOLUNTEER

V.P. of Communications

Peninsula Women's Network
Newport News, VA
Responsibilities Included:
Email & Social Media Communication

Web Master

Defenders of the Bridge, Official
Lionsbridge FC Supporters Club
Newport News, VA
Responsibilities Included:
Website Design & Maintenance

REFERENCES

Available upon request.



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Name: A. Reese Peck	Election <input type="checkbox"/> Columbia <input checked="" type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union District: <input type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience. You may also provide a resume/CV.): See attached resume.	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: <small>Essex County EDA, board appointment. James City County Planning Commission, board appointment. King & Queen/Essex Regional Public Radio System Policy Team, ex-officio member. Virginia Peninsula Public Service Authority, board appointment. Middle Peninsula Planning District Commission, board appointment. Middle Peninsula Juvenile Detention Commission, board appointment. Middle Peninsula Broadband Authority, board appointment. Missouri River Basin Association, gubernatorial appointment. Northern States Power Resource Advisory Board (1991), company's request. Small Business Clean Air Compliance Advisory Panel, department appointment. Town of Clifton Park Trails Advisory Committee, board appointment. CWC Catskill Fund for the Future Loan Review Committee, board appointment.</small>	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): No current associations. Past Rotarian - 12 years.	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: I am a retired public administrator that has a wealth of experience in planning & zoning, economic development and natural resource management. I want to share my expertise in the community I choose to live the rest of my retirement in.	

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X	BCC	X	BCC	X	BCC
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	Board of Equalization (BOE)		Fluvanna Partnership for Aging Committee (FPA)	X	Planning Commission (PC)
	Board of Zoning Appeals (BZA)		Fork Union Sanitary District (FUSD) Advisory Committee		Region Ten Community Services Board
	Building Code of Appeals Board	X	James River Water Authority (JRWA)	X	Rivanna River Basin Commission
	Central Virginia Regional Jail (CVRJ) Authority		JAUNT Board		Social Services Board
	Columbia Task Force (CARE)		Jefferson Area Board of Aging (JABA) Advisory Council	X	Thomas Jefferson Planning District Commission (TJPDC)
	Community Policy & Management Team (CPMT)		Jefferson Area Board of Aging (JABA) Board of Directors		Thomas Jefferson Water Resources Protection Foundation
X	Economic Development Authority (EDA)		Library Board of Trustees		
	Economic Develop. & Tourism Advisory Council (EDTAC)		Monticello Area Community Action Agency (MACAA)		
	Family Assessment and Planning Team (FAPT)		Parks & Recreation Advisory Board (RAB)		

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In accordance with Virginia Code §2.2-3705.1, by submitting this application, it is presumed that you are providing your personal contact information to be used for communicating with the County, and unless otherwise indicated by you, your personal contact information will not be shared publicly.

Applicant's Signature <i>(Typing name below serves as digital signature)</i>		Date	
A. Reese Peck		1/17/2023	
Mailing Address (including City, State, & ZIP)		Physical Address (if different)	
5 Spoon Terrace, Palmyra			
Years Lived in Fluvanna	Phone #	Alternate Phone #	Email Address
6 months	[REDACTED]		[REDACTED]
Office Use Only			
Application Received On:	1/23/2024	Application Received By:	
Acknowledgement Sent:	1/29/2024	Caitlin Solis	
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			

A. Reese Peck

5 Spoon Terrace ♦ Palmyra, VA 22963 ♦ [REDACTED] [REDACTED]

Profile

Motivated, personable, public administration professional with multiple college degrees and a successful 35-year track record of public service. Talent for quickly mastering complex public policy issues. Diplomatic and tactful with professionals and non-professionals at all levels. Accustomed to handling sensitive issues in a public setting.

Flexible and versatile – able to maintain a sense of humor under pressure. Poised and competent with demonstrated ability to easily transcend cultural differences. Excellent team-building skills.

Education

University of South Dakota – Vermillion, SD
Master's Degree in Public Administration, 1977

SUNY Albany – Albany, NY
Bachelor's Degree in Political Science, 1975

Core Competencies

- ♦ Board Management
- ♦ Public Finance
- ♦ Human Resources
- ♦ Knowledge of state and local governmental arrangements
- ♦ Knowledge of local public services, land use, environmental and fiscal issues
- ♦ Demonstrated ability to develop solutions and recommendations for appropriate action.
- ♦ Demonstrated ability to draft agency procedures and policy statements.
- ♦ Effective in dealings with state and local officials, agency staff and the public
- ♦ Effective communicator

Selected Accomplishments In Essex County

Working under the leadership of Essex County Board of Supervisors, in just three short years we were able to implement initiatives in the following areas.

- ♦ **Transparency.** Updated and expanded the County website using the following platforms: MuniCode, Board Doc, OpenGov and Civic Live.
- ♦ **Board management.** Worked with the BOS to develop and adopt its first ever set of operating By-Laws, established a monthly work session schedule, implemented the use of Board Docs and developed Board expense and reimbursement policies.
- ♦ **Citizen participation.** Established three new advisory committees (Animal Control, Parks & Recreation, and Agricultural and Forestry). Worked with the various local economic development groups to fund and hire a full time economic developer. Worked with the EDA and industry representatives to develop a roadmap for agriculture and forestry industries in Essex County.
- ♦ **Intragovernmental relations.** Implemented weekly meetings with Department Heads and quarterly meetings with Constitutional Officers and the Superintendent of Schools. Updated County policies and procedures with the involvement of Board Members, Department Heads, Constitutional Officers and County staff. Developed and implemented personnel policy MOU's with Extension, Registrar, Revenue, Treasurer, Sheriff and Commonwealth's Attorney.

Reese Peck

- ◆ **Employee relations.** Developed and implemented employee surveys and newsletters to gain employee feedback and foster better communication. Established an employee recognition program and encouraged professional development training. Implemented an on-line performance evaluation management system.
- ◆ **Financial management.** Rationalized the County's retirement health benefits (reducing the County's OPEB liability by \$1.78 million), increased the County's unassigned fund balance, thus allowing us to reduce the amount of RAN borrowing, and continued to decrease the amount of outstanding County debt.

Management Experience Summary

I have over 30 years of progressively responsible management experience. Management positions I have held include County Administrator, Town Manager, State Agency Division Director, State Department Deputy Secretary, Executive Director of a large public agency, and Managing Principal for a national financial services firm.

Virginia Public Service (2007-2022) – In addition to serving as Bowling Green's Town Manager, I previously served as as Essex County's Administrator, Chaired the James City County's Planning Commission (one of the fastest growing counties in Virginia), managed Virginia's Enterprise Zone Program, served on Essex County's EDA and restructured the state of Virginia's Stormwater Management Program.

Managing Principal/Sales Manager (1999-2005) - Financial Services Manager and Investment Advisor Supervisor for the Albany Prudential Insurance Agency and, at Waddell & Reed, was District Manager in the Greater Albany Area and Managing Principal in the Hampton Roads Area. Recruited, trained and developed award winning financial services sales units.

Executive Director (1997-1999) – Set up a \$200 million regional development corporation. The CWC was the result of a precedent-setting agreement between New York City, the upstate communities that supply its water, environmental interests, and state and federal authorities. The 1997 New York City Watershed Memorandum of Agreement required the development of a total of 14 city-funded environmental protection and economic development programs in the watershed west of the Hudson River. The CWC was required to establish and implement seven of those programs, including the Catskill Fund for the Future (CFF), a \$59.7 million business loan and grant program.

State Agency Manager (1981-1995) – Eight of my 16 years in management at the SD Department of Environment and Natural Resources were in the capacity as the cabinet secretary's deputy. In the Deputy position, I managed the day-to-day activities of the agency's environmental and water resources programs. My responsibilities included administering all major federal environmental programs within South Dakota, including Safe Drinking Water Act, Clean Water Act, Resource Conservation and Recovery Act, Community Right-to-Know Act and Superfund.

I also prepared the department's annual operating budget; identified agency funding opportunities and oversaw the management of the agency's 12 major federal funding grants. Developed and implemented department internal fiscal controls and operating procedures. Supervised department's personnel functions. Conducted department management reviews and implemented subsequent reorganizations of operating divisions to more effectively deliver department services.

Reese Peck

Government-Related Board and Association Appointments

- ◆ King & Queen/Essex Regional Public Radio System Policy Team, ex-officio member.
- ◆ Middle Peninsula Jail Authority (alternate), board appointment.
- ◆ Virginia Peninsula Public Service Authority, board appointment.
- ◆ Middle Peninsula Planning District Commission, board appointment.
- ◆ Middle Peninsula Juvenile Detention Commission, board appointment.
- ◆ Middle Peninsula Broadband Authority, board appointment.
- ◆ Middle Peninsula Public Access Authority (alternate), board appointment.
- ◆ Rappahannock Community College Business Management Citizens' Advisory Committee, college appointment.
- ◆ James City County Planning Commission, board appointment.
- ◆ Missouri River Basin Association, gubernatorial appointment.
- ◆ Western States Water Council, gubernatorial appointment.
- ◆ Association of State and Interstate Water Pollution Control Administrators, department appointment.
- ◆ Interstate Council on Water Policy, department appointment.
- ◆ National Institute for the Environment, department appointment.
- ◆ Northern States Power Resource Advisory Board (1991), company's request.
- ◆ Small Business Clean Air Compliance Advisory Panel, department appointment.
- ◆ State Emergency Response Commission, department appointment.
- ◆ Town of Clifton Park Trails Advisory Committee, board appointment.
- ◆ CWC Catskill Fund for the Future Loan Review Committee, board appointment.
- ◆ Hampton Roads Financial Planning Association's Legislative Director, board appointment.

January 23, 2024

Dear Ms. Solis:

Please find my application to serve on Fluvanna County boards, commissions and committees and supporting documents. I am a retired public administrator that has a wealth of experience in planning & zoning, economic development, and natural resource management. I want to share my expertise with the community I choose to live the rest of my retirement in.

My background includes working as a planner for a PDC, serving on the Board of a PDC and as an Executive Director of a regional environmental and economic development agency (see attached Catskill Watershed article). As a former County Administrator, I have thorough knowledge of local governments operations, have served on local advisory boards, managed environmental and water resources programs in two states, and developed local and regional economic development programs.

I am also a Certified Virginia Planning Commissioner and former Chair of James City County Planning Commission (one of the fastest growing counties in Virginia). I serve as Chair of its policy committee and in 2010 Chair of the full Commission. As Chair I introduce to the County an Annual Scorecard for monitoring progress on implementing the County's Comprehensive Plan (see attached 2010 Annual Report).

Sincerely,



A. Reese Peck
5 Spoon Terrace
Palmyra, VA 22963



IN THE REGION

Reese Peck leads the Catskill Watershed Corporation

The Catskill Watershed Corporation has engaged Reese Peck as Executive Director. A former Deputy Secretary of Environment and Natural Resources in South Dakota, Peck began his state career with the South Dakota State Planning Bureau in 1979 as the local government liaison. He helped develop local technical assistance programs to coordinate state policy objectives and local concerns. He later moved to the State's Department of Environment and Natural Resources, where he continued his close association with local governments through the administration of the state \$7 million Community Development Block Grant Program, other state funding programs and the State's Water Planning Process.

Peck has coordinated the

financing of over \$700 million worth of municipal and regional infrastructure projects using a wide variety of funding sources. These projects were crucial to the local economy, and promotion of community and economic development.

The South Dakota Department of Environment and Natural Resources successfully proposed legislation that impacted state-wide environmental and water issues. Most notable of the legislative successes was passage of the South Dakota Environmental Protection Acts of 1989 and 1992 and creation of regional water planning and financing districts.

Peck holds a Master's of Public Administration degree from the University of South Dakota and a Bachelor of Arts in political science from SUNY, Albany.



A. Reese Peck, new Executive Director of the CWC

His wife, Julie Apgar, was raised in Stone Ridge and attended colleges in Stone Ridge, Oneonta and Cortland. Peck was raised in Fishkill, NY.

The couple have four children, Moriah, Tara, Kristofer and Alexander.

Catskill Watershed Corporation Update

Reese Peck isn't concentrating on the three R's, he's studying the three P's. Policy, Procedure and Protocol. The inauguration of a new entity destined to oversee hundreds of millions of dollars is a procedure-laden business: How will the Board operate? How will loans and grants be handled? How will accounting be handled? What will be the workplace rules for employees? What are the job descriptions?

These are just some of the questions occupying Reese Peck. The Catskill Watershed Corporation will be perhaps the most closely monitored organization in recent memory. Peck has an enormous undertaking which, with good humor, he's tackling while in the middle of construction debris,

moving men and a major overhaul of their new offices in the former Catskill Mountain News building on Main St., Margaretville.

Reached by phone in the midst of this chaos, he was very positive about the progress of the CWC. With only a summer intern, he is working to establish the aforementioned policies and procedures. The Board policy is awaiting CWC adoption; Personnel policy is complete. Now he's concentrating on the physical space. Construction of new offices (including offices for the New York State Office of General Services and the DEP and/or the DEC who may be sharing the building) has created hassles. Someone dropped his computer.

And he has no copy machine.

Interviewing for staff positions was to be completed by the second week in August. Peck hopes that construction is finished too. He plans to have his new staff in place at that time.

The Board recently approved another position—an Economic Development Director to work with regional development agencies to identify and encourage appropriate economic development. Applications for the job will be taken during August.

The CWC board meets on the fourth Tuesday of the month at the new offices. The Economic Development Committee meets on the second Tuesday of each month. For more information, call 914-586-1400.



2010 PLANNING COMMISSION ANNUAL REPORT

MESSAGE FROM THE CHAIRMAN

As Planning Commission Chair I am pleased to present the Commission’s 2010 Annual Report. This year’s report has a new look with the inclusion of statistics and graphics of relevant data and a map showing where development is occurring. Also new this year is one of the implementation items included in County’s 2009 Comprehensive Plan - an Annual Scorecard.

Recognizing the dynamic nature of growth pressures and development patterns, the Commission will review the Comprehensive Plan on an annual basis in order to monitor the progress, appropriateness, and effectiveness of its policies. The purpose of the Annual Scorecard is to permit the decision-makers of the County to more easily determine whether the vision of the Plan is being implemented. The Comprehensive Plan calls for the Annual Scorecard to track a wide variety of data organized into sections corresponding to the goals, strategies and actions (GSAs) of the Plan.

I would like to publicly thank the County’s excellent planning staff led by Planning Director Allen Murphy and look forward to another productive year in 2011.

A. Reese Peck, Chairman
James City County Planning Commission



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2010 PLANNING COMMISSION

Name	District	Appointment	Term Expires
Reese Peck ** (Chair)	Berkeley	1/2/2008	1/31/2013
Joe Poole III ** (Vice-Chair)	Jamestown	1/22/2008	1/31/2012
Richard Krapf **	Stonehouse	1/23/2007	1/31/2011
Jack Fraley **	Roberts	1/12/2004	1/31/2012
Al Woods	Powhatan	1/26/2010	1/13/2014
Mike Maddocks**	At-Large	1/26/2010	1/31/2014
Tim O'Connor	At-Large	8/10/2010	1/31/2013

PLANNING DIVISION STAFF

Allen J. Murphy Jr., AICP, Director of Planning / Assistant
Development Manager

Tammy Rosario, AICP, Principal Planner

Christopher Johnson, Principal Planner

Ellen Cook, AICP, Senior Planner II

Scott Whyte, Senior Landscape Planer

Jason Purse, Senior Planner

Jose Ribeiro, Senior Planner

Kate Sipes, Senior Planner

Leanne Reidenbach, Senior Planner

Luke Vinciguerra, Planner

Sarah Propst, Planner

Terry Costello, Development Management Assistant

Brian Elmore, Development Management Assistant

Jennifer VanDyke, Administrative Services Coordinator

ZONING DIVISION STAFF

Melissa Brown, CZA, Zoning Administrator

Christy Parrish, CZA, Proffer Administrator

John Rogerson, CZA, Senior Zoning Officer

** Virginia Certified Planning Commissioner
AICP – American Institute of Certified Planners
CZA-Certified Zoning Administrator

INTRODUCTION

The James City County Planning Commission (Commission) is composed of seven members, one member from each of the County's five magisterial districts (Powhatan, Roberts, Stonehouse, Jamestown, Berkeley) and two at-large members. Members are required to participate on one or two subcommittees: Development Review Committee (DRC) and the Policy Committee. The DRC reviews subdivisions and site plans for consistency with approved master plans, County zoning and subdivision ordinances, the Comprehensive Plan, and other Board-adopted policies. The Policy Committee works with staff to (1) prioritize Capital Improvement Program (CIP) requests in accordance with the Comprehensive Plan, and (2) address specific planning-related issues such as policy and ordinance revisions.

Planning Commission Responsibilities:

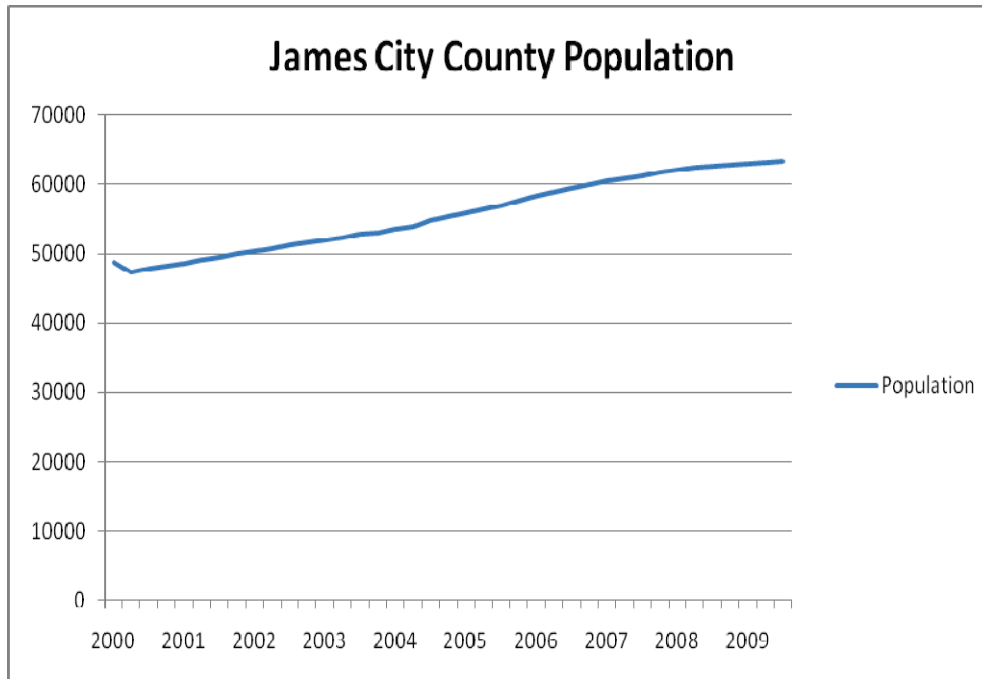
The Board appoints members to the Commission to review cases and make recommendations regarding land use, transportation, public facilities and utilities. The Commission shall, among other things:

- Update and coordinate the implementation of the County's Comprehensive Plan;
- Review and make recommendations to the Board of Supervisors on rezoning, master plan, special use permit, subdivision and site plan applications;
- Consider and prepare of policy and ordinance revisions;
- Assess the annual Capital Improvements Program;
- Participate in community planning forums and committee studies.



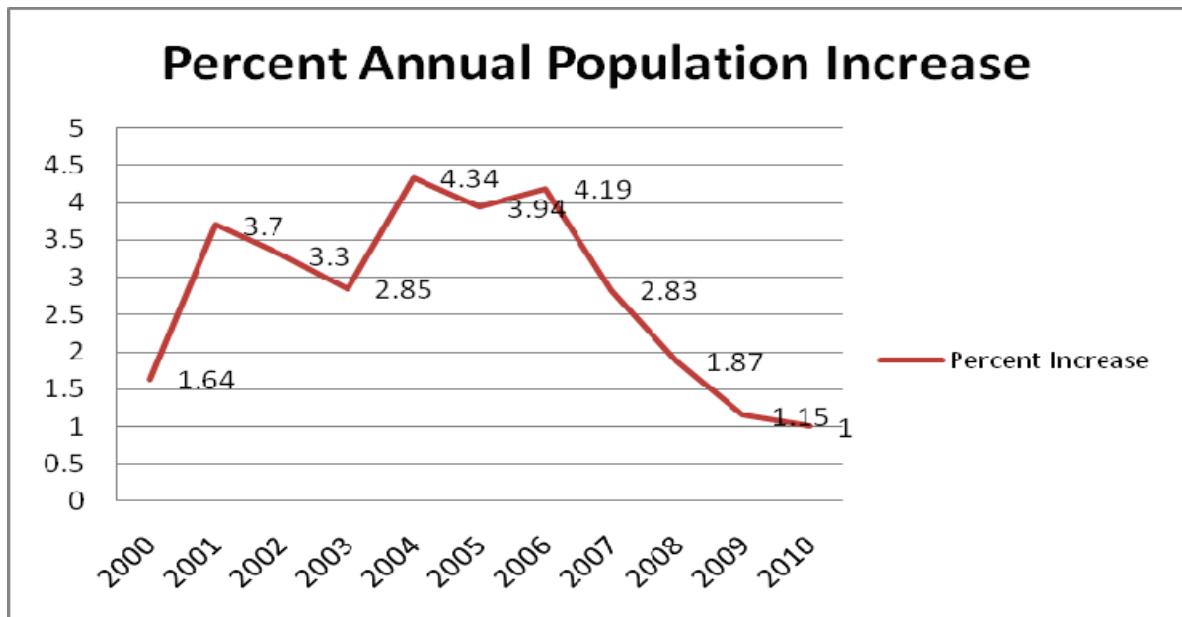
2010 Schedule		
Regular Meetings		Work Sessions
01/31/10	07/07/10	03/23/10
02/03/10	08/04/10	08/10/10
03/03/10	09/01/10	
04/07/10	10/06/10	Public Forums
05/05/10	11/03/10	08/24/10
06/02/10	12/01/10	09/01/10
		09/27/10

DEVELOPMENT AND GROWTH

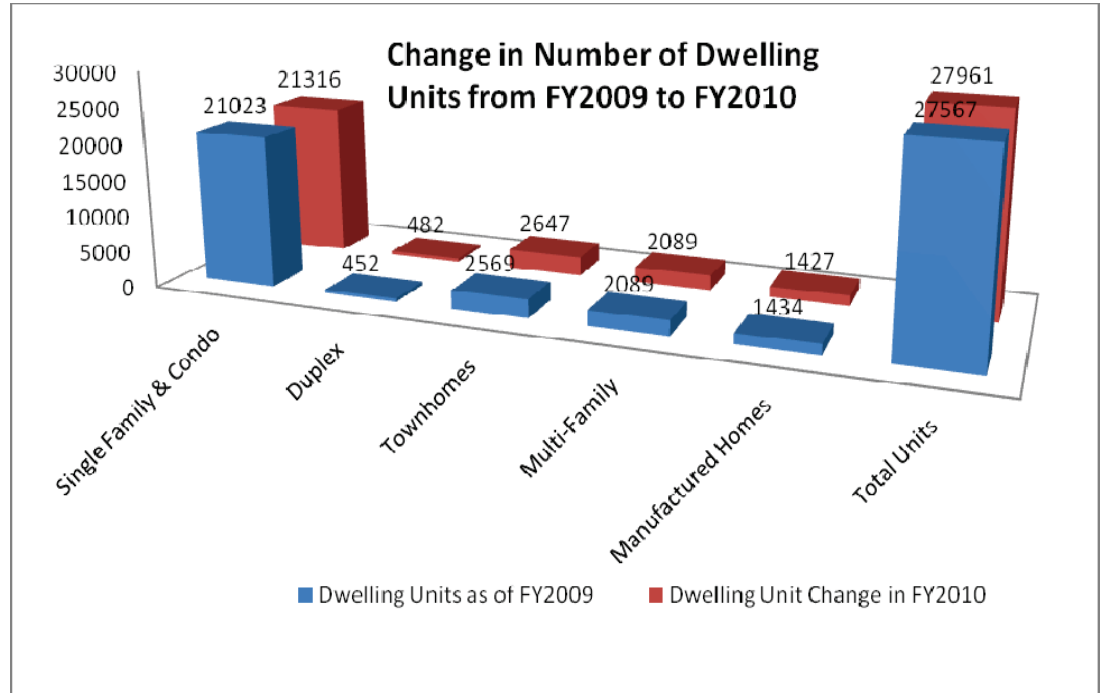


Population

Year	Pop.
2001	48228
2002	49997
2003	51622
2004	55399
2005	57584
2006	59994
2007	61694
2008	62847
2009	63569
2010	64207*
* 3rd qtr totals	



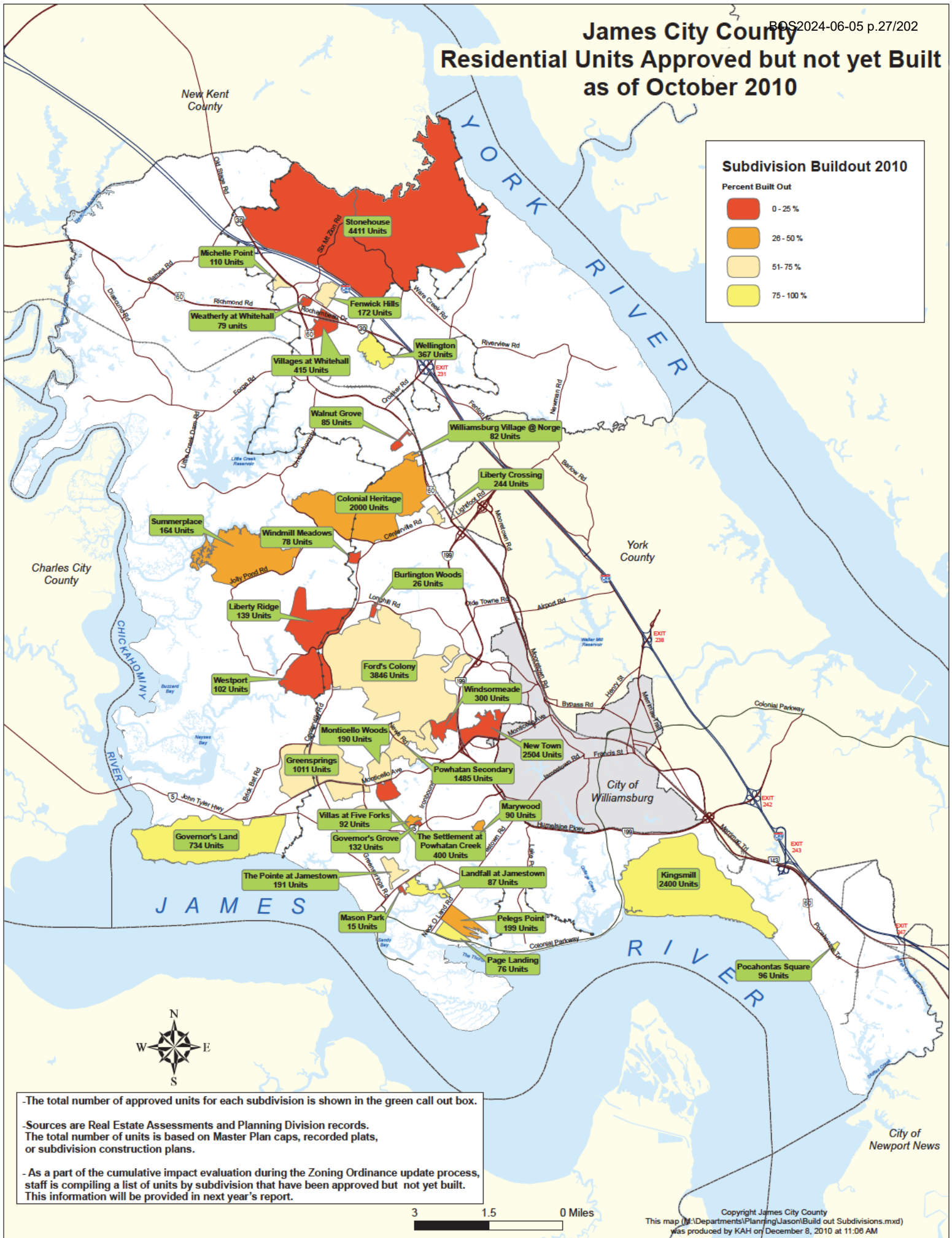
Housing



Types of Units	Single Family & Condo	Duplex	Townhomes	Multi-Family	Manufactured Homes	Total Units
Dwelling Units as of FY2009	21023	452	2569	2089	1434	27567
Dwelling Unit Change in FY2010	293	30	78	0	-7	394
Total	21316	482	2647	2089	1427	27961



James City County Residential Units Approved but not yet Built as of October 2010



-The total number of approved units for each subdivision is shown in the green call out box.

-Sources are Real Estate Assessments and Planning Division records. The total number of units is based on Master Plan caps, recorded plats, or subdivision construction plans.

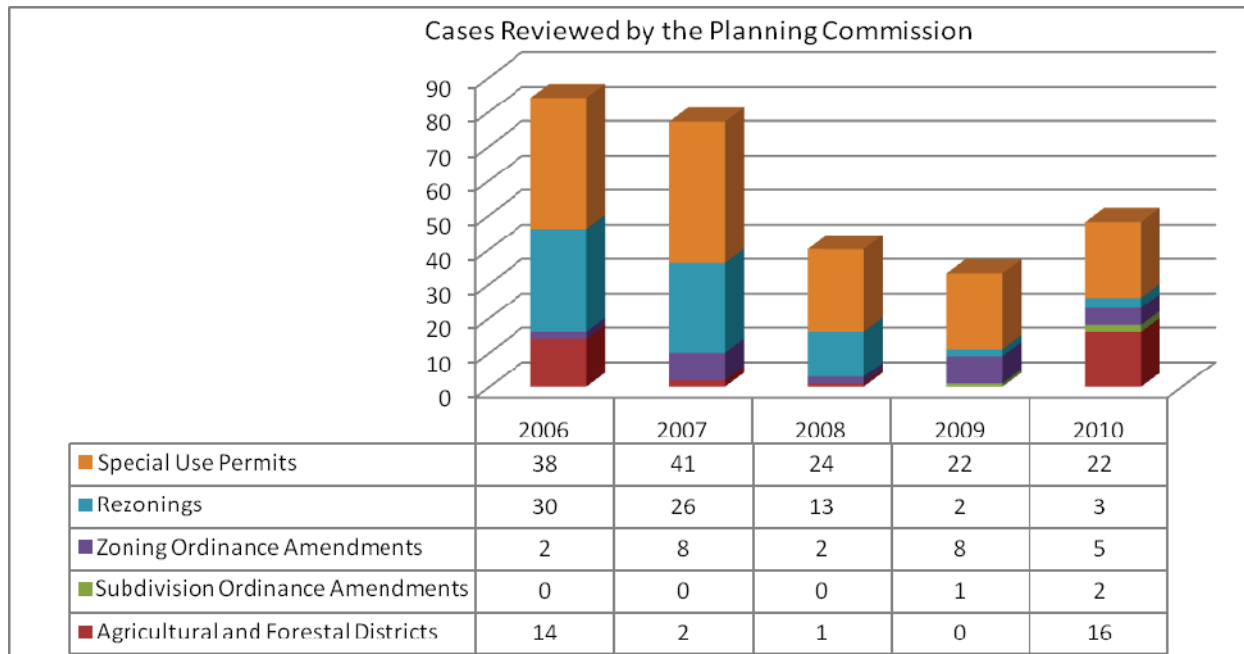
-As a part of the cumulative impact evaluation during the Zoning Ordinance update process, staff is compiling a list of units by subdivision that have been approved but not yet built. This information will be provided in next year's report.

3 1.5 0 Miles

PLANNING COMMISSION ACTIVITIES AND HIGHLIGHTS

Development Review

Development review activities consist primarily of rezoning, special use permits, site plans, subdivisions and conceptual plans.



Special Use Permits: The Planning Commission reviewed 22 applications. The applications included three wireless communication towers, a CVS/Food Market, four business expansions, a new landscaping business, and two borrow pit renewals. A trail amendment, special lighting and seasonal lighting for Busch Gardens, and an outreach center expansion were considered.

Rezoning: Three applications were considered by the Commission. The application for a fast food restaurant rezoned property from M-2, General Industrial, to B-1, General Business, with Proffers. Other applications include the School Operations Center on Jolly Pond Road which added additional parking, and an application for a convenience store with fuel sales.

Residential Units Legislatively Approved in 2010: The Planning Commission and Board of Supervisors approved 1 two-family dwelling. (SUP-0003-2010, Gilley Property, Neck-O-Land Road)

Zoning Ordinance Amendments: Five amendments were reviewed by the Commission. These included changes to the permitted uses for LB (Limited Business) and B-1 (General Business) Districts, changes to pedestrian orientated signage, and updates to the plan review criteria and

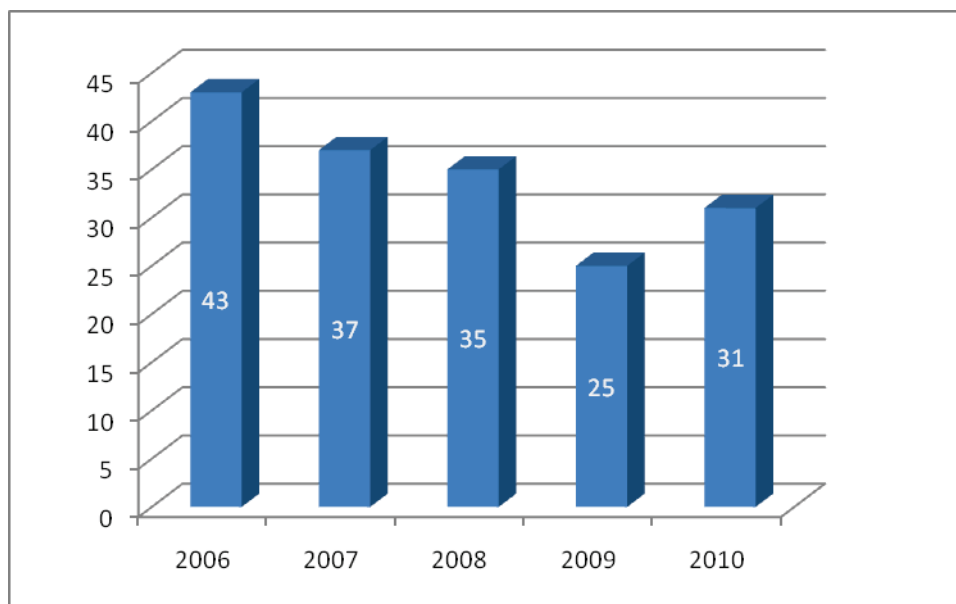
procedures for site plans and subdivisions. These amendments incorporated many of the BCTF and SSPRIT recommendations including the creation of enhanced conceptual plan review into the Zoning Ordinance. Two other amendments were necessary to bring the County Code in conformance with the Virginia State Code.

Subdivision Ordinance Amendments: Two amendments were considered by the Commission. These included changes to the plan review criteria and procedures for subdivisions, and changes to bring the County Code into compliance with the Chesapeake Bay Act

Agricultural and Forestal Districts: The Planning Commission reviewed 13 districts being renewed, one applications for an addition to the Croaker AFD, one application for an addition to the Barnes Swamp AFD, and on application for an addition to the Gordon Creek AFD.

The Development Review Committee reviewed 31 cases. These included Zaxby's Chicken, The Colonies at Williamsburg Timeshares, Autumn West Townhomes, TPMG Medical Building, Police Headquarters, Summerplace, Williamsburg Pottery and Courthouse Commons. Nine applicants requested the Committee's input on potential legislative proposals and received guidance and feedback to help them create plans and drawings that are consistent with the Comp Plan.

DRC Cases



Policy Review

Policy review functions include reviewing the Capital Improvements Plan as well as processing any changes to the Zoning Ordinance or Committee Bylaws. This year the Policy Committee undertook the following topics:

- External Communications
- Planning Commission Public Comment Session Format
- Comprehensive Plan – Progress Report
- Zoning Ordinance Update Methodology
- Pedestrian Wayside Signage
- Subdivision / Site Plan Review Improvement Team (SSPRIT) Recommendations



PLANNING COMMISSION ACTIONS

Special Use Permits

Case Number	Name of Project	Location	Acres	Case Description	Recommendation / Action		
					Staff	PC	BOS
SUP-0003-2010	Gilley Property Two Family Dwelling	248 Neck O Land	4.74	Construction of a two-family dwelling	Approval	Approval	Approved
SUP-0026-2009	Constance Avenue WCF Tower	115 Constance Ave	27	Wireless communication tower	Approval	Approval	Approved
SUP-0002-2010	CVS & Food Mart at Soap and Candle Factory	7521 Richmond Road	14	Construction of a CVS/Food Market	Approval	Approval	Approved
SUP-0028-2009	Ingram Road Pegasus Tower	108 Ingram Road	6.98	Wireless communication tower	Approval	Approval	Approved
SUP-0017-2009	Freedom Market	5534 Centerville Road	1	Convenience store with fuel sales	Approval	Approval	Approved
SUP-0008-2010	Busch Gardens Griffon Theatrical Lighting	7851 Pocahontas Trail	5	Theatrical lighting for summer nights special events	Approval	Approval	Approved
SUP-0012-2010	Camp Road Tower	126 Camp Road	1.22	Wireless communication tower	Approval	Approval	Approved
SUP-0009-2010	USA Waste of Virginia Borrow Pit Renewal	700 Blow Flats Road	139	Continuing operation of an existing borrow pit	Approval	Approval	Approved
SUP-0010-2010	Branscome Borrow Pit Renewal	750 Blow Flats Road	281	Continuing operation of an existing borrow pit	Approval	Approval	Approved
SUP-0004-2010	Courthouse Commons	5223 Monticello Ave, 4023 & 4025 Ironbound Rd, 113 New Quarter Rd	9	Create commercial center at the intersection of Monticello Rd and Ironbound Rd	Denial	Denial	Approved

Case Number	Name of Project	Location	Acres	Case Description	Recommendation / Action		
					Staff	PC	BOS
SUP-0013-2010	Chickahominy Road Manufactured Home	2818 Chickahominy Road	.57	Replace existing dwelling with a manufactured home	Approval	Approval	Approved
SUP-0014-2010	Grove Christian Outreach Center	8798 Pocahontas Trail	2	Permit a single building with 2750 square feet	Approval	Approval	Approved
SUP-0015-2010	Chanco's Grant Greensprings Trail Amendment	3123 Ironbound Road	5	Allow a trail to be constructed to connect the Greensprings Trail Network to Clara Byrd Baker Elementary School	Approval	Approval	Approved
SUP-0016-2010	La Tienda Virginia Packaging	8105 Richmond Road	0.15	Applicant proposes sausage and ham processing operations in existing units	Approval	Approval	Approved
SUP-0018-2010	American Heritage RV Park Expansion	146 Maxton Lane	70	Phased expansion of the American Heritage RV Park, a total of 327 RV sites	Approval	Approval	Approved
SUP-0019-2010	Harmonious Hardscapes	8162 Richmond Road	2	Retail sales of plant, garden and hardscape supplies and services	Approval	Approval	Approved
SUP-0020-2010	Diamond Healthcare SUP Amendment	5477 Mooretown Road	8	Permit an additional 17 in-patient psychiatric beds	Approval	Approval	Approved
SUP-0022-2010	Charlie's Antiques	7691 & 7709 Richmond Road, 3645 Toano Woods Dr	17	Relocate Charlie's Antiques	Approval	Approval	Approved
SUP-0023-2010	Cranston's Mill Pond Dam	6616 Cranston's Mill Pond Rd	59	Bring dam in compliance with State Dam safety Act and related state regulations	Approval	Approval	Approved

Case Number	Name of Project	Location	Acres	Case Description	Recommendation / Action		
					Staff	PC	BOS
SUP-0025-2010	Colonial Towne Plaza Shopping Center Flea Market	6925 Richmond Road	25	Continue to operate a flea market at location	Approval	Approval	Approved
SUP-0026-2010	Tractor Supply Company at Norge Center	7508 Richmond Road	25.35	Permit 19000 square foot retail tractor supply store and a 15000 square foot outdoor display and sales area.	Approval	Approval	Approved
SUP-0027-2010	Jamestown High School Auxiliary Gymnasium	3751 John Tyler Hwy	76.99	Construction of a 6500 square foot auxiliary gym at the rear of the school	Approval	Approval	Deferred

Rezoning

Case Number	Name of Project	Location	Acres	Case Description	Recommendation / Action		
					Staff	PC	BOS
Z-0004-2009	School Operations Center Parking	597 Jolly Pond Road, 6616 Cranston's Mill Pond Road	28	A-1 to PL	Approval	Approval	Approved
Z-0003-2009	Freedom Market	5534 Centerville Road	1	LB to B-1, with Proffers	Approval	Approval	Approved
Z-0001-2010	Fast Food Restaurant	8953 Pocahontas Trail	1	M-2 to B-1, with Proffers	Approval	Approval	Approved

Zoning Ordinance Amendments

Case Number	Name of Project	Case Description	Recommendation / Action	
			PC	BOS
ZO-0004-2009	Use List for Limited Business and General Business Zoning Districts	Changing certain SUPs to permitted uses	Approval	Approved
ZO-0001-2010	Pedestrian Oriented Signage	Changing requirements for Exterior Signs Way-Finding Signage	Approval	Approved
ZO-0002-2010	Plan Review Criteria and Procedures	Changes to Subdivision and Zoning Ordinances	Approval	Approved
Section 24-24	Adding to Article I	Changes that require proof of real estate taxes paid for properties listed in applications	Approval	Approved
Section 24-666	Addition	Petition for Certiorari to Review Decision of Board	Approval	Approved

Subdivision Ordinance Amendments

Case Number	Name of Project	Case Description	Recommendation / Action	
			PC	BOS
SO-0001-2010	Plan Review Criteria and Procedures	Changes to Subdivision and Zoning Ordinances	Approval	Approved
SO-0002-2010	Changes to Ordinance	To bring Ordinance in compliance with Chesapeake Bay Preservation Ordinance	Approval	Approved

Agricultural and Forestal District Renewals

Case Number	Name of Project	Acres	Case Description	Recommendation / Action			
				Staff	AFD	PC	BOS
AFD-1-94	Wright's Island AFD Renewal	1454.4	Renewal of District	Approval	Approval	Approval	Approved
AFD-1-89	Armistead AFD Renewal	311.5	Renewal of District	Approval	Approval	Approval	Approved
AFD-2-86	Croaker AFD Renewal	1075.9	Renewal of District	Approval	Approval	Approval	Approved
AFD-3-86	Hill Pleasant Farm AFD Renewal	568.8	Renewal of District	Approval	Approval	Approval	Approved
AFD-5-86	Barnes Swamp AFD Renewal	1616.1	Renewal of District	Approval	Approval	Approval	Approved
AFD-6-86	Cranston's Pond AFD Renewal	769.2	Renewal of District	Approval	Approval	Approval	Approved
AFD-7-86	Mill Creek AFD Renewal	2913.5	Renewal of District	Approval	Approval	Approval	Approved
AFD-9-86	Gordon Creek AFD Renewal	3206.8	Renewal of District	Approval	Approval	Approval	Approved
AFD-10-86	Christenson's Corner AFD Renewal	562.2	Renewal of District	Approval	Approval	Approval	Approved
AFD-11-86	Yarmouth Island AFD Renewal	2031.4	Renewal of District	Approval	Approval	Approval	Approved
AFD-12-86	Gospel Spreading Church AFD Renewal	1133.7	Renewal of District	Approval	Approval	Approval	Approved
AFD-1-93	Williamsburg Farms AFD Renewal	279.9	Renewal of District	Approval	Approval	Approval	Approved
AFD-1-02	Carter's Grove AFD Renewal	317.7	Renewal of District	Approval	Approval	Approval	Approved

Agricultural and Forestal District Additions

Case Number	Name of Project	Location	Acres	Case Description	Recommendation / Action			
					Staff	AFD	PC	BOS
AFD-5-86-2-2010	Racefield Property Barnes Swamp AFD Addition	230 & 260 Racefield Drive	121.7	Addition to the Barnes Swamp AFD	Approval	Approval	Approval	Approved
ADF-2-86-3-2010	Wenger Farms, Croaker AFD Addition	4474 Ware Creek Road	7	Addition to the Croaker AFD	Approval	Approval	Approval	Approved
AFD-9-86-3-2010	News Road Gordon Creek AFD Addition	3603 News Road	31	Addition to the Gordon Creek AFD	Approval	Approval	Approval	Approved

ZONING ORDINANCE AND SUBDIVISION ORDINANCE UPDATE

The Planning Division announced the official kick-off of the Zoning Ordinance and Subdivision Ordinance update process in July 2010. This undertaking is to ensure that many of the concepts expressed in the recently adopted 2009 Comprehensive Plan are implemented and put into practice. The update is scheduled to follow a 20-month timeline with new ordinances ready for consideration in late 2011 or early 2012.

The Planning Commission and the Board of Supervisors discussed a draft methodology on several occasions, including a joint work session on March 23, 2010. The Commission endorsed the methodology at its April 7, 2010 meeting and the Board of Supervisors gave its approval on May 11, 2010. Then the ordinance update process began with a joint work session of the Planning Commission and Board of Supervisors on August 10, 2010. Three public forums were held during the months of August and September to collect citizen, business, and community group ideas regarding the ordinances. A dedicated website (www.jccplans.org) has also been established to collect community input and provide information throughout the process.

Through a review of approved 2009 Comprehensive Plan strategies and actions, staff, the Planning Commission, and the Board of Supervisors identified several major research topics to evaluate during the review of the ordinance. Five priority items were identified:

- Cumulative Impact Database Set-Up
- Sustainability Audit
- Development Standards – with Sign Ordinance
- Commercial/Business Districts
- Economic Opportunity District

Highlights of 2010 activities include:

Sustainability Audit

One of the five priority items for the Zoning Ordinance update process was to conduct a sustainability audit. This summer, LSL Planning, Inc. was hired in order to undertake a sustainability audit. This audit entailed a review of the existing ordinances and policies and provision of actions which could improve the County's sustainability, which is the ability to meet present needs without compromising those of future generations. The final report was presented to the Commission and shared with the Board of Supervisors in November 2010. The actions will be utilized to develop a Zoning Ordinance and Subdivision Ordinance which incorporates the ideas of the 2009 Comprehensive Plan *Historic Past, Sustainable Future*.

Green Building Design Roundtable

The final James City Green Building Design Roundtable Report was completed by the group of 26 members from the private sector, the County and the schools. The



report describes green building and design, reviews other local governments' green efforts, covers the County's existing policies and presents the roundtable's recommendations for the future. The report was endorsed by the Board of Supervisors on July 27, 2010.

Fiscal Impact Analysis Worksheet

For the past six months, staff has been developing a draft Fiscal Impact Analysis Template. The template creates a standard for fiscal impact analyses and studies submitted to the County. The template uses the County's own data and assumptions when calculating the fiscal impact of a development on the community. Designed for maximum simplicity and user-friendliness, it will calculate residential and commercial costs and revenues, as well as a phasing plan. This worksheet is in its early developmental stage, and staff is currently soliciting comments from other departments and outside resources.

Business Climate Task Force Recommendations

The Business Climate Task Force (BCTF) helped identify how the County could be a more value-added partner to the business and industrial community. (This report can be found at <http://www.jccegov.com/pdf/businessstaskforce/08Jan02FINALReport.pdf>.) The zoning and subdivision ordinances were amended to address recommendations of the BCTF regarding the review process for new development proposals. Changes were also made to the Zoning Ordinance for the Limited Business (LB) and General Business (B-1) Districts, allowing uses by-right that were once specially permitted uses. The goal is that these changes will attract, retain, and expand businesses in the County.

Annual Scorecard

Most sections of the Comprehensive Plan include goals, strategies, and actions (GSAs), which collectively provide a mechanism for turning the written guidance of the Comprehensive Plan into tangible steps that can affect positive change, either through action or by identification of areas where additional resources are needed. The Planning Commission Annual Report provides an update on the progress that has been made in implementing the GSAs.

Specifically, the report lists actions that have been completed and their associated tasks. A number of high priority items from the Community Character (CC), Economic Development (ED), Environmental (ENV), Housing (H), Land Use (LU), Parks and Recreation (PR), Population Needs (PN), Public Facilities (PF), and Transportation (T) sections of the Comprehensive Plan have yet to be initiated and/or completed. Tasks may not have been initiated and/or completed during the past calendar year because of financial constraints, Board of Supervisors direction, available manpower, County Administration decisions and other limiting factors that play a crucial role in determining when GSAs get implemented. Other tasks may be high priority items with a 0-5 year timeframe, but have yet to be started even though they are still on schedule to be completed within the timeframe established in the Comprehensive Plan. The Board of Supervisors further prioritizes projects, based on available funding and resources, through the annual budget and Strategic Management Plan processes. For a list of the complete Implementation Schedule with all GSAs and the associated priority and timeframe, please visit the following link: <http://planning.jccegov.com/default.aspx>

Note: The list below focuses on completed high priority actions as referenced in the 2009 Comprehensive Plan Implementation Schedule. It does not include current in-progress tasks (i.e. specific zoning ordinance update items not yet completed) or actions programmed for future years.

Tasks with a 0-5 year timeframe

Action	Task Completed
<p>CC 3.2. Adopt a conceptual plan process that provides early input from staff and where appropriate, appointed or elected officials, to allow applicants to better assess critical issues with the goal of having a predictable and timely development plan approval process.</p>	<p>Planning staff processed a new Conceptual Plan process zoning ordinance amendment adopted by the Board of Supervisors on June 22nd of this year. This amendment allows applicants to submit a plan for conceptual review by County staff and/or the Development Review Committee prior to a legislative case submission and to elicit comments early in the process.</p>
<p>ED 1.6. Support the recommendations of the Business Climate Task Force Report as determined by the Board of Supervisors.</p>	<p>Planning staff processed a number of Zoning Ordinance amendments to help streamline the administrative review process and allow more permitted uses in the business/industrial districts. Staff looked at uses that were currently allowed by-right and compiled a list of specially-permitted uses (SUPs) that had similar impacts and amended the ordinance to allow those uses by-right. Staff also reviewed the site plan section of the ordinance and amended the thresholds for cases that require approval of the Development Review</p>

<p>Committee.</p> <p>The Office of Economic Development (OED) and the College of William & Mary’s Technology and Business Center have connected the County’s Incubator clients with W&M business school professors and students.</p> <p>OED redesigned its website and is developing a promotional video to enhance marketing efforts.</p> <p>OED developed a proposal to create a Technology Zone.</p>	
<p>The final James City Green Building Design Roundtable Report was completed by the group of 26 members from the private sector, the County and the schools. The Report describes green building and design, reviews other local governments’ green efforts, covers the County’s existing policies and presents the Roundtable’s recommendations for the future. The Report was presented to, and accepted by, the Board of Supervisors on July 27, 2010. The report includes recommendations on policy/ordinance amendments that are being examined as part of the overall ordinance amendment process.</p> <p>The sustainability audit, conducted by a consultant, and presented to the Planning Commission in November 2010, also included an evaluation of appropriate conservation technology in the zoning ordinance. Recommendations from the audit are being evaluated for possible inclusion in the ordinance during the update process.</p>	<p>ENV 4.5. Investigate amending County ordinances to allow or encourage appropriate energy production and conservation technologies in residential areas (i.e., rain barrels, residential-sized wind turbines, solar panels, etc.).</p>
<p>On March 23, 2010, the BOS adopted a Sustainable Building Policy to guide facility design, construction, and renovation for County projects and set a goal of Silver Certification under the Leadership in Energy and Environmental Design (LEED) rating system. Several new construction and renovation projects meeting these standards are underway as listed in PF 4.1.</p>	<p>ENV 4.4. Create a green building policy and a cost-benefit analysis policy for County building capital projects and ensure that proposed County buildings meet the guidelines of that policy in advance of Capital Improvements Program construction expenditures.</p>
<p>As noted in ENV 4.4, the James City County Sustainable Building Policy was adopted as a follow up to the Cool Counties Declaration. In addition, a number of actions have occurred with respect to existing buildings. To improve energy efficiency in existing County</p>	<p>ENV 4.6. Make County facilities a climate stabilization leader throughout the County by:</p> <p>ENV 4.6.1. Developing an action plan for the installation of energy</p>

<p>management control systems and renewable energy technologies and the maintenance of heating and cooling systems at County facilities.</p>	<p>buildings, windows and doors were replaced in County offices on Palmer Lane. HVAC systems were upgraded at the Emergency Operations Center (EOC) and at several County offices. Lighting systems were upgraded at the JCWCC and the EOC. By the end of FY11, all lighting will be changed at Buildings A,B,F, and the WJCC Community Center to high efficiency fluorescent and LED lights. Web based building control systems will be in place at all Government Center Buildings and the Community Center. These capital maintenance activities will result in long-term energy savings for the County.</p>
<p>H 2.1. Support the efforts of private and non-profit entities to improve the condition of the County's housing stock.</p>	<p>The County awarded a contract to construct infrastructure, including new streets, in the Ironbound Square Subdivision. The subdivision will contain 33 new EarthCraft certified homes built by private and non-profit housing partners.</p>
<p>H 2.4. Continue to support, through marketing, partnering, or other means, programs that provide emergency home repair; preventive maintenance; and counseling in home finance, rental assistance, budgeting, maintenance, and sanitary health conditions.</p>	<p>The Office of Housing and Community Development (OHCD) received a \$7,900 Virginia Department of Housing and Community Development (DHCD) award to make emergency home repairs.</p> <p>OHCD receives additional funding from DHCD to provide indoor plumbing to residences with failed well/water or sewer/septic systems.</p> <p>OHCD partners with Housing Partnerships to provide emergency home repairs.</p> <p>OHCD received a grant from the Virginia Housing Development Authority to provide counseling to home buyers.</p> <p>OHCD administers approximately \$1.2 million per year of HUD funded rental assistance.</p>
<p>H 2.5. Continue to support, through marketing, partnering, or other means, private nonprofit groups such as Housing Partnerships, Inc., Habitat for Humanity, and the Community Action Agency, and the need for donations of money, supplies, and labor to keep these groups functioning to meet their missions.</p>	<p>The Office of Housing and Community Housing Development assists in marketing and referring applicants to Peninsula Habitat for Humanity, and in marketing and financing new homes built by Housing Partnerships. Two OHCD staff sit on the Habitat Family Selection Committee and two staff sit on the Housing Partnership's Core Group advisory committee.</p>
<p>H 2.6. Continue to promote the deferred payment policy of the</p>	<p>OHCD has taken two applications for low-income home owners and</p>

<p>James City Service Authority as a means to promote utility connections to existing homes in areas with health, safety, and general welfare concerns.</p> <p>H 2.9. Continue efforts to attract funds from Federal and State sources for housing and neighborhood rehabilitation.</p>	<p>home buyers to connect to JCSA water and sewer.</p>
<p>LU 1.5. Facilitate continued diversification of the local economy and maintain an adequate balance between residential and non-residential development.</p>	<p>OHCD received a Community Development Block Grant award of \$1.4 million to improve housing and infrastructure in the Forest Heights Neighborhood.</p> <p>The County’s part-time Business Facilitator helped 22 businesses navigate through government processes such as obtaining business licenses, applying for Special Use Permits and submitting site plan reviews.</p>
<p>LU 4.5.2. Revisions to the Zoning Ordinance and/or Subdivision Ordinance or development of guidelines to provide additional flexibility, clear standards, or incentives such as expedited plan review.</p>	<p>The Zoning Ordinance was revised to include more flexibility with regard to which uses needed special use permits in the business/industrial districts, and amendments also streamlined the approval process for cases requiring approvals from the Development Review Committee.</p>
<p>LU 6.1.1. Support both the use value assessment and Agricultural and Forestal (AFD) programs to the maximum degree allowed by the Code of Virginia.</p>	<p>Thirteen of the fourteen Agricultural and Forestal Districts were all recently evaluated and renewed for new terms. The Board of Supervisors also adopted a new withdrawal policy for all districts for parcels both inside and outside the Primary Service Area.</p>
<p>LU 7.1. Conduct a sustainability audit of James City County codes, ordinances, and regulations prior to conducting comprehensive updates.</p>	<p>A consultant was hired and a sustainability audit was completed. The audit was presented to the Planning Commission at its November meeting. Recommendations from the audit are currently being evaluated for possible inclusion into the zoning ordinance during the update process.</p>
<p>PN 4.3. Work with the Senior Services Coalition to develop a strategic plan for seniors.</p>	<p>Through work with the Senior Services Coalition, Community Services staff developed a strategic plan for seniors during the last calendar year.</p>
<p>PF 4.1. Utilize energy efficient heating, cooling, ventilation, lighting, and similar systems and designs for newly constructed facilities, and where feasible, for renovations of existing County facilities. Innovation and technology (such as that found in geothermal heating and cooling systems, green roofs, and solar panels) should similarly be employed where feasible, and where appropriate levels of long-term sustainability, cost savings, efficiency, and durability can be clearly expected or demonstrated.</p>	<p>Renovations to the Law Enforcement Center to make it the Fire Administration Headquarters and Training Center, as well as design and construction of the new Police Building were completed in accordance with “green” building design standards with the goal of attaining Silver LEED recognition. Both projects incorporated highly efficient HVAC and lighting systems which will be more efficient than industry standards. The design of the new Community Gymnasium at Warhill will also incorporate these measures.</p>
<p>PF 4.2. Strive toward constructing new County buildings and</p>	<p>The BOS adopted a Sustainable Building Policy to guide facility</p>

<p>facilities to meet or exceed Silver LEED (Leadership in Energy and Environmental Design) (or industry similar or successor) standard wherever applicable. The Silver LEED (or industry similar or successor) standard should also be sought for renovation projects whenever feasible. Adopt a specific County policy governing the application of sustainable building standards to County built and occupied facilities and buildings.</p>	<p>design, construction, and renovation for County projects and set a goal of Silver Certification under the Leadership in Energy and Environmental Design (LEED) rating system. Several new construction and renovation projects meeting these standards are underway as listed in PF 4.1.</p>
<p>PF 5.1. Evaluate the security of County facilities and buildings from internal and external threats to better ensure the safety of citizens, visitors, and County staff, and to better protect County assets, sensitive data and data systems, the public water supply, and property.</p>	<p>Public, building, and information safety were taken into account during the design of the new police building at Warhill and resulted in specific architecture, fencing, and buffering to provide additional security.</p>
<p>Tasks with a 6-11 year timeframe</p>	
<p>PR 2.3.1. Aligning the Greenway Master Plan with existing and planned sidewalks and bikeways, and integrating this plan with greenway plans of adjacent localities and interested organizations.</p>	<p>As part of the ordinance update, staff has developed an updated inventory of existing and proffered sidewalks to help evaluate the best locations for sidewalk construction both by the County and by private development proposals.</p>
<p>Tasks with a 10+ year timeframe</p>	
<p>T 1.3.4. Maximizing current road capacity by adding turn lanes or travel lanes, where appropriate, in a context sensitive manner.</p>	<p>The Jolly Pond Road/ Centerville Road and the Longhill/Centerville Road intersections have been redesigned to accommodate a significantly higher volume of traffic from the new schools on Jolly Pond Road and increasing park and community traffic while maintaining the rural character of the community.</p>
<p>Tasks with an Ongoing timeframe. While generally speaking, tasks with an Ongoing timeframe represent items that will not have measurable yearly progress, the following items had substantial progress achieved in the last calendar year.</p>	
<p>ED 1.1. Maintain an active and effective economic development strategy, which includes existing business retention and expansion, the formation of and assistance to new business, and new core business recruitment.</p>	<p>OED has participated in two marketing missions with the Hampton Roads Economic Development Alliance (HREDA) targeting specific geographic regions and another marketing mission targeting industrial asset managers. OED attended a trade show for a targeted industry to learn about opportunities within the industry.</p>

	<p>OED continues to present development opportunities and inventory to economic development allies, such as service providers and commercial real estate brokers.</p> <p>OED continues its Existing Industry Visitation (EIV) program to maintain contact with local businesses and identify any expansion projects.</p> <p>OED collaborated with regional partners to recruit Frontier Airlines to provide low fare, non-stop access to the western U.S.</p> <p>OED issued performance-based grants to small businesses through the EDA's Business Assistance Program.</p>
<p>ED 1.5. Continue to analyze County regulations, policies, and procedures to ensure that they do not unnecessarily inhibit commercial and industrial development.</p>	<p>A number of Zoning Ordinance amendments were processed to help streamline the administrative review process and allow more permitted uses in the business/industrial districts. Staff looked at uses that were currently allowed by-right and compiled a list of specially-permitted uses (SUPs) that had similar impacts and amended the ordinance to allow those uses by-right. Staff also reviewed the site plan section of the ordinance and amended the thresholds for cases that require approval of the Development Review Committee.</p> <p>OED assisted Planning Division create the Economic Opportunity Zone.</p> <p>OED contributed to the Historic Triangle Collaborative's Economic Diversification Task Force.</p>
<p>ED 4.1. Work with the College of William and Mary Office of Economic Development in support of business attraction and expansion.</p>	<p>The EDA entered into an agreement with the College of William and Mary to manage the Business Incubator. The EDA expanded the scope of the Incubator to include several categories of businesses.</p> <p>OED has included W&M Economic Development Office EIVs.</p> <p>In follow up to EIV, OED introduced W&M Technology and Business Center to businesses seeking consulting services.</p>
<p>ED 2.1. Support the development of diverse types of retail and non-</p>	<p>Owens-Illinois (O-I) North America, with the help of an EDA</p>

<p>performance-based grant, invested \$20 million in their Toano plant. The investment will allow O-I to produce a diversified product mix of glass containers. These improvements are in addition to the \$20 million investment announced in 2008 that will create at least 20 new jobs to the 180-person staff and \$10 million payroll.</p> <p>OED prepared development proposals and responses to requests for information for business development opportunities.</p> <p>OED issued funding grants to businesses to develop e-commerce projects.</p>	<p>retail core business.</p>
<p>OHCD received allocations, totaling \$5,560,000, of special low-interest financing to assist first-time home buyers purchase new or existing homes.</p>	<p>H 3.6. Continue to assist for profit and non-profit developers in obtaining funds to finance affordable and workforce housing developments from programs such as the Affordable Housing Incentive Program (AHIP). Continue to investigate the possibility of additional demonstration projects to illustrate the integration of financial incentive programs and modified land use policy to encourage least cost housing developments.</p>
<p>Parks and Recreation received a \$283,976 Virginia Recreational Trails Fund Grant to construct a paved multi-use path called the Powhatan Creek Trail to connect the Capital Trail adjacent to Mainland Farm with Clara Byrd Baker Elementary School.</p>	<p>PR 2.1. Continue to coordinate with the Virginia Department of Transportation (VDOT), the Historic Triangle Bicycle Advisory Committee, and local running, hiking, and bicycling clubs to develop a bikeway network consistent with the adopted Regional Bicycle Facilities Plan and support the public provision of bicycle facilities by seeking County funding whenever feasible and by seeking non-County funding sources.</p>
<p>JCC Alert was launched as a new way to communicate with County residents about emergency alerts, notifications, and updates via text message or e-mail.</p> <p>The Fire Department received two Local Emergency Management Performance Grants totaling \$69,384 to be used to enhance the capability of JCC to develop and maintain a comprehensive emergency management program.</p> <p>The Fire Department received two Radiological Emergency Preparedness Funds grants from Virginia Dominion Power totaling</p>	<p>PF 5.4. Prepare and maintain detailed emergency preparedness plans to protect the County's citizens, facilities, and infrastructure.</p>

	<p>\$75,000 to help the County make improvements to the Emergency Operations Center, purchase radiological response equipment, and conduct readiness drills to prepare for responses to threats related to the Surry Nuclear Power Plant.</p> <p>The Fire Department's Division of Emergency Management received two Citizens Corps Program grants from the Virginia Department of Emergency Management totaling \$39,600 to be used in the delivery of preparedness education and training to County citizens.</p>
<p>T 3.2. Actively pursue additional local, State, Federal, and private funding to accelerate the construction for all needed modes of transportation facilities.</p>	<p>County staff has been aggressively pursuing funds for road improvement projects including Route 60 relocated, the Route 60 & Route 143 connector, and the extension of Mooretown Road. The Longhill/Centerville Road intersection project will be financed with State funding.</p> <p>Staff has secured \$300,000 for the Longhill Road corridor study, \$300,000 for the Route 60/Rt. 143 connector, and \$400,000 for the Mooretown Road extension. This is scheduled to begin July 1, 2011.</p>
<p>T 3.13. Continue to pursue with the Williamsburg-James City County Schools a Safe Routes to School program that identifies primary walking and biking routes to schools and prioritizes improvements to make those routes safe for children.</p>	<p>The County/WJCC Schools has received a grant for \$126,000 for a pedestrian signal and crossing improvements at James River Elementary School on Route 60. This money will be used to redesign the intersection in front of the school to be more pedestrian oriented and ultimately be an incentive for students living in nearby neighborhoods to walk to school.</p>

GLOSSARY OF TERMS

AFD	Agricultural and Forestal District
BCTF	Business Climate Task Force
BMP	Best Management Practice
BOS	Board of Supervisors
CIP	Capital Improvements Program
DCHD	Virginia Department of Housing and Community Development
DRC	Development Review Committee
EDA	Economic Development Authority
EOC	Emergency Operations Center
GSA	Goal, Strategy and/or Action
JCWCC	James City-Williamsburg Community Center
LEED	Leadership in Energy and Environmental Design
OED	Office of Economic Development
OHCD	Office of Housing and Community Development
PC	Planning Commission
SSPRIT	Subdivision / Site Plan Review Improvement Team
VDOT	Virginia Department of Transportation
VHDA	Virginia Housing Development Authority



PLANNING DIVISION,
OF DEVELOPMENT MANAGEMENT

Contact or Visit:

101-A Mounts Bay Road
Williamsburg, Virginia 23185
Phone: 757.253.6685
Fax: 757.253.6822
Email: planning@james-city.va.us

Website: www.jccgov.com



Website: www.jccplans.org

James City County Planning
Commissioners



Front Left to Right: Tim O'Connor, Rich Krapf, Joe Poole III, Jack Fraley

Back Left to Right: Al Woods, Reese Peck, Mike Maddocks



APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

County of Fluvanna

Applicants are considered as vacancies occur and your application will be kept on file for three years.

Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Before completing the application, please review the membership requirements for the Board, Commission, or Committee for which you are interested. Applicants who do not meet membership requirements will not be put forward for consideration.

Name: Robert Stoufer	Election <input type="checkbox"/> Columbia <input type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union District: <input checked="" type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience. You may also provide a resume/CV.): Retired Navy Officer 17 years as a DOD Civilian UVA BA 1983 Two MA Degrees and an MBA	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: 16 years as President of the River Walk HOA in Chesapeake, VA (950 homes)	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): UVA Delta Upsilon Alumni Association Treasurer River Walk HOA	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: We like the area and expect to be here a while. I like trying to make things better.	

Fluvanna County Board, Committee, and Commission Attendance Policy

(Approved June 17, 2015)

1. BCC members shall attend at least two-thirds of all scheduled meetings in each calendar year while serving.
2. The Chairperson of the board, commission, or committee shall notify the Clerk to the Board of Supervisors of any absences exceeding this policy.
3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

**PLEASE INDICATE BELOW THE BOARDS, COMMISSIONS, OR COMMITTEES (BCC)
ON WHICH YOU WISH TO SERVE.**

X	BCC	X	BCC	X	BCC
X	Agricultural/Forestral District Advisory Committee	X	Finance Board	X	Piedmont Virginia Community College (PVCC) Board
	Board of Equalization (BOE)		Fluvanna Partnership for Aging Committee (FPA)	X	Planning Commission (PC)
	Board of Zoning Appeals (BZA)		Fork Union Sanitary District (FUSD) Advisory Committee		Region Ten Community Services Board
	Building Code of Appeals Board		James River Water Authority (JRWA)	X	Rivanna River Basin Commission
	Central Virginia Regional Jail (CVRJ) Authority		JAUNT Board		Social Services Board
	Columbia Task Force (CARE)		Jefferson Area Board of Aging (JABA) Advisory Council		Thomas Jefferson Planning District Commission (TJPDC)
	Community Policy & Management Team (CPMT)		Jefferson Area Board of Aging (JABA) Board of Directors		Thomas Jefferson Water Resources Protection Foundation
X	Economic Development Authority (EDA)		Library Board of Trustees		
	Economic Develop. & Tourism Advisory Council (EDTAC)		Monticello Area Community Action Agency (MACAA)		
	Family Assessment and Planning Team (FAPT)	X	Parks & Recreation Advisory Board (RAB)		

**Submit by email (clerk@fluvannacounty.org) or mail to:
County of Fluvanna, Attention: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963**

By signing below you are indicating that you have read and understand the Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.

In accordance with Virginia Code §2.2-3705.1, by submitting this application, it is presumed that you are providing your personal contact information to be used for communicating with the County, and unless otherwise indicated by you, your personal contact information will not be shared publicly.

Applicant's Signature <i>(Typing name below serves as digital signature)</i>		Date	
Robert Stoufer		01-22-2024	
Mailing Address (including City, State, & ZIP)		Physical Address (if different)	
356 Richmond Road Keswick, VA			
Years Lived in Fluvanna	Phone #	Alternate Phone #	Email Address
3	[REDACTED]	[REDACTED]	[REDACTED]
Office Use Only			
Application Received On:	1-19-2024	Application Received By:	
Acknowledgement Sent:	1-22-2024	Leontyne Peck	
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			



APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

County of Fluvanna

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Name: James Schoenster	Election <input type="checkbox"/> Columbia <input type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union District: <input checked="" type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience. You may also provide a resume/CV.): See Attached Resume	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: See Resume	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): See Resume	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: I have started a family in Fluvanna, and want to make it a better place for them and all my neighbors through dedicated service.	

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(Approved June 17, 2015)

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5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
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**PLEASE INDICATE BELOW THE BOARDS, COMMISSIONS, OR COMMITTEES (BCC)
ON WHICH YOU WISH TO SERVE.**

X	BCC	X	BCC	X	BCC
	Agricultural/Forestral District Advisory Committee	X	Finance Board	X	Piedmont Virginia Community College (PVCC) Board
	Board of Equalization (BOE)		Fluvanna Partnership for Aging Committee (FPA)	X	Planning Commission (PC)
	Board of Zoning Appeals (BZA)		Fork Union Sanitary District (FUSD) Advisory Committee	X	Region Ten Community Services Board
	Building Code of Appeals Board	X	James River Water Authority (JRWA)	X	Rivanna River Basin Commission
	Central Virginia Regional Jail (CVRJ) Authority	X	JAUNT Board		Social Services Board
X	Columbia Task Force (CARE)		Jefferson Area Board of Aging (JABA) Advisory Council		Thomas Jefferson Planning District Commission (TJPDC)
	Community Policy & Management Team (CPMT)		Jefferson Area Board of Aging (JABA) Board of Directors	X	Thomas Jefferson Water Resources Protection Foundation
X	Economic Development Authority (EDA)		Library Board of Trustees		
	Economic Develop. & Tourism Advisory Council (EDTAC)	X	Monticello Area Community Action Agency (MACAA)		
	Family Assessment and Planning Team (FAPT)	X	Parks & Recreation Advisory Board (RAB)		

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Applicant's Signature <i>(Typing name below serves as digital signature)</i>		Date	
james Schoenster		5-19-2024	
Mailing Address (including City, State, & ZIP)		Physical Address (if different)	
843 Jefferson Dr., Palmyra 22963			
Years Lived in Fluvanna	Phone #	Alternate Phone #	Email Address
7	[REDACTED]		[REDACTED]
Office Use Only			
Application Received On:	5-19-2024	Application Received By:	
Acknowledgement Sent:	5-29-2024	Leontyne Peck	
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			

James Daniel Schoenster

Education: Virginia Tech, Blacksburg, VA – Bachelor’s degree in Finance Graduate Spring of 2014

Current Employment:

- *Onboarding Specialist, Coastal Pension Services, A Blue Ridge Company - August 2022 - Current*
 - o Coastal is a Third Party Administrator for retirement plans including 401k, profit sharing, and other qualified plans. The onboarding specialist helps new plan sponsors and ongoing plans design and amend their legal plan documents. Any changes related to the recordkeeper are addressed in partnership with the plan sponsor.
 - Work with sensitive and confidential census/payroll data and generating quotes for service and estimates for ability to meet plan design goals.
 - Navigating the relationship between recordkeepers, plan sponsors, financial advisors, and the Third Party Administrator.
 - Secured Qualified 401(k) Administrator (QKA) Credential in 2023

Other Relevant Professional Positions:

- *Associate Administrator, Blue Ridge ESOP Associates (BREA) - July 15th 2019 - August 2022*
 - o BREA is a Third Party Administrator for retirement plans including 401k, profit sharing, and Employee Stock Ownership Plans. The role of the administrative associate is to assist the administrator assigned to the specific plan with following the plan document rules set by the plan sponsor to keep the plan compliant with the Department of Labor and IRS regulations, as well as meeting the company's goal of providing competitive benefits to their employees.
- *Personal Lines Account Manager, Indaco Risk Advisors - January 15th 2016 - July 15th 2019*
 - o Indaco Risk Advisors is a boutique independent insurance agency. The Account Manager would handle all the needs for the personal lines book of business. Indaco focused on high net worth clients that require white glove level service.
- *Account Representative, State Farm Insurance - June 22nd 2015 – January 10th 2016*
 - o Account Representative under George Morris’ Agency. Held accountable for meeting sales goals for auto, homeowners, health, and life insurance. Support customers through their adjustments, concerns, and insurance crisis. Certification in the form of a Life, Health and Annuities, and Property and Casualty exams.

Commitment to Community:

- **Co-Chair for Fluvanna County Democratic Party 2020-2023**
 - o Ran meetings and successfully organized a fundraising drive for the committee
 - o Partner with local, state, and federal election campaigns
 - o Educate county citizens and provide opportunities for motivated volunteers
- **Secretary for Lake Monticello Young Residents and Families Committee 2019-2023**
 - o Designated by the Board of Directors to organize, promote, and execute activities for young residents and families in the Lake Monticello Owners Association
 - o Monthly events continue to this day such as the Bunker Pumpkin Path, Ugly Sweater Karaoke Party, and St. Patrick’s Day Treasure Hunt.
- **Campaign for Fluvanna County Board of Supervisors 2023**
 - o Secured over 700 votes for 47% of the vote.
- **Fluvanna County Election Official 2020-2022**
 - o Trained and aided in the administration of local election precincts.



APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

County of Fluvanna

Name: Cheryl Potter		Election <input checked="" type="checkbox"/> Columbia <input type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union	
		District: <input type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other	
Mailing Address (including City, State, & ZIP)		Physical Address (if different)	
Years Lived in Fluvanna 15	Cell Phone – preferred?	Home Phone – preferred?	Email
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience.): Seattle Pacific University			
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: Fluvanna Library Board 2016 - 2020			
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): Parent Teacher Organization -- Columbia (Treasurer), Central (Treasurer), Carysbrook (President, Treasurer), Fluvanna Middle School (Treasurer)			
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: My girls and I are avid readers and have spent many hours at the Fluvanna County Library. As a member of the library board I believe I am able to contribute to the library and give back to the community.			
<p>Applicants are considered as vacancies occur and your application will be kept on file for three years.</p> <p>Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p>Submit by email (clerk@fluvannacounty.org) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</p> <p><i>By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.</i></p>			
Applicant's Signature <i>(Typing name below serves as digital signature)</i>		Date	
Cheryl Potter		6.10.20	

PLEASE INDICATE BELOW THE BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Board of Equalization (BOE)
	Board of Zoning Appeals (BZA)
	Building Code of Appeals Board
	Central Virginia Regional Jail (CVRJ) Authority
	Columbia Task Force (CARE)
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Develop. & Tourism Advisory Council (EDTAC)
	Family Assessment and Planning Team (FAPT)
	Finance Board
	Fluvanna Partnership for Aging Committee (FPA)
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Water Authority (JRWA)
	JAUNT Board

X	Board, Commission, Committee (cont.)
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
X	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)
	Palmyra Area Revitalization Committee (PARC)
	Parks & Recreation Advisory Board (RAB)
	Piedmont Virginia Community College (PVCC) Board
	Planning Commission
	Region Ten Community Services Board
	Rivanna River Basin Commission
	Social Services Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)
	OTHER:

Fluvanna County Board, Committee, and Commission Attendance Policy

(Approved June 17, 2015)

1. BCC members shall attend at least two-thirds of all scheduled meetings in each calendar year while serving.
2. The Chairperson of the board, commission, or committee shall notify the Clerk to the Board of Supervisors of any absences exceeding this policy.
3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

Office Use Only		
Application Received On:	June 10, 2020	Application Received By: Leontyne Peck
Acknowledgement Sent:	June 10, 2020	
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		

From: [Christopher Baca](#)
To: [Caitlin Solis](#)
Subject: Fwd: Prospective Fluvanna County Board Member
Date: Thursday, May 9, 2024 7:44:00 PM
Attachments: [REDACTED]

[EXTERNAL EMAIL] USE CAUTION.

Hello Caitlin,

FYI, Sara Hanks introduced me to her Board Chair, Sarah Shalf tonight.

Thank you for your help!
Chris

Begin forwarded message:

From: Sarah Hanks [REDACTED]
Subject: Prospective Fluvanna County Board Member
Date: May 9, 2024 at 5:34:15 PM EDT
To: Sarah Shalf [REDACTED]
Cc: Christopher Baca [REDACTED]

Hi Sarah,

I'd like to take the opportunity to introduce Chris Baca, prospective Fluvanna County board member. Chris is an incredible advocate for MACAA and a well-connected community leader. Below are a few of his outstanding credentials:

- Rotarian who championed the food pantry as the club's annual service project. Chris has coordinated volunteers, funding, and provided me with sage advice and recommendations along the way.
- When MACAA made a call for substitute teachers to ensure classrooms remained open during the transition to CDI HS, Chris stepped up. He was an incredible asset and a strong addition to our staff team for a short time.
- Chris also serves on the Jaba Board of Directors and we've discussed ways to support collaboration between our two organizations.
- Chris was a former hospital administrator before relocating to Virginia. He has extensive experience in management, systems, budgets, and human resources.

When I mentioned the need for a Fluvanna County representative today, Chris expressed interest and willingness to let the county administrators know of his interest. He has accompanied me to BOS meetings and supported MACAA in many "behind the scenes" efforts during the past year (or more!).

Chris, I've attached our Board Commitment Statement, as promised. If you

have any questions or concerns, please let us know.

Sarah, I strongly recommend supporting Chris' interest in serving on the board.

Thank you,
Sarah Hanks

Sarah Hanks, Ph.D.

Executive Director

[Monticello Area Community Action Agency \(MACAA\)](#)

1025 Park Street

Charlottesville, VA 22901





APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

County of Fluvanna

Applicants are considered as vacancies occur and your application will be kept on file for three years.

Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Before completing the application, please review the membership requirements for the Board, Commission, or Committee for which you are interested. Applicants who do not meet membership requirements will not be put forward for consideration.

Name: Christopher L. Baca, Sr.	Election <input type="checkbox"/> Columbia <input checked="" type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union District: <input type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provide dates of education and experience. You may also provide a resume/CV.): Fluvanna Leadership Development Program 23-24	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): Rotary Club of Ketchikan First City-Alaska Board member 2011/2013. President Elect 2013/14, President 2014/15, Past President 2015/16 Rotary Club of Greater Spokane Valley President Elect 2020/21, President 2021/22, Past President 2022/23	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: I want to be a part of the future decision makers and policy developers of our county to ensure we continue to intentionally grow and change for the improvement of services for our citizens and visitors.	

Fluvanna County Board, Committee, and Commission Attendance Policy

(Approved June 17, 2015)

1. BCC members shall attend at least two-thirds of all scheduled meetings in each calendar year while serving.
2. The Chairperson of the board, commission, or committee shall notify the Clerk to the Board of Supervisors of any absences exceeding this policy.
3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

**PLEASE INDICATE BELOW THE BOARDS, COMMISSIONS, OR COMMITTEES (BCC)
ON WHICH YOU WISH TO SERVE.**

X	BCC	X	BCC	X	BCC
X	Agricultural/Forestral District Advisory Committee	X	Finance Board	X	Piedmont Virginia Community College (PVCC) Board
X	Board of Equalization (BOE)	X	Fluvanna Partnership for Aging Committee (FPA)	X	Planning Commission (PC)
X	Board of Zoning Appeals (BZA)	X	Fork Union Sanitary District (FUSD) Advisory Committee	X	Region Ten Community Services Board
X	Building Code of Appeals Board	X	James River Water Authority (JRWA)	X	Rivanna River Basin Commission
X	Central Virginia Regional Jail (CVRJ) Authority	X	JAUNT Board	X	Social Services Board
X	Columbia Task Force (CARE)	X	Jefferson Area Board of Aging (JABA) Advisory Council	X	Thomas Jefferson Planning District Commission (TJPDC)
X	Community Policy & Management Team (CPMT)	X	Jefferson Area Board of Aging (JABA) Board of Directors	X	Thomas Jefferson Water Resources Protection Foundation
X	Economic Development Authority (EDA)	X	Library Board of Trustees		
X	Economic Develop. & Tourism Advisory Council (EDTAC)	X	Monticello Area Community Action Agency (MACAA)		
X	Family Assessment and Planning Team (FAPT)	X	Parks & Recreation Advisory Board (RAB)		

**Submit by email (clerk@fluvannacounty.org) or mail to:
County of Fluvanna, Attention: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963**

By signing below you are indicating that you have read and understand the Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.

In accordance with Virginia Code §2.2-3705.1, by submitting this application, it is presumed that you are providing your personal contact information to be used for communicating with the County, and unless otherwise indicated by you, your personal contact information will not be shared publicly.

Applicant's Signature <i>(Typing name below serves as digital signature)</i> C. Baca (from file)		Date 01-06-2024	
Mailing Address (including City, State, & ZIP) 40 Turkeysag Trail Palmyra, VA 22963		Physical Address (if different)	
Years Lived in Fluvanna 2	Phone # [REDACTED]	Alternate Phone #	Email Address [REDACTED]
Office Use Only			
Application Received On:	01-06-2024	Application Received By:	
Acknowledgement Sent:	01-08-2024	Leontyne Peck	
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			

Christopher L. Baca, Sr.

40 Turkeysag Trail
Palmyra, VA 22963

OBJECTIVE

Executive with 25+ years experience in progressively larger academic clinical department operations; six years experience in new program development, community collaboration, workforce and secondary school teacher training, seeking COVID-19 Contact Tracer or Investigator opportunity in team-oriented organization.

Certificate of Completion, ASTHO and NCSD, Completed 12/26/2021
Making Contact: A Training for COVID-19 Case Investigators and Contact Tracers

CORE EXPERTISE/SUMMARY

- Obtained LEAN – Green Belt, PeaceHealth Medical Group
- Managing clinics on two islands in Southeast Alaska
- Extensive knowledge and experience in academic clinical department administration areas including budgeting, personnel management, project management, clinical practice operations and billing, federal grants administration – pre and post award, residency and fellowship programs.
- Over five years experience in workforce training and secondary school teacher development program planning.
- New program development within educational, economic development, state government setting.
- Developing programs to compliment university priorities and industry cluster needs.
- Organization of Advisory Committees, and Advisory Board for the Center.

Office of Biotechnology –

- Collaboratively addressed: marketing, joint oversight, and design of UT Research Park (a collaboration of UT HSC Houston and UT/MDA CC)
- Researched Biotechnology and Life Sciences Workforce issues with community-based task force
- Created small office incubator facility within office for start up operations of faculty

Academic Clinical Departments –

- Led multiple school of medicine-wide task forces and committees to address TQM of physician practice operations, ambulatory clinic processes, improve quality and accuracy of physician billing practices
- Oversaw Enterprise-wide physician practice clinical system conversion from SMS to IDX at TTU HSC MS
- Created systems for administrating multiple clinical departments to improve efficiencies and reduce operational expenses

- Approved and implemented local area network in two departments to increase staff efficiencies, and records retention.

MANAGERIAL ROLES:

- **Clinic Manager, PeaceHealth Medical Group, Ketchikan, AK**, September 19, 2011 – June 21, 2019 Primary Care, Psychiatry, Pediatrics, OB/Gyn, Hospitalists, Off site Primary Care Clinic Prince of Wales - Craig
- **Clinic Manager, UTMB- Prison Management, Polunsky Prison, Livingston, TX**, 2009 – 2011 3,000 prisoner population
- **Director, Quality Control, Harris County Hospital District, Physician Practice**, 2008 – 2009

ACADEMIC APPOINTMENTS

- **Research Associate Professor**, College of Technology, Department of Engineering Technology, University of Houston, June 2005- September 2008
- **Fluvanna County School District**, Substitute teacher, August 2022 – May 2023

ADMINISTRATIVE APPOINTMENTS

- **Executive Director**, Center for Life Science Technology, College of Technology, Engineering Technology, University of Houston, June 2005- September 2008 (Created Center for Life Sciences Technology- www.texasbiotech.org)
- **DIRECTOR**, Office of Biotechnology, The University of Texas HSC – Houston, TX, 2001 to June 2005 (Established Center for Life Sciences Technology)
- **DIRECTOR MANAGEMENT OPERATIONS**, Departments of Internal Medicine and Dermatology; University of Texas HSC - Houston, Medical School, June 1995 to April 2002 (Administration of academic clinical department, worked through 6 years of declining operational budget representing ~ 40% clinical revenue budget decline, established budgeting of clinical revenues by CPT/RVU, DMO Lead- school-wide team on centralizing billing and clinic operations reengineering)
- **ASSISTANT TO THE CHAIR**, Department of Surgery, University of Texas Medical Branch @ Galveston, TX., June 1992 to June 1995 (participated in CQI projects for campus, led multi-level team on clinic access)
- **ADMINISTRATOR**, Department of Surgery, Georgetown University Medical Center, Washington, D.C., July 1988 to May 1992 (Installed Local area network for clinical department, negotiated physician managed care contracts)
- **DIRECTOR**, Texas Tech Health Sciences Center, Medical Practice Income Plan (MPIP) Lubbock, Amarillo, El Paso, Odessa, Lubbock, TX, April 1987 to July 1988 (Oversight of faculty practice plan operations in Lubbock, Odessa, Amarillo, and El Paso, responsible for successful enterprise-wide practice plan computer conversion, responsible for enterprise computer conversion and installation – SMS to IDX)

EDUCATION

MA Organizational Management, University of Phoenix, 2002-2004. Focused on Organizational Management

BBA, Business Economics, New Mexico State University, 1971-1976, Minor in Accounting

RECOGNITION

Omicron Delta Epsilon, Economic Honors Society, member 1975 – 1976, Vice President 1975-1976

Admiral of the Texas Navy, Commissioned July 1993, by Governor Ann Richards

United Who's Who, Lifetime Member, 2003



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

BOS2024-06-05 p.65/202

Application to Serve on
Boards/Commissions/Committees

Name: Barry Allen Bibb Election District: Cunningham
Mailing Address: 2935 Antioch Road City: Scottsville State: VA Zip: 24590
Physical Address: Same City: State: Zip:
Home Phone: [REDACTED] Work Phone: Cell Phone: Fax Phone:
Email: [REDACTED]

Education/Experience/Professional Expertise:

Retail moment 42 years 8 mos. Graduated from Jefferson professional Institute business school 1964. Retired from Kmart June 2007

Civic Activities/Committee Memberships (include other boards/committees/commissions, Fraternal, Business, Church or Social Groups):

On Planning Commission since Jan. 2008 Presently Chairman
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups-please provide dates): Deacon Antioch Baptist Church

Interest in Serving on Board/Commission/Committee:

Serve the county as I have for last 12 and 1/2 years

**Please indicate on the following sheet all Boards/Commissions/Committees on which you wish to serve:

The County of Fluvanna does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

Please submit this form by e-mail or
Return to:
Clerk, Board of Supervisors
P.O. Box 540
Palmyra, VA

5/17/2020

Signature

Date

County of Fluvanna * Post Office Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Agricultural/Forestal Advisory Committee: Consists of four landowners who are engaged in agricultural or forestal production, four other landowners of the County, the Commissioner of the Revenue and a member of the governing body. The committee shall advise the planning commission and the governing body and assist in creating, reviewing, modifying, continuing or terminating districts within the County.

Board of Zoning Appeals: Consists of five members, appointed by the Fluvanna County Circuit Court to serve five-year terms. The role of this organization is to hear and decide appeals of the requirements of the Zoning Ordinance or Administrator.

Board of Building Code Appeals: Consists of five members appointed by the locality for a specific term established by written policy. This appeals Board hears appeals as authorized by the local governing body.

Community Policy and Management Team: Members appointed by the Board with responsibility of implementing the Comprehensive Services Act. Membership includes Community Services Board, Social Services, Health Department, Juvenile Court Services Unit, BOS and local school division and a parent representative; three year term.

Court Green Committee: Oversees landscaping and landscaping maintenance needs on the court green, the museum grounds and Confederate Square. It meets at the call of any member or the County Administrator. Its purpose is to provide consensus on significant alterations to the appearance of the court green and its surroundings on matters that often are a matter of taste; three year term.

Economic Development Authority: Purpose is to promote industry and develop trade by inducing manufacturing, industrial, governmental, commercial enterprises and institutions of higher learning to locate and remain in the Commonwealth and consist of seven At-Large members; four year term.

Economic Development Commission: Ten members, one from each electoral district and four at large. Chartered to support the Board in development planning and economic development issues; four year term.

Fluvanna County Youth Advisory Council: Membership consist of interested citizens and representation from local government, agencies and youth-serving organizations, & at least one, but not more than two, citizens under the age of eighteen, with a minimum age of fifteen; members appointed by the Board of Supervisors; serves as liaison between organized groups concerned with youth, specifically the Board of Supervisors and the youth citizens of the county; two year term.

Fluvanna Partnership for the Aging Committee: Consists of a representative from each magisterial district, appointed by the Supervisors of the district, and representatives from the following agencies: Social Services, Virginia Extension Services, JABA Case Manager, Senior Center Director, MACAA Director, Fork Union Nursing Home Director, Health Department, and County Administrator's office; four year term.; meets 4th Monday of month at 11:00 am at the Fork Union Rescue squad building.

Fluvanna Transportation Safety Commission: Mission Statement is to further transportation safety within Fluvanna County; to increase transportation safety awareness among school age children & adults; and to assist VDOT in selected tasks pertaining to the County. Voting members include one BOS appointee from each voting district and representative of the Board of Supervisors, Fluvanna Schools and the Fluvanna Sheriff's Department; three year term.

Fork Union Sanitary District Advisory Committee: Consists of seven voting members who shall be appointed by the Board of Supervisors and must be members of the District's service area. The FUSD Advisory Board shall investigate and be informed on all matters relating to water production and supply in the FUSD and on other matters as the Board of Supervisors request; four year term.

James River Alcohol Safety Action Program: Organized and exists pursuant to an agreement for Joint Exercise of Powers entered into among the City of Charlottesville, and the Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson and functions as administrative and fiscal agent for the Program. One person is appointed by the governing body of each participating locality; three year term.

JAUNT Board: Two members appointed; JAUNT manages budgets, policies and programs of the corporation's transportation services; three year term. The Board of Directors generally meets at the Charlottesville office.

Jefferson Area Board for Aging Advisory Council: Members provide input on the development and administration of JABA's Area Plan, participates in public hearings, represents the interests of older persons, reviews and comments on all community policies, programs and actions affecting the senior citizen's and elder caregivers of Planning District Ten. Each participating jurisdiction shall be represented by two voting members; two year term. The Council meets the first Tuesday of each month from 12:00-1:00 pm.

Jefferson Area Board for Aging Board of Directors Meets the third Tuesday of each month. The meeting is usually held at the Center for Adult Rehab and Eldercare in the Alzheimer's Suite unless otherwise notified; two members appointed by the board of Supervisors; two year term.

Jefferson Area Disability Services Board: Service area comprises a rural, primarily agricultural area wherein services to persons with physical and/or sensory disabilities are hampered by the relative isolation of clients; consist of one representative appointed by the Board of Supervisors with a three year term.

Library Board of Trustees: Consist of seven members, one from each election district and the Library Director as ex-officio; four year term.

Local Workforce Investment Board: Consist of a majority of private sector representatives; number of appointments per locality is based on population (Fluvanna has two); three year term.

Monticello Area Community Action Agency: Provides services and supplies among local churches, schools, and community organizations for people in crisis situations, or with longer-term needs; four year term; one representative appointed by the Board of Supervisors.

Parks & Recreation Advisory Board: Members are appointed by the Board. Three are agency appointed and six are at-large. The Advisory Board provides counsel to the board on community recreation issues, assists department director in determining program priorities and content, and leisure issues in the community; four year term.

Piedmont Virginia Community College Board: Local advisory board which is appointed by its participating local jurisdictions; provides a vital link between the college and the community; participates in selection, evaluation and removal of college president; reviews and acts on annual local funds budget as prepared by the president, etc.

Planning Commission: The Code of Virginia requires the County to create a local Planning Commission to promote the public health, safety, convenience, and welfare of its citizens, to plan for the orderly development of the community and to develop and update the County's Comprehensive Plan. The role of the Planning Commission is to serve primarily in an advisory capacity to the Board of Supervisors for a four year term; There are two members from the Rivanna Election District, one member each from the Columbia, Cunningham, Fork Union and Palmyra Election District's.

Region Ten Community Services Board: A total of 14 members are appointed by the Boards of Supervisors of Albemarle, Fluvanna, Greene, Louisa, and Nelson Counties and the Charlottesville City Council. The board establishes policy and programs to provide mental health, mental retardation, and substance abuse services, and governs the operations of over forty component programs; Fluvanna has one representative with a three year term; meets the 2nd Monday of each month in the evening.

Regional Jail Board: The Regional Jail shall be supervised and managed by a board to consist of at least one representative from each political subdivision participating therein who shall be appointed by the local governing body for a two year term.

Social Services Board: The board is administrative and is responsible for local policy decisions, discretionary power over local funding, submission of the annual county budget, appointment of the department director and decisions governing optional and local services. The board exercises an interest in all matters pertinent to the local social services; consist of seven members-one from each district and a BOS representative; four year term.

Southeast Rural Community Assistance Project, Inc.: One board appointed representative; five year term; meets quarterly for three days throughout the state.

Thomas Jefferson Emergency Medical Services Council: One member appointed by the Board to represent the local government. The Board establishes regional EMS protocols, grades and ranks Rescue Squad Assistance Fund applications, develops regional EMS training/continuing education programs, and acts as a liaison between the region and State; two year term.

Thomas Jefferson Partnership for Economic Development: Enhances the assistance and information that can be made available to both existing & new businesses interested in investing in the Greater Charlottesville Region; marketing the region & the development opportunities that exist for different types of businesses; and assisting the public sector members of the Partnership to define and improve the "product" that can be offered to prospective companies.

Thomas Jefferson Planning District Commission: Two members, at least one of which is a local elected official, are appointed by each of six member jurisdictions. An elected official serves a term coinciding with duration of their locally elected position; terms for citizen members are three years. The purpose of the Commission is to foster regional cooperation, provide a forum for discussion of regional issues, and to plan with local governments for the future of the region. Fluvanna has two representatives with a two year term.



APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

County of Fluvanna

Name: Howard Lagomarsino		Election <input type="checkbox"/> Columbia <input type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union	
		District: <input checked="" type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other	
Mailing Address (including City, State, & ZIP) 24 Jennings Drive Palmyra, VA 22963		Physical Address (if different)	
Years Lived in Fluvanna	Cell Phone – preferred? [REDACTED]	Home Phone – preferred? [REDACTED]	Email [REDACTED]
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience.): BS -Old Dominion University - Criminal Justice/Organizational Management, Graduate Certificate - Local Government Management - Virginia Tech , Enrolled in Masters In Public Administration (one semester away from completion)- Liberty University - extensive course work In public administration at local, state and federal level with courses in land use and management process, budget, public policy analysis. Public safety background of over 37 years with, 15 years law enforcement, 37 years fire rescue experience as both career and volunteer - current fire rescue role is within the fire marshals office in Albemarle County since 2002 - started as Assistant Fire Marshal and have been the Division Chief/Fire Marshal/County Fire Official since 2011 Fluvanna Planning Commission Member for a little over 4 years (appointed to complete Mrs. Eager's term when she got elected to the Board of Supervisor and just completing my own 4 year term, June 2020.			
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: Fluvanna County Planning Commission			
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): Parkinson's Disease Awareness Groups (APDA, Michael J. Fox etc.), International Association of Fire Chiefs, International Association of Arson Investigators, National Association of Fire Investigators, Fraternal Order of Police, Virginia Association of Fire Chiefs, Virginia Fire Prevention Association, Gold Key International Honor Society, Phi Kappa Phi Honor Society, Fluvanna County Sheriff's Auxiliary, International Assoc. of Bomb Technicians & Investigators (past), PVCC Alumni Board (past), Lake Monticello Security Committee			
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: I have been in public service most of adult life (military - USMC, public safety, local government). It Included a stint in Afghanistan, through th, US State Department and a contractor, on a government building/rule of law project mentoring Afghan government officials in public safety, strategic planning and ethical governance In 2006. My life, work and educational experiences provided exposure to a plethora of experiences in federal, state and local governance. My current work (Fire Marshal/Fire Official) has extensive exposure and problem solving exposure, Working with the Albemarle County Community Development Department (Planning, Zoning, Building Official) on comprehensive plan proC81881, code enforcement, plans review, development review, land use policy and public policy practical application, which 881V88 well the role of planning commissioner, which I have served for over 4 years and wish to continue to serve the citizens of Fluvanna County.			
Applicants are considered as vacancies occur and your application will be kept on file for three years. Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. Submit by email (clerk@fluvannacounty.org) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963 By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.			
Applicant's Signature Howard Lagomarsino (From File)		Date June 9, 2020	

PLEASE INDICATE BELOW THE BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Board of Equalization (BOE)
	Board of Zoning Appeals (BZA)
	Building Code of Appeals Board
	Central Virginia Regional Jail (CVRJ) Authority
	Columbia Task Force (CARE)
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Develop. & Tourism Advisory Council (EDTAC)
	Family Assessment and Planning Team (FAPT)
	Finance Board
	Fluvanna Partnership for Aging Committee (FPA)
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Water Authority (JRWA)
	JAUNT Board

X	Board, Commission, Committee (cont.)
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)
	Palmyra Area Revitalization Committee (PARC)
	Parks & Recreation Advisory Board (RAB)
	Piedmont Virginia Community College (PVCC) Board
X	Planning Commission
	Region Ten Community Services Board
	Rivanna River Basin Commission
	Social Services Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)
	OTHER:

Fluvanna County Board, Committee, and Commission Attendance Policy

(Approved June 17, 2015)

1. BCC members shall attend at least two-thirds of all scheduled meetings in each calendar year while serving.
2. The Chairperson of the board, commission, or committee shall notify the Clerk to the Board of Supervisors of any absences exceeding this policy.
3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

Office Use Only		
Application Received On:	June 9, 2020	Application Received By: Caitlin Solis
Acknowledgement Sent:	June 9, 2020	
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		



APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

County of Fluvanna

Applicants are considered as vacancies occur and your application will be kept on file for three years.

Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Before completing the application, please review the membership requirements for the Board, Commission, or Committee for which you are interested. Applicants who do not meet membership requirements will not be put forward for consideration.

Name: Joshua Bower	Election <input type="checkbox"/> Columbia <input checked="" type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union District: <input type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience. You may also provide a resume/CV.): I have an Associates Degree in Architecture from Penn College (1994-96) and a Bachelors Degree in Architecture from Temple University (1996-2002). I am a licensed Architect in Virginia and have been a partner in my firm since 2017. I have been practicing Architecture since 1998.	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: I have served as an elected member of Mount Joy PA Borough Council for 7 years (President Pro-tem for 2 years), Mount Joy PA planning commission for 9 years (chair for 4 years), Mount Joy PA Main Street executive board for 5 years, Building Committee on Main Street Org for 5 years and at Church for over 10 years. I was elected as Judge of Elections for (2) four year terms. I also served on the St Marks UMC leadership team for 6 years and chair for two of those years.	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): I have been a member of Sigma Phi Epsilon Fraternity in college and a member of Rotary International in MOUNT JOY PA. I am currently a member the American Institute of Architects and of the National CPTED Organization	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: My family and I moved here from Pennsylvania in 2015. When in PA I was fortunate to dedicate some of my personal time to help make the community better through governmental, economic development and spiritual organizations. As out children are now moving onto college, I would like to start seeking opportunities to dedicate some of my personal time to Fluvanna County and its residents	

Fluvanna County Board, Committee, and Commission Attendance Policy

(Approved June 17, 2015)

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6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

**PLEASE INDICATE BELOW THE BOARDS, COMMISSIONS, OR COMMITTEES (BCC)
ON WHICH YOU WISH TO SERVE.**

X	BCC	X	BCC	X	BCC
	Agricultural/Forestral District Advisory Committee		Finance Board		Piedmont Virginia Community College (PVCC) Board
	Board of Equalization (BOE)		Fluvanna Partnership for Aging Committee (FPA)	X	Planning Commission (PC)
	Board of Zoning Appeals (BZA)		Fork Union Sanitary District (FUSD) Advisory Committee		Region Ten Community Services Board
X	Building Code of Appeals Board		James River Water Authority (JRWA)		Rivanna River Basin Commission
	Central Virginia Regional Jail (CVRJ) Authority		JAUNT Board		Social Services Board
	Columbia Task Force (CARE)		Jefferson Area Board of Aging (JABA) Advisory Council	X	Thomas Jefferson Planning District Commission (TJPDC)
	Community Policy & Management Team (CPMT)		Jefferson Area Board of Aging (JABA) Board of Directors		Thomas Jefferson Water Resources Protection Foundation
X	Economic Development Authority (EDA)		Library Board of Trustees		
	Economic Develop. & Tourism Advisory Council (EDTAC)		Monticello Area Community Action Agency (MACAA)		
	Family Assessment and Planning Team (FAPT)		Parks & Recreation Advisory Board (RAB)		

Submit by email (clerk@fluvannacounty.org) or mail to:

County of Fluvanna, Attention: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963

By signing below you are indicating that you have read and understand the Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.

In accordance with Virginia Code §2.2-3705.1, by submitting this application, it is presumed that you are providing your personal contact information to be used for communicating with the County, and unless otherwise indicated by you, your personal contact information will not be shared publicly.

Applicant's Signature <i>(Typing name below serves as digital signature)</i> Joshua Bower		Date 1-13-2022	
Mailing Address (including City, State, & ZIP) 418 Fox Hollow Ln, Palmyra, VA 22963		Physical Address (if different)	
Years Lived in Fluvanna 6	Phone # [REDACTED]	Alternate Phone #	Email Address [REDACTED]

Office Use Only

Application Received On:	1-13-2022	Application Received By:	Leontyne Peck
Acknowledgement Sent:	1-13-2022		
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			

**APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES****County of Fluvanna**

Applicants are considered as vacancies occur and your application will be kept on file for three years.

Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Before completing the application, please review the membership requirements for the Board, Commission, or Committee for which you are interested. Applicants who do not meet membership requirements will not be put forward for consideration.

Name: Sandra Forstbauer Morris "Suzy"	Election <input type="checkbox"/> Columbia <input checked="" type="checkbox"/> Cunningham <input type="checkbox"/> Fork Union District: <input type="checkbox"/> Palmyra <input type="checkbox"/> Rivanna <input type="checkbox"/> Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provide dates of education and experience. You may also provide a resume/CV.): attached	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: attached	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): attached	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: attached	

**Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

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ON WHICH YOU WISH TO SERVE.**

X	BCC	X	BCC	X	BCC
X	Agricultural/Forestal District Advisory Committee		Finance Board		Piedmont Virginia Community College (PVCC) Board
	Board of Equalization (BOE)	X	Fluvanna Partnership for Aging Committee (FPA)	X	Planning Commission (PC)
	Board of Zoning Appeals (BZA)		Fork Union Sanitary District (FUSD) Advisory Committee		Region Ten Community Services Board
	Building Code of Appeals Board		James River Water Authority (JRWA)		Rivanna River Basin Commission
	Central Virginia Regional Jail (CVRJ) Authority		JAUNT Board	X	Social Services Board
	Columbia Task Force (CARE)		Jefferson Area Board of Aging (JABA) Advisory Council	X	Thomas Jefferson Planning District Commission (TJPDC)
	Community Policy & Management Team (CPMT)		Jefferson Area Board of Aging (JABA) Board of Directors		Thomas Jefferson Water Resources Protection Foundation
	Economic Development Authority (EDA)		Library Board of Trustees		
X	Economic Develop. & Tourism Advisory Council (EDTAC)		Monticello Area Community Action Agency (MACAA)		
	Family Assessment and Planning Team (FAPT)		Parks & Recreation Advisory Board (RAB)		

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In accordance with Virginia Code §2.2-3705.1, by submitting this application, it is presumed that you are providing your personal contact information to be used for communicating with the County, and unless otherwise indicated by you, your personal contact information will not be shared publicly.

Applicant's Signature <i>(Typing name below serves as digital signature)</i>		Date	
<i>Dandra Forstbauer (Suzy) Morris</i>		<i>11/03/2022</i>	
Mailing Address (including City, State, & ZIP)		Physical Address (if different)	
<i>6840 Thomas Jefferson Parkway Palmyra, Virginia 22963 (Quaint Lea)</i>			
Years Lived in Fluvanna	Phone #	Alternate Phone #	Email Address
<i>80 as of 12/05/2022</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>	<i>[REDACTED]</i>

Office Use Only

Application Received On:		Application Received By:	
Acknowledgement Sent:			
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			

SANDRA FORSTBAUER MORRIS

Quaint Lea Farm
6840 Thomas Jefferson Pkwy
Palmyra, Virginia 22963

EDUCATION

10 year Postgraduate Professional License 7/1/2019 - 6/30/2029
Child abuse recognition and intervention
Emergency first aid, CPR and AED training
Dyslexia awareness training

- 1970 - 2019 University of Virginia, Virginia Commonwealth University (courses, seminars, and institutes which update materials, methods, and information; and which add endorsements in biology, Director of Instruction, General Supervisor, and Secondary Supervisor) Spanish PREK-12
French PREK-12
- 1969 University of Virginia, M.Ed. in the Teaching of Spanish
Charlottesville, Virginia
- 1965 College of William & Mary, B.A. Modern Foreign Languages (Spanish & French)
Williamsburg, Virginia

Foundation for Teaching Economics - Environment and the
Economy 2008

Principals' Institute - Longwood 2001

Commonwealth of Va. Office of Emergency Medical Services
"Mass Casualty Incident Management Module 1 2004

VMFA - multiple summer institutes and classes

CPR AED certification 2015-2017

CPR AED certification 2017-2019

PROFESSIONAL EXPERIENCE

- 1993 - 1996 Transportation/Foreign Language Facilitator, Fluvanna County Public Schools
SOA Facilitator, Spanish teacher
- 1976 - 2019 Teacher in Fluvanna County High School, Palmyra, Virginia. Subjects taught include Spanish levels I-V, earth science, and reading remediation, *foreign language exploratory, biology, life science, astronomy and ecology.*
- 1966 - 1976 Teacher in Fluvanna County High School, Carysbrook, Virginia. Subjects taught include biology and Spanish levels I-III.
- 1965 - 1966 Teacher at Columbia District Elementary School, Palmyra, Virginia. Taught all subjects to grades 4 and 5 in a self-contained classroom.
- 1964 - 1965 Student teacher at James Blair High School, James City County.
- 1963 - 1964 House President of Ludwell Apartments at the College of William & Mary, Williamsburg, Virginia.

LEADERSHIP & SERVICE

BOARDS/COMMISSIONS/COMMITTEES/MEMBERSHIPS/
CIVIC ACTIVITIES

- ~~1970-1972~~ Human Relations Council for Fluvanna County Schools - designated teacher representative
- Project High - One of original six team members - *to prepare lifelong learners*
- Parent Advisory Board
- Virginia State 4-H Horse Show - State staff member
- Fluvanna Co. Farm Bureau BOD 1991-1994 and member to present
- Host Family - 4-H International Exchange Program, 1983
- 4-H Clubs - Adult leader
- Coordinator for free lunches and free textbooks
- Peer Tutoring Program
- Visiting Committee at Gretna Junior High School, Gretna, Virginia - Chairperson
- Self-Study - Fluvanna County High School
- 1967-68 Foreign Languages and Science Committee - Member
- 1978-79 Foreign Languages - Chairperson
Curriculum Committee - Member
- 1991-1992 Foreign Languages and School and Community Committee Chairperson

LEADERSHIP/SERVICE/BOARDS/COMMISSIONS/ COMMITTEES/MEMBERSHIPS/CIVIC ACTIVITIES

Foreign Language Curriculum Guide - Chairperson

Curriculum Study Committee - Member

Textbook Selection Committees

Foreign Languages - Chairperson

Science - Committee member

Foreign Languages Department Head 1966-1990[†]

Annual Foreign Language - International Dinner and Entertainment - Originator, coordinator, and hostess.
600+ attendees

Annual Foreign Language trips to Washington, D.C. - Originator, coordinator, guide, and lecturer.
6 commercial buses

Open Door Student Exchange - School contact person, 1970-2010

Global Awareness Day - School contact person.

After School Detention Coordinator, 1986[†]

Foresee (gifted) Programs - Volunteer resource person and guest presenter.

Reading Remediation - Instructor

Foreign Languages Six Year Plan Committee - Chairperson and writer

Preparation of Annual Budget for Foreign Languages Department - Coordinator
State Selection Commi Hee - Governor's Spanish Academy
Student Teacher Program with University of Virginia - Supervising Teacher

Annual School Plan Committee - Member

School Calendar Committee - Member

Science Ace Coach

Senior class, graduation committee, prom committee, yearbook, newspaper, interpretative dance, senior play, Miss Fluvanna, band boosters, Foreign Language Club, freshman class, and senior trip - Sponsor, coordinator, or director.

Leadership, service, civic activities, memberships —

Fluvanna Education Association - Secretary-treasurer, and faculty representative

Virginia Education Association life member—delegate multiple times through 2015

National Education Association life member

Sigma Delta Pi - Spanish

Kappa Delta Pi

Modern Language Association of Virginia

American Council of Teachers of Foreign Language

Fluvanna Historical Society — life member

Annual Virginia State Foreign Language Conference

Presenter - 1990 "Celebrating Foreign Languages in Our Schools."

Spanish Institute - University of Virginia.

Virginia Commonwealth University Seminar

Virginia Grant for the Humanities (One of twenty selected teachers)

National Endowment for the Humanities - UVA Institute, 1992 (One of twenty selected nationally)

1988 - Governor's Spanish Academy - Visiting teacher representing selected teachers of advanced level Spanish.

1990 - Commonwealth of Virginia Seminar on Europe College of William and Mary - County teacher representative

Mastery Teaching Training - Madeline Hunter

Cooperative Learning - Susan Kovalik and Ann Ross

Integrated Thematic Instruction - Susan Kovalik and Ann Ross

Leadership, service, civic activities, memberships

Fluvanna Heritage Forum 1999 - one of 200 participants

FLDP 2003-2004 first class

FLDP 2016-2017 Class 14 - Leadership class spokesperson
April 10, 2017

FLDP Steering Committee 2017-2021

FLAG 2019 to present

FLDP - class 14 project - art, artisan, wine trail -
continued work - contacts with Sherril Smith
Executive Director of Artisans Center of Va. -
met in Appomattox, Va, May 2017.
Worked to resolve SLP issue for small
studios (#800) 10/17, 2018

FSPCA Board of Directors 2015 - present

Fluvanna Art Association 2018, 2019

Fluvanna Co's Animal Response Team Plan - 2014

Enhancing Equity Task Force FCPS 2020 - present

Standards of Quality Comprehensive Plan Committee
FCPS 2014 - 2018

FCPS Springboard 2014, 2015

Project Wild - environmental responsibility 2016

Reasons for wanting to serve Fluvanna County:

I love our unique Fluvanna County which still exhibits the rural character and quality of life valued by both natives and those who have come here. At almost 80, I span the ages, have seen many changes, traveled, always returned home to Fluvanna, worked with the public as an educator here for 54 years, kept informed of major county issues, interacted with diverse members of our population, run for BOS in 1999, viewed the buildout of Lake Monticello next to our working farm, watched the JRWA at work, seen the additions to Pleasant Grove, continued to work for a wine/art/artisan trail, enjoyed painting and writing about Fluvanna "things" - I'm proud to be one of the native Fluvannians left and will always be a Fluco! I care about people and, therefore, have an obligation to advocate for long range future plans with adequate compatible businesses and infrastructure for the place we, the people, live. I want to help plan for the future needs of the county and its citizens in a way which ensures that

future generations can still share a natural environment and quality of life from which we all benefit.

Sandra F. (Suzzy) Morris

PERSONAL INTERESTS

People
Learning
Challenges
Art and artists
Gardening
Fishing
Nature
Environment
Languages
Diverse Cultures

Painting and drawing
Cattle and horses
Farming
Science
Social Studies
Current events
International affairs.
Communication
Old homes and antiques
writing - environment,
nature, animals I have
known

FLUVANNA COUNTY BOARD OF SUPERVISORS AGENDA ITEM STAFF REPORT

TAB B

MEETING DATE:	June 6, 2024				
AGENDA TITLE:	VDOT Quarterly Report				
MOTION(s):	N/A				
BOS 2 YEAR GOALS?	Yes	No	If yes, list goal(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
			XX		
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Scott Thornton, VDOT Residency Administrator				
RECOMMENDATION:	Information Only				
TIMING:	Routine				
DISCUSSION:	Quarterly VDOT update.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	VDOT Quarterly Report				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X



VDOT Maintenance Issues or Concerns
Call 1-800-367-ROAD

April Report

Fluvanna County
April 2024

MAINTENANCE

Palmyra & Zions Crossroads Area Headquarters for the month of April 2024

- Machine Grade Rte 609,648,674,677,679,1006
- Roundabout Mowing Rte 6, 53. Animal Retrieval Rte 250,633
- Tree Debris Rte 6,15,635,669,682. Tree Removal Rte 644.
- Call out Rte 15,663. Litter Control Rte 600,618,637
- Pothole Patching Rte 600,601,608,613,616,617,630,639,660,680
- Ditch Maintenance Rte 6,602. Pipe Maintenance Rte 647

LAND DEVELOPMENT & PERMITS

Aaron LeBeau, PE

Plans with outstanding comments or under review (Activity within last 90 days)

Rt 605 Firefly Utility
Rt 610 Firefly Utility
Rt 53 Transcontinental Gas Utility
Rt 618 Firefly Utility
Rt 6 Dominion Utility
Rt 250 Sydnor Hydrodynamics Utility
Rt 656 Dominion Utility
Meadowbrook Phase 4

Plans Found Acceptable

Nieding Easement
Rt 6 Dominion Utility
Bickley Subdivision
Bunch Subdivision
Colonial Circle Market Site Plan
Brookman Family Subdivision
Rt 53 Firefly Utility

LUPS Permits Issued and Completed

VDOT issued 10 permits in April 2024

VDOT closed 3 permits in April 2024

CONSTRUCTION

Bridge Projects

- **BRDG-967-548, N501 (UPC 121080) On-Call Bridge Maintenance Contract** – Bridge maintenance on various structures.
Scope: Bridge Maintenance -Various locations
Estimated Contract Completion Date: December 31, 2024
(Currently inactive in the area)

Road Projects

- **ADA Compliance 9999-967-317, N01 (UPC 119781)** various locations. Contract executed 02-07-2022
NTP: Specific to task orders
Scope: On call ADA compliance
Estimated contract completion date: July 01,2024 (T1)
(Currently inactive in the area)

Schedules

- **ST7A-967-F24, P401 (UPC 123572)** Various routes
NTP: March 25, 2024
Scope: Plant Mix
Estimated contract completion date: October 20, 2024
(Currently inactive in the area)

TRAFFIC STUDIES/ SPECIAL REQUESTS

Rte 15, James Madison Highway-Speed Limit Sign Requests located by Fluvanna County & Recreational Center

Request Received on 3/21/24

Status: In Progress

TRAFFIC STUDIES/ SPECIAL REQUESTS

Resolutions from prior submissions:

South Boston Rd & Broken Island Road Guardrail Installation Request: Guardrail is not warranted. Application submitted for High Friction Surface Treatment. HSIP funding was not granted.

All Way Stop Sign Review at 640/660 Intersection. Traffic volumes nor crash history justify need for All Way Stop. 640/660 are classified as Major Collectors- "cut-thru" traffic warranted.

Rte 1011 Speed Limit Sign Request. Rte 1011 is a dead end road inside a no outlet subdivision, with 25MPH Unless Otherwise Posted located at Rte 1010 entry off of Rte 53. Additional Sign(s) not warranted.

Stop or Yield Sign at Cedar Lane Road. Yield sign reinstalled.

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

TAB C

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	Children's Services Act Semi-Annual Report				
MOTION(s):	N/A				
BOS 2 YEAR GOALS?	Yes	No	If yes, list goal(s):		
		XX			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
			X		
STAFF CONTACT(S):	Bryan Moeller, CSA Program Manager				
PRESENTER(S):	Bryan Moeller, CSA Coordinator				
RECOMMENDATION:	Information Only				
TIMING:	Routine				
DISCUSSION:	<ul style="list-style-type: none"> • Review of Purchases of Services expenditures from the Children's Services Act during FY 2024 • Summary of demographics during FY 2024 • Summary of items of interest in FY 2025 • Opportunity for questions from Board of Supervisors 				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					XX

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

TAB D

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	Department of Emergency Services New Station 3 in Kents Store				
MOTION(s):	N/A				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Jim True, EMS Supervisor and Eric Dahl, County Administrator				
PRESENTER(S):	Jim True, EMS Supervisor				
RECOMMENDATION:	N/A				
TIMING:	Normal				
DISCUSSION:	<p>In the FY25 budget, funding was provided to implement peak load staffing for one ambulance at Rescue Station 3 in Kents Store, which was recently donated to the county by the former Fluvanna Rescue Squad, Inc. Through additional discussions between the Department of Emergency Services and Kents Store Fire Company 3, a change in the staffing location is being requested to now have the EMS providers based out of Kents Store Fire Company 3 instead. This would be a similar model to what we are currently operating under Fork Union Fire Company 2. The rationale is to provide for a more cohesive career staffing and volunteer combination system.</p> <p>The recently donated Kents Store Rescue Station 3 will now be utilized as a training facility and will also allow the Department of Emergency Services to have covered and secured storage for ambulances and other equipment that is currently in reserve status. The Kents Store Rescue Station 3 will transition into a training facility that will better allow the Department of Emergency Services and other volunteer emergency service departments to hold trainings in a common location. The plan will be to have emergency medical technician classes for the county at this location, as well as EMS and fire continuing education.</p>				
FISCAL IMPACT:	None				
POLICY IMPACT:	None				
LEGISLATIVE HISTORY:	None				
ENCLOSURES:	None				
	Legal	Finance	Purchasing	HR	Other

REVIEWS COMPLETED:					X
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**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB E

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	TJPDC Rural Housing Study				
MOTION(s):	N/A				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Kelly Harris, Assistant County Administrator				
PRESENTER(S):	Laurie Jean Talun, TJPDC Regional Housing and Community Development Grants Manager				
RECOMMENDATION:	N/A				
TIMING:	Normal				
DISCUSSION:	Laurie Jean Talun, Regional Housing and Community Development Grants Manager at TJPDC, will discuss the 2025 Housing Study, which will identify specific opportunities throughout the Planning District to support citizens in their efforts to maintain their homes, and to act strategically about the aging housing stock, while preserving the rural feel of the County.				
FISCAL IMPACT:	None				
POLICY IMPACT:	None				
LEGISLATIVE HISTORY:	None				
ENCLOSURES:	None				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

FLUVANNA COUNTY BOARD OF SUPERVISORS AGENDA ITEM STAFF REPORT

TAB F

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	Fluvanna County Housing Needs				
MOTION(s):	N/A				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Kelly Harris, Assistant County Administrator				
PRESENTER(S):	Kim Hyland, Executive Director, Fluvanna-Louisa Housing Foundation (FLHF) & Mozell H. Booker, FLHF Board Member				
RECOMMENDATION:	N/A				
TIMING:	Normal				
DISCUSSION:	Kim Hyland, accompanied by FLHF Board Member Mozell Booker, will update the BOS on the current housing conditions FLHF is experiencing in Fluvanna County; the Central Virginia Rural Housing Program (CVRHP) Rural Housing Group Discussions in our region; needs assessment; FLHF activities and suggestions. FLHF is looking to receive input from the BOS on direction and goals so that we proceed in alignment with the county.				
FISCAL IMPACT:	None				
POLICY IMPACT:	None				
LEGISLATIVE HISTORY:	None				
ENCLOSURES:	None				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

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

TAB G

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	Authorization to Advertise public hearing to amend Section 6-1-5 of the County Code to increase erosion and sediment control review fees				
MOTION(s):	I move that the Board of Supervisors advertise the amendments to the County Code to amend Section 6-1-5 to increase erosion and sediment control review fees for a public hearing to be held July 3, 2024.				
STRATEGIC INITIATIVE?	Yes	No	If yes, list initiative(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Dan Whitten, County Attorney				
PRESENTER(S):	Dan Whitten, County Attorney				
RECOMMENDATION:	Advertise a Public Hearing on July 3, 2024 to amend the County Code				
TIMING:	Ordinance is effective after a public hearing and Board approval				
DISCUSSION:	This amendment simplifies the schedule for erosion and sediment control review fees by increasing two fees and eliminating others.				
FISCAL IMPACT:	The increase in erosion and sediment control review fees is estimated at \$10,000 on a fiscal year basis and also more appropriately recoups staff review time.				
POLICY IMPACT:	Amendment to the County Code				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	<ul style="list-style-type: none"> • Blackline Section 6-1-5 of the County Code • Advertisement for public hearing 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				X

(Seal)

PUBLIC HEARING
Fluvanna County Board of Supervisors
Wednesday, July 3, 2024, at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-1427, a Public Hearing will be held in the Fluvanna County Circuit Court, at 72 Main Street, Palmyra, Virginia for citizens of the County to have the opportunity to appear before and be heard by the Board of Supervisors for the following item:

ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA”, BY AMENDING § 6-1-5 TO INCREASE EROSION AND SEDIMENT CONTROL REVIEW FEES

Copies of the complete text of the above ordinance are available for public review at <https://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to Caitlin Solis, Clerk to the Board, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

TO: Fluvanna Review

Advertise on the following dates: June 20 & 27, 2024

Authorized by: Fluvanna County Board of Supervisors

Bill to: Board of Supervisors

CONTACT INFORMATION:

Caitlin Solis
Clerk, Board of Supervisors
Fluvanna County
P. O. Box 540
Palmyra, VA 22963
csolis@fluvannacounty.org
434-591-1910
434-591-1913

ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA”,
 BY AMENDING § 6-1-5 TO INCREASE EROSION AND SEDIMENT CONTROL REVIEW
 FEES

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

(1) That The Code of the County of Fluvanna, Virginia is amended by amending § 6-1-5 as follows:

CHAPTER 6 EROSION AND SEDIMENTATION CONTROL

ARTICLE 1. – IN GENERAL

Sec. 6-1-5. - Fees generally.

The following fees for the land-disturbing permits and related reviews pursuant to this chapter shall be paid. The purpose of these fees is to defray the cost of program administration, including costs associated with the issuance of grading or land disturbing permits, plan review, and periodic inspections for compliance with erosion and sediment control plans. The fee schedule set forth in this section shall supersede any fee schedule previously adopted with respect to such permits and related reviews.

Single Family	\$125.00 per lot
All Other	<p>\$750.00 \$550.00 plus \$125.00/ac. (or portion) over one aere for work to be completed within 12 mo. \$500.00 plus \$50.00/ac. (or portion over one acre for additional 12 mo. (24 mo. total) \$500.00 for each additional 12 mo. (over 24 mo. total) \$1,000.00 \$250.00 initial plan review fee \$100.00 per re-review fee</p>

The foregoing notwithstanding, except as otherwise expressly provided by law, none of the fees listed herein shall apply to any property owned by the County and used for County purposes.

(2) That the Ordinance shall be effective after adoption.

ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA”,
 BY AMENDING § 6-1-5 TO INCREASE EROSION AND SEDIMENT CONTROL REVIEW
 FEES

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

(1) That The Code of the County of Fluvanna, Virginia is amended by amending § 6-1-5 as follows:

CHAPTER 6 EROSION AND SEDIMENTATION CONTROL

ARTICLE 1. – IN GENERAL

Sec. 6-1-5. - Fees generally.

The following fees for the land-disturbing permits and related reviews pursuant to this chapter shall be paid. The purpose of these fees is to defray the cost of program administration, including costs associated with the issuance of grading or land disturbing permits, plan review, and periodic inspections for compliance with erosion and sediment control plans. The fee schedule set forth in this section shall supersede any fee schedule previously adopted with respect to such permits and related reviews.

Single Family	\$125.00 per lot
All Other	\$750.00 plus \$125.00/ac. \$1,000.00 plan review fee

The foregoing notwithstanding, except as otherwise expressly provided by law, none of the fees listed herein shall apply to any property owned by the County and used for County purposes.

(2) That the Ordinance shall be effective after adoption.

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

TAB H

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	Authorization to Advertise a Public Hearing to consider waiver request for Mountain Hill Subdivision				
MOTION(s):	I move that the Board of Supervisors advertise a request for a waiver to the rural cluster requirements under Section 22-4-10.3 of the County Code for the Mountain Hill subdivision for a public hearing to be held July 3, 2024.				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning				
PRESENTER(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning				
RECOMMENDATION:	Approve				
TIMING:	Normal.				
DISCUSSION:	This is a Rural Cluster Subdivision. The property in question is located in the Fork Union District, Tax Map 50 A 33, and is zoned A-1. It was accepted by the Planning Commission at its regular meeting on September 12, 2023. However, the subdivision does not meet open space or density requirements per Section 22-4-10.3 of the Fluvanna County Code. A waiver of the Code requirements would be needed for the project to move forward.				
FISCAL IMPACT:	None.				
POLICY IMPACT:	The Board is being asked to approve a waiver of the open space and density requirement for rural cluster subdivisions per 22-4-10.3 of the Fluvanna County Code.				
LEGISLATIVE HISTORY:	This rural cluster subdivision was presented to the Planning Commission for review and action on September 12, 2023. Rural cluster subdivisions are allowed in A-1 districts per Section 22-4-10.3 of the Fluvanna County Code. This subdivision was accepted by the Planning Commission despite not meeting density or open space requirements for rural cluster subdivisions.				
ENCLOSURES:	<ul style="list-style-type: none"> • Advertisement for Public Hearing • Ordinance to waive certain requirements under County Code Section 22-4-10.3 • County Code Section 22-4-10.3 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				X

(Seal)

PUBLIC HEARING
Fluvanna County Board of Supervisors
Wednesday, July 3, 2024, at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-1427, a Public Hearing will be held in the Fluvanna County Circuit Court, at 72 Main Street, Palmyra, Virginia for citizens of the County to have the opportunity to appear before and be heard by the Board of Supervisors for the following item:

ORDINANCE TO WAIVE CERTAIN REQUIREMENTS UNDER SECTION 22-4-10.3 OF THE FLUVANNA COUNTY CODE FOR THE MOUNTAIN HILL RURAL CLUSTER SUBDIVISION LOCATED IN THE FORK UNION DISTRICT AND IDENTIFIED AS TAX MAP 50 A 33.

Copies of the complete text of the above ordinance are available for public review at <https://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to Caitlin Solis, Clerk to the Board, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

TO: Fluvanna Review

Advertise on the following dates: June 20 & 27, 2024

Authorized by: Fluvanna County Board of Supervisors

Bill to: Board of Supervisors

CONTACT INFORMATION:

Caitlin Solis
Clerk, Board of Supervisors
Fluvanna County
P. O. Box 540
Palmyra, VA 22963
csolis@fluvannacounty.org
434-591-1910
434-591-1913

AN ORDINANCE TO WAIVE RURAL CLUSTER REQUIREMENTS UNDER COUNTY CODE SECTION 22-4-10.3 FOR MOUNTAIN HILL SUBDIVISION

WHEREAS the Mountain Hill rural cluster subdivision was presented to the Fluvanna County Planning Commission on September 12, 2023 for acceptance; and

WHEREAS the Mountain Hill rural cluster subdivision does not meet all of the requirements under Section 22-4-10.3 of the County Code; and

WHEREAS the Fluvanna-Louisa Housing Foundation has requested a waiver of the open space and density requirements under Section 22-4-10.3 of the County Code; and

WHEREAS the Board, after public notice, public hearing and due deliberation in accordance with law approved the waiver of the requirements on **July 3, 2024**; and

NOW THEREFORE BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, the waiver to the open space requirement under County Code Section 22-4-10.3 for the Mountain Hill rural cluster subdivision, BE, AND IT IS HEREBY, APPROVED; such waiver shall allow 15.71 acres (61.7%) of required open space instead of the required 19.09 acres (75%); and

BE IT FURTHER ORDAINED that the waiver to the density requirement under County Code Section 22-4-10.3 for the Mountain Hill rural cluster subdivision, BE, AND IT IS HEREBY, APPROVED; such waiver shall allow 17 dwelling units instead of the required 12 dwelling units.

Adopted this 3rd day of July 2024
by the Fluvanna County Board of Supervisors

Sec. 22-4-10.3. Rural cluster regulations.

Any parcel of land which is otherwise susceptible to development into building lots may be divided into lots which provide for the preservation of substantial open space as hereinafter provided. Such development shall be known as rural cluster development.

- (1) The gross density for any rural cluster development shall not exceed one (1) dwelling unit per two (2) acres, as provided in this district.
- (2) Repealed.

(Ord. 6-15-05)

- (3) Not less than $\frac{3}{4}$ of the area of any rural cluster development shall be permanently restricted to prohibit further residential, commercial or industrial development. Such restriction may be made in the form of a covenant running with the land so restricted and in favor of each building lot in the rural cluster development, and in favor of the County. In the alternative, such restriction may be effected by the conveyance or dedication of such restricted land to the County, the Commonwealth or any other public body which is empowered to accept such conveyance or dedication. The substance of any such restriction, conveyance or dedication shall be subject to the approval of the County to ensure that such restriction shall be permanent and effective, which approval shall be made at the time of final subdivision approval and shall not be unreasonably withheld. The form of each such restriction, conveyance or dedication shall be subject to the approval of the County attorney at the time of final subdivision approval. Nothing herein shall be deemed to require the acceptance of any conveyance or dedication or land by any public body except as may be approved by the governing body of such public body in its sole discretion.
- (4) Nothing contained herein shall be construed to prevent the use or development of any open space parcel for one or more of the following:
 - (A) The construction of a single family residence, provided that such residence shall be included in the calculation of maximum gross density permitted for the cluster option development.
 - (B) Agriculture, horticulture, silviculture, including temporary sawmills, but not including any residential, commercial or industrial uses or structures.
 - (C) Parks; playgrounds; preserves; conservation areas; hunting and boating clubs and small boat docks; all of which shall be maintained for the use of the residents of the rural cluster development or of the public, but, in any event, not for residential, commercial or industrial use.
 - (D) Public utilities: Poles, lines, transformers, pipes, meters and related or similar facilities; water and sewerage distribution and collection lines.
 - (E) Cable communications distribution lines.
 - (F) Public uses and structures.
 - (G) Water wells and other facilities for the production, storage and distribution of water exclusively for the use of the residents and users of uses permitted within the rural cluster development; subject, in the case of any such facility which is a part of a central water system, to the issuance of a special use permit.

(Ord. 9-17-08)

- (H) Septic systems and other sewage disposal facilities exclusively for the use of the residents and users of uses permitted within the rural cluster development subject, in the case of any such facility which is a part of a central sewer system, to the issuance of a special use permit.

(Ord. 9-17-08)

- (I) Non-commercial cemeteries.
- (5) Each building lot shall be so designed as to provide minimum setbacks and yards. Except for buildings lots fronting on existing public roads, such setbacks and yards shall be not less than the minimum setback and yard requirements of the R-4 residential district which are as follows:
 - (A) The minimum frontage for permitted uses shall be sixty (60) feet, and for each additional permitted use there shall be at least ten (10) feet of additional lot width.
 - (B) Side. The minimum side yard for each accessory building and main structure, including a group of attached dwelling units, shall be ten (10) feet on each side.
 - (C) Rear. Each main structure shall have a rear yard of twenty-five (25) feet or more, and no accessory building shall be placed within twenty five (25) feet of any rear line.
 - (D) Any lot or parcel fronting on two (2) or more roads shall conform to the frontage, minimum lot width and setback requirements for all such roads.
 - (6) Each building lot fronting on an existing public road shall conform to the minimum frontage, setback and yard requirements for conventional development in this district. For purposes of this section, any building lot which is separated from an existing public road by any open space parcel shall be deemed to front on such existing public road for purposes of the application of such minimum frontage, setback and yard requirements unless the distance between the boundary of such open space parcel and any abutting building lot shall be at least equal to the minimum setback requirement applicable to conventional development in this district.
 - (7) All building lots shall be designed with due consideration of the topography and soil suitability for the following purposes, in such a manner as to maximize the efficient use and utility of the land; minimize development cost; protect existing scenic quality; discourage congestion in adjacent public roads; and minimize land disturbance, soil erosion and other potentially adverse consequences of development:
 - (A) Construction of residential improvements;
 - (B) Provision of utilities, including, where applicable, public or common sewer and/or water facilities;
 - (C) Provision of roads and other transportation facilities, including pedestrian trails and other facilities designed for non-motorized traffic, and including particularly provisions for connections to existing, planned or potential transportation facilities on adjacent properties;
 - (D) Protection of physical features having a recognized architectural, historic, scenic and/or economic value to the County; and
 - (E) Provision of open space of a size, shape and character to promote the uses designated for such open space and to protect and promote the rural character of the area, and provide for contiguous greenways and wildlife corridors.

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

TAB I

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors May 15, 2024 Meeting Minutes.				
MOTION(s):	I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday May 15, 2024, be adopted.				
BOS 2 YEAR GOALS?	Yes	No	If yes, list goals(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	None.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Minutes May 15, 2024.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

**FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Carysbrook Performing Arts Center
8880 James Madison Hwy, Fork Union, VA 23055
May 15, 2024
Regular Meeting 6:00pm**

MEMBERS PRESENT:

Chris Fairchild, Cunningham District, Chair
John M. (Mike) Sheridan, Columbia District, Vice Chair
(entered meeting at 6:01pm)
Mike Goad, Fork Union District
Timothy M. Hodge, Palmyra District
Tony O’Brien, Rivanna District *(entered meeting at 6:03pm)*

ABSENT:

None.

ALSO PRESENT:

Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Dan Whitten, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors

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

At 6:00pm, Chair Fairchild called to order the Regular Meeting of May 15, 2024. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

MOTION:	Accept the Agenda, for the May 15, 2024 Regular Meeting of the Board of Supervisors, as amended.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Absent	Absent
RESULT:	5-0				

4 - COUNTY ADMINISTRATOR’S REPORT

Mr. Dahl reported on the following topics:

Announcements and Updates - New Employees

- Ethan Noyes, Public Works Department, Assistant Equipment & Fleet Maintenance Technician, Started May 6th

Scouts Trash the Trash Day

- Saturday, May 4th was Scouts Trash the Trash Day 2024!
- Scouts Trash the Trash Day is an international Messengers of Peace project for Scouts around the world, where each Scout is challenged to bring a friend or family member along and pick up at least one Kilo (2.2 pounds) of trash each on the first Saturday in May.
- The idea for Scouts Trash the Trash Day came from the scouts of Troop 1206 in Helena, Montana after realizing that there are several days throughout the year that Scouts get together and do the same thing on the same day. Days like Jamboree on the Air and Internet, Jamboree on the Trail, Trees for the World, World Neckerchief Day, but there was not a day for Scouts to all get together and clean up their communities. Thus, Scouts Trash the Trash Day was started. Scouts are asked to bring a non-scout with them on this day of service in order to double the impact of their trash cleaning effort.
- Scouts Trash the Trash Day is about more than just cleaning our planet, it is a day to show the world what Scouting is about, educate individuals about Scouting and recruit new boys, girls and adults into the Scouting movement. <https://scoutstrashthetrashday.org/>

2024 MAY CARNIVAL

- The carnival was held Wednesday, May 8 through Saturday, May 11, 2024. There was rain on Friday and Saturday which kept some patrons from visiting the event.
- Valley Amusements (carnival) receives 75% of all ticket sales and the County receives 25% of all ticket sales plus \$100 per game (9). Carnival net was \$32,157.00 and the County net was \$11,919.00.
- Expenses were Sunbelt (8 light towers \$3,316.96), Mo Johns (5 Porta Johns, 3 hand wash stations, and 1 dumpster \$1,445.00), and VA Veterans for parking Saturday night only (2 workers \$360.00).
- County total after expenses is \$7,127.04.

GROOVIN’ AT THE GROVE

- May 11, 2024 was the first official Groovin’ at the Grove concert event.
- The Atkinsons were the musical performers and gave a great show despite it raining for the first hour of their performance.
- Fluvanna Youth Soccer Association (FYSA) sponsored and operated the beer garden for this event. Moe Betta Ice was the food truck at the event.
- The Fluvanna County Library hosted a “fun zone” for the children.
- An estimated 128 patrons were in attendance and many of them stayed during the rain.
- Our next event is Saturday, June 8 from 5 - 7pm. The JBB band will be our performers, whom is an eclectic psychedelic southern rock and roll jam band.

Goat Story Time at the Library!

- We had 51 kids and adults come to see Veterinarian Melinda McCall and her kids on Saturday, May 11 at the Library for a goat Story Time.

Next BOS Meetings

Day	Date	Time	Purpose	Location
Wed	Jun 5	5:00 PM	Regular Meeting	Circuit Court
Wed	Jun 5	7:00 PM	Solar Work Session	Morris Room
Thu	Jun 20	6:00 PM	Regular Meeting	Circuit Court
Wed	Jul 3	5:00 PM & 6:00 PM	Regular Meeting	Circuit Court

5 - PUBLIC COMMENTS #1

At 6:12pm, Chair Fairchild opened the first round of Public Comments.

- James Schoenster, 843 Jefferson Dr, commented on and encouraged the execution of a population study.
 - James von Ottenritter, 2126 Nahor Manor Rd, commented on public hearing notices in the Fluvanna Review.
- With no one else wishing to speak, Chair Fairchild closed the first round of Public Comments at 6:16pm.

6 – BOARDS AND COMMISSIONS

Per state and County Code, there can only be one Board of Supervisor Representative on the Agricultural-Forestal District Advisory Committee. Mr. Hodge was appointed to the Agricultural-Forestal District Advisory Committee prior to his election to the Board of Supervisors. Mr. Fairchild agreed to have Mr. Hodge replace him as Board representative for the Agricultural-Forestal District Advisory Committee.

MOTION:	Update the Board of Supervisor Representative on the Agricultural-Forestal District Advisory Committee from Christopher Fairchild to Timothy Hodge.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:				Second	Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	Move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s)/reappointments(s):				
BOARD/COMMISSION/COMMITTEE	APPOINTEES		APPT/ REAPPT	BEGINS TERM	ENDS TERM
Agricultural-Forestal District Advisory Committee – Landowner Position	Suzy Morris		Appt	05/15/2024	06/30/2026
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	Move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s)/reappointments(s):				
BOARD/COMMISSION/COMMITTEE	APPOINTEES		APPT/ REAPPT	BEGINS TERM	ENDS TERM
Agricultural-Forestal District Advisory Committee – Landowner Position	Kathleen Kilpatrick		Reappt	07/01/2024	06/30/2028
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:				Motion	Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	Move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s)/reappointments(s):				
BOARD/COMMISSION/COMMITTEE	APPOINTEES		APPT/ REAPPT	BEGINS TERM	ENDS TERM
Agricultural-Forestal District Advisory Committee – Landowner Position	Robert Stoufer		Appt	07/01/2024	06/30/2028
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	Move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s)/reappointments(s):				
BOARD/COMMISSION/COMMITTEE	APPOINTEES		APPT/ REAPPT	BEGINS TERM	ENDS TERM
Agricultural-Forestal District Advisory Committee – Land Use Position	Laura Lee		Reappt	07/01/2024	06/30/2028
Agricultural-Forestal District Advisory Committee – Land Use Position	Marc Imhoff		Reappt	07/01/2024	06/30/2028
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	Move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s)/reappointments(s):				
BOARD/COMMISSION/COMMITTEE	APPOINTEES		APPT/ REAPPT	BEGINS TERM	ENDS TERM
Economic Development and Tourism Advisory Council (EDTAC) – Business Representative Position	Nina Monroe		Reappt	07/01/2024	06/30/2027
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

7 – PRESENTATIONS

James River Water Authority (JRWA) Bond Financing Update – Eric Dahl, County Administrator

The JRWA (which is a 50/50 partnership between Fluvanna and Louisa County) have finalized the 2024 spring bond issuance with the Virginia Resource Authority (VRA), which is scheduled to close and fund on May 15, 2024. The All-In True Interest Cost of Borrower Bonds is 4.35% and the annual debt service payment is ~\$2.83M. This annual debt service payment will be split 50/50 between Fluvanna and Louisa County with each to pay ~\$1.42M

- \$42.5M is available for project costs
- \$2.1M is set aside for capitalized interest, which pushes back the first debt service payment until 10/1/2025 (FY26).
- \$2.8M is set aside for a debt service reserve fund, which is a requirement of VRA for debt service payment protection.

All project funds and debt service reserve funds are placed in an interest bearing account, to be used towards project costs and to credit debt service payments.

8 - ACTION MATTERS

Advertise Public Hearing to Amend Section 9-2-2 and 9-2-4 of the County Code Increase FUSD Water Rates and Charges – Dan Whitten, County Attorney

- The water rates and charges for FUSD are intended to cover operation and maintenance costs for the water and sewer system.
- Water rates have not increased since August 2014.
- The water connection charge has not changed since May 2010.

MOTION:	Advertise a public hearing on June 20, 2024 to amend Section 9-2-2 and 9-2-4 of the County Code to increase Fork Union Sanitary District water rates and charges.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

9 - PUBLIC HEARING

Public Hearing to Amend § 2-1-5 of the County Code to Increase Court Costs – Dan Whitten, County Attorney

- Virginia Code Section 53.1-120 was amended in 2020 to increase the maximum amount of costs in each criminal or traffic case in the district and circuit courts from \$10.00 to \$20.00, and the funds shall be used for courthouse security personnel and, if requested by the Sheriff, equipment and other personal property used in connection with courthouse security.

At 7:13pm, Chair Fairchild opened the Public Hearing. With no one wishing to speak, Chair Fairchild closed the Public Hearing at 7:13pm.

MOTION:	approve the amendments to the County Code to amend Section 2-1-5 to increase the costs in each criminal or traffic case in the district and circuit courts from \$10.00 to \$20.00				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Public Hearing to Enact § 2-1-6 of the County Code to Authorize a Regional Jail Processing Fee – Dan Whitten, County Attorney

- Section 15.2-1613.1 of the Code of Virginia authorizes a processing fee of \$25.00 on any individual admitted to a regional jail following conviction.
- The fee shall be ordered as a part of court costs collected by the clerk, deposited into the account of the Treasurer of the County and shall be used by the sheriff's office to defray the costs of processing arrested persons into the regional jail.

At 7:15pm, Chair Fairchild opened the Public Hearing. With no one wishing to speak, Chair Fairchild closed the Public Hearing at 7:15pm.

MOTION:	approve the amendments to the County Code to enact Section 2-1-6 to authorize a \$25.00 processing fee on any individual admitted to a regional jail following conviction				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Public Hearing to amend §§ 20-6-1, 20-6-2 and 20-6-3 to authorize a recordation fee – Dan Whitten, County Attorney

- The ordinance would authorize the Clerk of the Circuit Court to collect a fee of \$25 per recordation of a list of heirs pursuant to § 64.2-509 or an affidavit pursuant to § 64.2-510, to be paid to the County treasury.
- Authorized by VA Code § 58.1-1718

At 7:17pm, Chair Fairchild opened the Public Hearing. With no one wishing to speak, Chair Fairchild closed the Public Hearing at 7:17pm.

MOTION:	approve the amendments to County Code §§ 20-6-1, 20-6-2 and 20-6-3 to authorize a fee of \$25 per recordation of a list of heirs pursuant to § 64.2-509 or an affidavit pursuant to § 64.2-510.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Public Hearing to Amend §§ 4-2-2 and 4-2-5 of the County Code to add a definition of a violation – Dan Whitten, County Attorney

- Amendments to Section 4-2-2 of the County Code were made on September 20, 2023 regarding the prohibition on dogs running at large. Section 4-2-5 was enacted on January 17, 2024 regarding the prohibition on unrestricted dogs.
- When the first case was brought to court, the Judge had questions regarding the definition of a “violation” and whether it was a violation when the person was found guilty in court or was a violation considered each time the sworn law enforcement officer completed a criminal incident report on the violation? The proposed definition of “violation” will clarify the intent of the ordinance that a violation means each criminal incident report filed by a sworn law enforcement officer for the violation.

At 7:21pm, Chair Fairchild opened the Public Hearing. With no one wishing to speak, Chair Fairchild closed the Public Hearing at 7:21pm.

MOTION:	approve the amendments to Section 4-2-2 and Section 4-2-5 of the County Code to clarify the definition of a violation under both the dog running at large ordinance and the unrestricted dog ordinance.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion			Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

8 - ACTION MATTERS

Resolution to extend the due date for real estate taxes, personal property taxes, public service taxes, machinery and tools taxes and vehicle license fees to June 21, 2024 – Dan Whitten, County Attorney

- Fluvanna County Code § 20-1-2 states “The taxes on real property and tangible personal property, but excluding public service real property, shall be due in equal installments not later than the close of business of the County Treasurer’s office, on June 5 and December 5 of the calendar year in which the levy is made.”
- Fluvanna County Code § 15-2-3 states “The license fee on every motorcycle shall be \$18.00 per year, on every trailer and semi-trailer shall be \$18.00 and on every other type of motor vehicle shall be \$33.00 per year, payable to the Treasurer of this County. Such license fee shall be due and payable on June 5 in each year.”
- The Treasurer has requested an extension of the due date from June 5, 2024 to June 21, 2024.
- The due date for the real estate taxes, personal property taxes, public services taxes, machinery and tools taxes and vehicle license fees shall be extended from June 5, 2024 to June 21, 2024.

MOTION:	approve the resolution to extend the due date for real estate taxes, personal property taxes, public service taxes, machinery and tools taxes and vehicle license fees from June 5, 2024 to June 21, 2024.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Resolution to Adopt the VDOT Secondary Six Year Plan – Eric Dahl, County Administrator

- There were no changes to the VDOT Secondary Six Year Plan this year. Since there are no new projects and the County is receiving less than \$100,000 per year, we are able to forego a public hearing. In order to comply with State Code the Board must still adopt a resolution acknowledging there are no changes and sign plan for 2024/2025 through 2029/2030 and construction priority list for 2024/2025.

MOTION:	Adopt the VDOT Six-Year Secondary Improvement Plan and Budget Resolution for 2024/25 through 2029/30 and the VDOT Construction Priority List (2024/25) as required by sections 33.1-23 and 33.1-23.4 of the 1950 Code of Virginia.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:				Second	Motion
VOTE:	Yes	Absent	Yes	Yes	Yes
RESULT:	4-0				

FY24 and FY25 FCPS CIP Budget – Dr. Peter Gretz, FCPS Superintendent

- This appropriation will allow work to begin the first week of June 2024 to be sure the projects are complete before the fall season use once school starts.

FCHS Track Total CIP FY25 funding - \$443,000 \$30,000 appropriate request for FY24	
Demo FCHS Track	\$30,000
FCHS Turf Total CIP FY25 funding - \$455,000 \$295,000 appropriation request for FY24	
General Conditions	\$10,000
Mobilization	\$5,000
FCHS Turf Demo	\$78,000
FCHS Turf materials	\$202,000
FMS Track Total CIP FY25 funding - \$1,060,000 \$525,000 appropriation request for FY24	
Field Irrigation	\$100,000
FMS Track Demo	\$47,000
Asphalt	\$378,000

MOTION:	Approve a supplemental appropriation of \$30,000 from Unassigned Fund Balance for the FY24 FCHS Track Resurfacing/Milling CIP and further decrease the FY25 FCHS Track Resurfacing/Milling CIP budget appropriation by \$30,000.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	Approve a supplemental appropriation of \$295,000 from Unassigned Fund Balance for the FY24 FCHS Football Field Turf Replacement and further decrease the FY25 FCHS Football Field Turf Replacement CIP budget appropriation by \$295,000.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion	Second	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	Approve a supplemental appropriation of \$525,000 from Unassigned Fund Balance for the FY24 FMS Track Resurfacing/Milling and further decrease the FY25 FMS Track Resurfacing/Milling budget appropriation by \$525,000.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

10 - CONSENT AGENDA

The following items were discussed before approval:

P - FY24 Fork Union Fire Department Property Damage Insurance Claim

Q - FY24 Voluntary Contributions

The following items were approved under the Consent Agenda for May 15, 2024:

Minutes of May 1, 2024 – Caitlin Solis, Clerk to the Board

Virginia Opioid Abatement Authority Cooperative Partnership Agreement – Eric Dahl, County Administrator

Approval of updated Memorandum of Understanding with the Virginia State Police Bureau of Criminal

Investigation for Jefferson Area Drug Enforcement (JADE) Task Force – Dan Whitten, County Attorney

Sheriff's Office Body Worn Camera Grant – Tori Melton, Finance Director

FY24 Fluvanna County Circuit Court Property Damage Insurance Claim – Tori Melton, Director of Finance

FY24 Fork Union Fire Department Property Damage Insurance Claim – Tori Melton, Director of Finance

FY24 Voluntary Contributions – Tori Melton, Director of Finance

FY24 Kents Store Fire Department Property Damage Insurance Claim – Tori Melton, Director of Finance

FY24 Pleasant Grove Light Tower Property Damage Insurance Claim – Tori Melton, Director of Finance

FY24 Sheriff's Department Insurance Claim – 2020 Dodge Charger 0853 – Tori Melton, Director of Finance

FY24 Sheriff's Department Insurance Claim – 2020 Chevrolet Tahoe – Tori Melton, Director of Finance

FY25 Law Enforcement Pay Rates and Classifications – Eric Hess, Sheriff and Donna Snow, Director of Human Resources

Accounts Payable for April 2024 – Tori Melton, Director of Finance

Amendment to the Fluvanna County Board of Supervisors 2024 Bylaws and Rules of Procedure – Dan Whitten, County Attorney
 CRMF - TRAN - Transmission Replacement – Don Stribling, FCPS Executive Director
 CRMF - CES Chiller Motors (Labor) – Don Stribling, FCPS Executive Director
 CRMF - FCHS Generator – Don Stribling, FCPS Executive Director
 CRMF - FMS Chiller Disconnect Switch Panel – Don Stribling, FCPS Executive Director

MOTION:	Approve the consent agenda, for the May 15, 2024 Board of Supervisors meeting, and to ratify Accounts Payable and Payroll for April 2024, in the amount of \$ 3,709,509.32.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	4-0				

11 - UNFINISHED BUSINESS

Solar Ordinance Review Committee Update – Dan Whitten, County Attorney

Formation of Solar Ordinance Review Committee

The Board of Supervisors approved the creation of the committee on April 3, 2024. The Board appointed Mr. Hodge and Mr. O’Brien to the Committee. On April 9, 2024, the Planning Commission appointed Ms. Kilpatrick and Ms. Johnson-Morgan to the Committee.

Consideration to Remove Utility Scale Solar in A-1

At the Board of Supervisor’s meeting on March 6, the Board approved a resolution of intention to amend §22-4-2.2 to remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 Zoning District. The Committee had the task of considering the removal of such use from the A-1 zoning district. The Planning Commission must hold a public hearing by June 20, 2024 regarding the removal of the use.

Consideration to Add Supplemental Regulations

At the Board of Supervisor’s meeting on March 6, the Board approved a resolution of intention to enact § 22-17-21 to add supplemental regulations for small scale solar generation facilities, minor scale solar generation facilities and utility scale solar generation facilities. The Committee will consider supplemental regulations at a future committee meeting. The Planning Commission must hold a public hearing by September 20, 2024 regarding the supplemental regulations.

Options for Removing the Utility Scale Solar Generation Facilities Use from A-1 District

The Committee discussed two options:

- 1) Creating a new zoning district that authorizes utility scale solar facilities and minor scale solar facility by special use permit; or
- 2) Creating a zoning overlay district that authorizes utility scale solar facilities and minor scale solar facilities by special use permit.

Pros/Cons of Creating a New Zoning District

- Positives
 - Rezoning is required which allows voluntary proffers.
 - Special use permit is required which allows conditions.
 - Certain A-1 by-right uses and uses by special use permit could still be allowed
- Negatives
 - Spot zoning consideration unless the action also serves some identifiable public interest. Illegal spot zoning is deemed to exist where a court can find that it has no public benefit and hence is effected “solely to serve the private interests of one or more landowners . . . [rather than] to further the welfare of the entire county.” Wilhelm v. Morgan, 208 Va. 398, 403, 157 S.E.2d 920, 924 (1967)

Pros/Cons of Overlay District

- Positives
 - Designated areas on either side of the high voltage transmission lines.
 - Special use permit required which allows conditions
 - Underlying zoning district by-right uses and uses by special use permit still allowed
- Negatives
 - No rezoning required so no voluntary proffers
 - Hard to contain the solar project completely within the overlay district
 - May have to constantly change boundaries of overlay district

Planning Commission Recommendation

Planning Commission recommended advertising a public hearing at the June 11, 2024 meeting to remove utility scale solar from the A-1 Zoning District. Planning Commission recommended advertising a new zoning district with supplemental regulations. The public hearing would be held before September 20, 2024.

12 - NEW BUSINESS

- Mr. Goad commented on the population study brought up during Mr. Schoenster’s public comments earlier in the meeting.
- Mr. Sheridan mentioned residents reaching out to him regarding the speed limit on Dobby Creek Rd. asking to change the speed limit from 45MPH to 35MPH.

- *At 8:34pm, Mr. Fairchild stepped away and passed the gavel to Mr. Sheridan.*

13 - PUBLIC COMMENTS #2

At 8:36pm, Vice Chair Sheridan opened the second round of Public Comments.

- James Schoenster, 843 Jefferson Dr, thanked the Board for addressing his comments.
- Jason sweeny, 3456 James Madison Hwy, commented on the solar issues discussed by the Board.

With no one else wishing to speak, Vice Chair Sheridan closed the second round of Public Comments at 8:39pm.

14 - CLOSED MEETING

MOTION:	At 8:40pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Legal Matters – Woodson Settlement and release agreement; and Mountain Hill subdivision.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second	Motion	
VOTE:	Absent	Yes	Yes	Yes	Yes
RESULT:	4-0				

MOTION:	At 9:23pm, move 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.”				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, May 15, 2024 at 9:23pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:					
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

Caitlin Solis
Clerk to the Board

Christopher S. Fairchild
Chair



BOARD OF SUPERVISORS
 County of Fluvanna
 Palmyra, Virginia
RESOLUTION No. 23-2024

FY 2025-2030
SIX-YEAR SECONDARY IMPROVEMENT PLAN AND BUDGET RESOLUTION

At a Regular Meeting of the Fluvanna County Board of Supervisors held on the 15th day of May 2024, the following resolution was adopted:

WHEREAS, Section 33.2-231 of the 1950 Code of Virginia, as amended, provides the opportunity for each county to work with the Virginia Department of Transportation in developing a Secondary Road Six-Year Plan; and

WHEREAS, this Board had previously agreed to assist in the preparation of this Plan, in accordance with the Virginia Department of Transportation policies and procedures; and

WHEREAS, after receiving updated and revised cost estimates for the current Fiscal Year (FY) 2024-2029 Secondary Road Six-Year Plan projects and learning that many of these planned projects will need additional funding to construct, the Board of Supervisors has decided to not add any new or additional projects to the proposed 2025-2030 Secondary Road Six-Year Plan. For this reason, the Board of Supervisors has elected to forgo an additional public hearing this calendar year and seek to program the allocated funds to the remaining, uncompleted projects from the prior year plan; and

WHEREAS, full consideration was given to any public requests that certain roads be advanced in the Six-Year Secondary Road Improvement Plan; and

WHEREAS, Eric M. Dahl, Fluvanna County Administrator has appeared before the board and recommended approval of the Six Year Plan for Secondary Roads (2024 - 2025 through 2029 – 2030 and Construction Priority List (2024 - 2025) for Fluvanna County, Virginia; and

WHEREAS, it is the intention of the Board of Supervisors that the Secondary Road Improvement budget for fiscal year 2025 be prepared in the same priority order as the adopted 2023/2024 – 2028/2029 Secondary Road Six-Year Improvement Plan within available funds; and

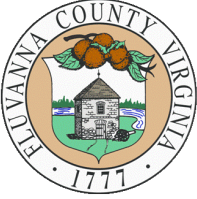
NOW, THEREFORE, BE IT RESOLVED, that since said Plan appears to be in the best interest of the Secondary Road System in Fluvanna County, the Fluvanna County Board of Supervisors hereby adopts this resolution approving said Secondary Six Year Plan (2024-2025 through 2029-2030) and Construction Priority List (2024-2025).

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors on this 15th day of May 2024.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Chris Fairchild, Cunningham District	X					
John M. Sheridan, Columbia District	X				X	
Mike Goad, Fork Union District				X		
Timothy Hodge, Palmyra District	X					
Anthony P. O'Brien, Rivanna District	X					X

Attest:

 Christopher S. Fairchild, Chair
 Fluvanna County Board of Supervisors



BOARD OF SUPERVISORS
 County of Fluvanna
 Palmyra, Virginia

RESOLUTION No. 24-2024

A RESOLUTION TO EXTEND THE DUE DATE FOR REAL ESTATE TAXES, PERSONAL PROPERTY TAXES, PUBLIC SERVICE TAXES, MACHINERY AND TOOLS TAXES AND VEHICLE LICENSE FEES TO JUNE 21, 2024

WHEREAS, Fluvanna County Code § 20-1-2 states “The taxes on real property and tangible personal property, but excluding public service real property, shall be due in equal installments not later than the close of business of the County Treasurer’s office, on June 5 and December 5 of the calendar year in which the levy is made”; and

WHEREAS, Fluvanna County Code § 15-2-3 states “The license fee on every motorcycle shall be \$18.00 per year, on every trailer and semi-trailer shall be \$18.00 and on every other type of motor vehicle shall be \$33.00 per year, payable to the Treasurer of this County. Such license fee shall be due and payable on June 5 in each year”; and

WHEREAS, the Fluvanna County Board of Supervisors desires to extend the June 5, 2024 due date for real estate taxes, personal property taxes, public services taxes, machinery and tools taxes and vehicle license fees to June 21, 2024.

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors that the June 5, 2024 due date for the real estate taxes, personal property taxes, public services taxes, machinery and tools taxes and vehicle license fees shall be extended from June 5, 2024 to June 21, 2024.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors on this 15th day of May, 2024.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Chris Fairchild, Cunningham District	X					
John M. Sheridan, Columbia District	X					
Mike Goad, Fork Union District	X					X
Timothy Hodge, Palmyra District	X					
Anthony P. O’Brien, Rivanna District	X				X	

Attest:

 Christopher S. Fairchild, Chair
 Fluvanna County Board of Supervisors

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

TAB J

MEETING DATE:	June 5, 2024				
AGENDA TITLE:	Resolution to accept the MOU with Virginia Department of Historic Resources				
MOTION(s):	I move that the Board of Supervisors approve the resolution to accept the Memorandum of Understanding with the Virginia Department of Historic Resources for funding for the Historic Courthouse restoration project				
BOS 2 YEAR GOALS?	Yes	No	If yes, list goal(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Dan Whitten, County Attorney				
PRESENTER(S):	Dan Whitten, County Attorney				
RECOMMENDATION:	Approve resolution				
TIMING:	Resolution in effect upon adoption				
DISCUSSION:	<ul style="list-style-type: none"> • Virginia Department of Historic Resources will provide \$310,000 to the County for the Historic Courthouse structural repair and stabilization project • Funds will be transferred from state to County no later than June 30, 2024 				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	<ul style="list-style-type: none"> • Resolution • MOU 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X	X			



BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia
RESOLUTION No. 25 - 2024

**A RESOLUTION TO ACCEPT MEMORANDUM OF UNDERSTANDING WITH
THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES**

WHEREAS, the Virginia Department of Historic Resources (the “Department”) has awarded a state grant for historic preservation in the amount of Three Hundred Ten Thousand Dollars (\$310,000) (the “Funds”) for the historic courthouse structural repair and stabilization project (the “Project”); and

WHEREAS, the Funds will be transferred from the Department to the County no later than June 30, 2024; and

WHEREAS, the County desires to accept the Funds from the Department for the Project.

NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of Fluvanna hereby accepts the Funds from the Department for the Project; and

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors of Fluvanna County on this 5th day of June 2024.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Christopher Fairchild, Cunningham District						
D. Mike Goad, Fork Union District						
Timothy M. Hodge, Palmyra District						
Anthony P. O’Brien, Rivanna District						
John M. Sheridan, Columbia District						

Attest:

Christopher Fairchild, Chair
Fluvanna County Board of Supervisors

Memorandum of Understanding

Among

The Virginia Department of Historic Resources

And

The County of Fluvanna, Virginia

For the

Administration of the FY 2023-2024 State Grant for Historic Preservation

The Commonwealth of Virginia through the Department of Historic Resources will provide \$310,000 to the County of Fluvanna for the exclusive support of the Fluvanna County Historic Courthouse Structural Repair and Stabilization (hereinafter “the Project”).

This Memorandum of Understanding (hereinafter “MOU”) establishes a partnership among the Virginia Department of Historic Resources (hereinafter “DHR”) and the County of Fluvanna, a political subdivision of the Commonwealth (hereinafter “the Local Government”).

I. MISSION

DHR is the State Historic Preservation Office of the Commonwealth. DHR fosters, encourages, and supports the stewardship and use of Virginia’s significant architectural, archaeological, and historic resources as valuable assets for the economic, educational, social, and cultural benefit of citizens and communities. A significant responsibility is the administration and review of state and federal historic preservation grant programs for financial and programmatic compliance. DHR is authorized to administer state grants to non-state agencies under the Code of Virginia.

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the delivery of competitive public services and programs in an efficient and effective manner.

Together, the Parties enter into this MOU to mutually promote efforts to execute the Project. Accordingly, DHR and the Local Government operating under this MOU agree as follows:

II. PURPOSE AND SCOPE

DHR and the Local Government will cooperate to ensure the correct and timely administration of the grant and the appropriate use and disbursement of its funds.

1. The “Partners” are forming a collaboration to comply with the provisions of Chapter 1 of the 2023 Special Session I Acts of Assembly.
2. The collaboration is intended to benefit the citizens of the Fluvanna County and the Commonwealth.
3. Each organization which is a party to this MOU is responsible for its own expenses related to this MOU.
4. There will be an exchange of funds between the parties for tasks associated with this MOU as outlined below.

III. RESPONSIBILITIES

Each party will appoint a person to serve as the official contact and coordinate the activities of each organization in carrying out this MOU. The initial appointees of each organization are:

DHR: Caitlin Sylvester, Grants Coordinator
Caitlin.sylvester@dhr.virginia.gov
(804) 482-6461
2801 Kensington Ave., Richmond, VA 23221

Local Government: Eric Dahl, County Administrator
edhal@fluvannacounty.org
434-591-1910
PO Box 540, Fluvanna, VA

DHR will:

- Transfer award funding in the amount of \$310,000 to the Local Government upon full execution of this MOU, but no later than June 30, 2024;
- Instruct the Local Government on the procedures for maintaining the financial records of the grant;

The Local Government will:

- Submit project information form.
- Maintain accurate records for the use of the grant funds and retain the records for a minimum of five (5) years from completion of the Project.
- Submit a final project report (see Exhibit A) to DHR within 30 days of the full expenditure of the grant funds.

IV. TERMS OF UNDERSTANDING

The term of this MOU is for a period of two years from the effective date of this agreement and may be extended upon written mutual agreement. It shall be reviewed annually to ensure that it is fulfilling its purpose and to make any necessary revisions.

Authorization

On behalf of the organization I represent, I agree to the terms set forth in this agreement.

DHR: _____
(signature) (date)
 Julie V. Langan, Director and SHPO

Local Government: _____
(signature) (date)
 Eric Dahl, County Administrator

Approved as to form:

 Dan Whitten, County Attorney

EXHIBIT A

Name of Recipient:	
Project Director Name:	Project Director Title:
Project Director Phone:	Project Director Email:
Grant Period: End date ___/___/_____	
Project Title:	

Final Report Instructions: Please answer all questions within this document. Label all pages with the name of the Recipient organization. The final project worksheet, and all supporting materials, including copies of all invoices and receipts, must be submitted to DHR with this report.

Project Description

1. Summarize the results of the project accomplished under this grant.
2. Describe any differences between the planned results as stated in the Project Scope of Work and the actual results. *(N/A is an allowable response)*

Financial Information

Please describe how the state funds were allocated to your project.

Note: You may indicate non-state funds that were used to complete the project, however, no matching funding is required.

Experience

Answers to the following questions will help us improve the administration of this grant program.

1. What were the major successes or obstacles you faced in implementing your grant project and what additional assistance (from partner organizations, the community, DHR, etc.) would have benefited your organization?
2. Provide a quote and citation/author that describes how this project has benefited the local community and the Commonwealth and how it has furthered the public's knowledge of significant historical/cultural event(s) that shaped the nation. This quote may be used by the Commonwealth and/or DHR in publications or other social media.

Final date due: _____ Final date submitted: _____

Recipients Official's Signature: _____ Date: _____

Printed Name: _____ Phone: _____

Email: _____

Date Final approved by DHR: _____

DHR Grant Manager Signature: _____



Capital Reserve Maintenance Fund Request

TAB K

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of **\$40,081.86** for the purpose(s) of:
Engine and Transmission replacement in Ambulance 49

Section 1 - REQUEST

Requesting Department/Agency Emergency Services	Dept/Agency Contact James True	Date of Request 05/22/2024
Phone (434) 694-8871	Fax	Fiscal Year FY24

Reserve Fund Purpose Category: **Replace engine and transmission in Ambulance 49**

Description of Project/Repair	Qty	Unit Price	Total Price
Preliminary Analysis to determine issue	1	\$59.94	\$59.94
Engine and turbo replacement	1	\$17,606.62	\$17,606.62
Transmission replacement freight and supplies	1	\$6,472.81	\$6,472.81
Install engine and transmission	1	\$15,942.49	\$15,942.49

Total Request: **\$40,081.86**

Description and justification for proposed use.

Unit 49 taken out of service due to a blown engine and transmission. This repair will allow engine 49 to be placed back in service.

Department/Agency Head Name	Signature James True <small>Digitally signed by James True Date: 2024.05.23 11:24:03 -04'00'</small>	Date 05/23/2024
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Section 2 - REVIEW

Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Finance Director Tori Melton <small>Digitally signed by Tori Melton Date: 2024.05.23 15:02:26 -04'00'</small>	Date
Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Administrator Eric Dahl <small>Digitally signed by Eric Dahl Date: 2024.05.23 16:08:08 -04'00'</small>	Date

Section 3 - BOARD OF SUPERVISORS

Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	Decision Date	Comments
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Capital Reserve Maintenance Fund Request

TAB L

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of **\$52,879.00** for the purpose(s) of: furnishing and installing cabling and installation of 111 Vape detectors at FMS and FCHS.

Section 1 - REQUEST

Requesting Department/Agency FCPS	Dept/Agency Contact Don Stribling	Date of Request 05/23/2024
Phone (434) 589-5948	Fax (434) 589-5393	Fiscal Year FY24

Reserve Fund Purpose Category: **Non-recurring project**

Description of Project/Repair	Qty	Unit Price	Total Price
Installation of CAT 6 cable and (111) Vape Detectors at FMS/FCHS	1	\$52,879.00	\$52,879.00
			\$0.00
			\$0.00
			\$0.00

Total Request: **\$52,879.00**

Description and justification for proposed use.

Furnish and install (63) Cat.6 Blue Plenum cables for all new VAPE detectors at FCPS, Stadium bathrooms, FMS, and distributed to (13) IDF locations. Shell devices will not require cabling but will be installed alongside the detectors. All headend cabling will be terminated onto existing patch panels at the nearest IDF. After installations is complete, installation of (63) OFE vape detectors and (48) OFE shells by anchoring the OFE devices or OFE mount with drywall anchors or toggle bolts to either the ceilingdrywall or tiles with all detectors being installed indoors. Once wiring and installation are finalized, the FCPS IT team will establish those connections to the VAPE detector dashboard that communicates directly with FMS and FCHS administrative teams through email and text message when sensors are

Department/Agency Head Name Don Stribling	Signature Don Stribling <small>Digitally signed by Don Stribling DN: cn=Don Stribling, o=FCPS, ou=FCPS, email=dstribling@apps.fluco.org, c=US Date: 2018.08.21 13:12:45 -04'00'</small>	Date 05/23/2024
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Section 2 - REVIEW

Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Finance Director Tori Melton <small>Digitally signed by Tori Melton Date: 2024.05.23 15:19:06 -04'00'</small>	Date
Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Administrator Eric Dahl <small>Digitally signed by Eric Dahl Date: 2024.05.31 08:29:50 -04'00'</small>	Date

Section 3 - BOARD OF SUPERVISORS

Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	Decision Date	Comments
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Capital Reserve Maintenance Fund Request

TAB M

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of **\$9,094.12** for the purpose(s) of: replacing the hot water heater storage tank at FMS.

Section 1 - REQUEST

Requesting Department/Agency FCPS	Dept/Agency Contact Don Stribling	Date of Request 05/23/2024
Phone (434) 589-5948	Fax (434) 589-5393	Fiscal Year FY24

Reserve Fund Purpose Category: **Failure of equipment after warranty expiration but before expected lifecycle**

Description of Project/Repair	Qty	Unit Price	Total Price
Hot Water Heater Storage Tank	1	\$9,094.12	\$9,094.12
			\$0.00
			\$0.00
			\$0.00

Total Request: **\$9,094.12**

Description and justification for proposed use.

The hot water heater storage tank is leaking at FMS and cannot be repaired. We will need to replace this over the summer.

Department/Agency Head Name Don Stribling	Signature Don Stribling <small>Digitally signed by Don Stribling DN: cn=Don Stribling, o=FCPS, ou=FCPS, email=dstribling@apps.fluco.org, c=US Date: 2018.08.21 13:12:45 -04'00'</small>	Date 05/23/2024
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Section 2 - REVIEW

Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Finance Director Tori Melton <small>Digitally signed by Tori Melton Date: 2024.05.23 15:15:21 -04'00'</small>	Date
Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Administrator Eric Dahl <small>Digitally signed by Eric Dahl Date: 2024.05.31 08:26:13 -04'00'</small>	Date

Section 3 - BOARD OF SUPERVISORS

Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	Decision Date	Comments
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Capital Reserve Maintenance Fund Request

TAB N

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of **\$39,497.00** for the purpose(s) of: repairing the damage to the FMS gym floor due to weather.

Section 1 - REQUEST

Requesting Department/Agency FCPS	Dept/Agency Contact Don Stribling	Date of Request 05/23/2024
Phone (434) 589-5948	Fax (434) 589-5393	Fiscal Year FY24

Reserve Fund Purpose Category: **Repair required due to weather-related events**

Description of Project/Repair	Qty	Unit Price	Total Price
Property Damage Check	1	\$31,464.20	\$31,464.20
Depreciation Value	1	\$8,032.80	\$8,032.80
	1		\$0.00
			\$0.00

Total Request: **\$39,497.00**

Description and justification for proposed use.

VACORP has issued FCPS a property damage check in the amount of \$31,464.20 for the gym floor at FMS. This check is for costs related to the damages that were incurred at Fluvanna Middle on 1/6/2024. This amount was based on the appraisal that was produced. VACORP will forward the \$8,032.80 depreciation value once they receive notice that the repairs have been complete.

Department/Agency Head Name Don Stribling	Signature Don Stribling <small>Digitally signed by Don Stribling DN: cn=Don Stribling, c=FCPS, ou=FCPS, email=dstribling@apps.fluco.org, c=US Date: 2018.08.21 13:12:45 -04'00'</small>	Date 05/23/2024
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Section 2 - REVIEW

Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Finance Director Tori Melton <small>Digitally signed by Tori Melton Date: 2024.05.24 10:10:08 -04'00'</small>	Date
Recommended? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Administrator Eric Dahl <small>Digitally signed by Eric Dahl Date: 2024.05.31 08:27:07 -04'00'</small>	Date

Section 3 - BOARD OF SUPERVISORS

Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	Decision Date	Comments
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**FLUVANNA COUNTY BOARD OF SUPERVISORS
MEETING PACKAGE ATTACHMENTS**

Incl?	Item
<input checked="" type="checkbox"/>	BOS Contingency Balance Report
<input type="checkbox"/>	Building Inspections Report
<input checked="" type="checkbox"/>	Capital Reserve Balances Memo
<input type="checkbox"/>	Fluvanna County Bank Balance and Investment Report
<input checked="" type="checkbox"/>	Unassigned Fund Balance Report
<input type="checkbox"/>	VDOT Monthly Report & 2020 Resurfacing List
<input type="checkbox"/>	ARPA Fund Balance Memo
<input checked="" type="checkbox"/>	The Board of Supervisors Two Year Plan

MEMORANDUM

Date: June 05, 2024
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY24 BOS Contingency Balance

The FY24 BOS Contingency line balance is as follows:

Beginning Original Budget:	\$146,615
Less: Consulting Services Agreement with B.W. Murray, Inc. – Registrar – BOS Approval 07.05.23	-\$20,000
Less: Agreement with VDOT regarding “Watch for Children” signs – Public Works - BOS Approval 09.20.23	-850
Less: Annual Card Terminal Fees – Information Technology – BOS Approval 10.04.23	-2,736
Less: Additional Funding for Car 1 & Car 30 – BOS Approval 02.21.24	-29,982
Available:	\$93,047

MEMORANDUM

Date: June 05, 2024
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY24 Capital Reserve Balances

The FY24 Capital Reserve account balances are as follows:

County Capital Reserve:

FY23 Carryover	\$540,981.86
FY24 Budget Allocation:	\$250,000
Add: Closed CRM Projects 07.24.23	6,477.05
Add: Closed CRM Projects 08.21.23	3,769.97
Less: Lower Court Clerk's Office Mold Remediation. 11.01.23	-37,079
Less: Replace Turbo Assembly and minor repairs to Ambulance 49. 12.06.23	-6,198.36
Less: Commonwealth Attorney's Office Restoration. 12.20.23	-78,504
Less: Fluvanna County Attorney's Office Restoration. 12.20.23	-180,720
Less: Registrar Office Server. 02.21.24	-5,437.19
Less: Kent Store Firehouse Water Mitigation and Restoration. 03.06.24	-22,294.10
Less: Carysbrook Scoreboard Electricity. 03.06.24	-4,700.00
Less: Pleasant Grove Stage. 03.06.24	-2,450.00
Less: Upgrade Existing Camera System in Treasurer/COR Building. 04.17.24	-16,445.00
FY24 Available:	\$447,401.23

Schools Capital Reserve:

FY23 Carryover	\$296,395.57
FY24 Budget Allocation:	\$200,000
Add: Closed CRM Projects 07.24.23	365.93
Add: Closed CRM Projects 08.21.23	3,071
Add: Closed CRM Project 08.21.23	1,095.92
Less: Quality CCTV Systems Abrams Academy. 09.06.23	-11,800
Less: Bluebird Buses. 09.06.23	-9,994.74
Less: Central Elementary Capital and Budget Electric. 09.20.23	-5,785
Less: HAVTECH at FCHS. 09.20.23	-12,861.39
Less: Replace Transceiver and Supply Boards. 01.17.24	-10,570.82
Less: VPS Recreation. 01.17.24	-46,675.00
Less: Replace Pump and Motor at Pleasant Grove. 01.17.24	-7,864.81
Less: Carysbrook Elementary Playground. 02.21.24	-9,620
Less: Central Elementary new doors. 02.21.24	-21,065
Less FCHS Chiller. 02.21.24	-11,880.00
Add: Closed CRM Project 04.17.24	1,168.54
Less: Replace & Install (2) new doors at CE. 05.01.24	-14,044.00
Less: Labor to Replace (3) Chiller Motors at CE. 05.15.24	-4,385.06
Less: FCHS Generator Repairs. 05.15.24	-5,070.47
Less: FMS Chiller. 05.15.24	-5,146.83
Less: Transmission Replacement 2016 Ford Fusion. 05.15.24	-6,688.10
FY24 Available:	\$318,645.74

MEMORANDUM

Date: June 05, 2024
From: Theresa McAllister– Management Analyst
To: Board of Supervisors
Subject: Unassigned Fund Balance

FY23 Year End Audited Total Unassigned Fund Balance:	\$26,584,082
Unassigned Fund Balance – 12% Target Per Policy:	\$11,198,981
Unassigned Fund Balance – Excess Above Policy Target:	\$15,385,101
Less: Jaunt Increase – 07.01.23	-10,950
Less: Palmyra Village Streetscape Project – 08.02.23	-118,169
Less: School Carryover Request – 12.06.23	-488,891.92
Less: FY23 Carryover Request – 12.06.23	-236,378.83
Less: EMS for an Ambulance Purchase - 01.17.24	-184,093
Less: Live Fire Training Structure – 02.07.24	-550,000
Less: CVEC Broadband Local Taxes Grant – 04.03.24	-500,000
Current Unassigned Fund Balance – Excess Above Policy Target:	\$13,296,618.25

The Board of Supervisors Two Year Plan – *Adopted September 21, 2022*

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
A		SERVICE DELIVERY			
A1		Work with FRA to identify support options for Fire and Rescue volunteers.		X	
A2		Perform comprehensive review of existing partnerships with local area support and non-profit groups providing services to Fluvanna residents; review service gaps and identify needed partnerships.	X	X	Begin in Year 1; complete in Year 2
A3		Initiate comprehensive review of traffic throughout the county with a particular focus on high-traffic areas around the Lake Monticello community.		X	
A4		Community transportation options and alternatives.		X	Shared school buses/drivers providing transportation for county residents; TJPDC Rural Transportation work group; JAUNT
A5		Implement annual county volunteer recognition ceremony.		X	
A6		Design implementation plan for professional Fire Chief position.		X	
B		COMMUNICATION			
B1		Develop communication plan to inform residents of County projects, accomplishments, and where tax dollars are spent.		X	
C		PROJECT MANAGEMENT			
C1		Continue Columbia area renewal efforts.	X	X	

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
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.	X		
C3		Continue Palmyra Village Streetscape	X	X	Phase I: project begins in 2025, street flow, sidewalks, and street parking on Stone Jail Street side of Civil War Park. Phase II: Crosswalks, sidewalks and parking on Main Street.
		C3.1 Review and pursue opportunities and options for a Palmyra Village Streetscape project to improve safety, parking, walkability, and overall appearance.	X		2022 Smart Scale Grant Awarded.
		C3.2 Research options for civic displays (flags, banners, Notable Residents, etc.)		X	
C4		Successfully oversee and manage Fluvanna County aspects of the James River Water Project.	X	X	
C5		Successfully oversee and manage the design and construction of the Zion Crossroads water and sewer system.	X	X	
C6		Pursue Fork Union revitalization.		X	
		C6.1 Research options for civic displays (flags, banners, Notable Residents, etc.)		X	
C7		Oversee New Administration Building project.	X	X	Multi-year project.
		C7.1 Create and Issue Request for Proposal for Design	X		
		C7.2 Select Design Firm for design of New Admin Building		X	
D		COMMUNITY DEVELOPMENT & ENRICHMENT			
D1		Draft and a formal County-wide economic development and tourism strategy inclusive of an implementation schedule.	X	X	

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
		D1.1 Adopt Economic Development Strategic Plan.	X		
		D1.2 Implement five-year Economic Development Strategic Plan.		X	
D2		Seek opportunities to coordinate development activity at Fluvanna's northern border with Louisa County.	X	X	
D3		Hold an Economic Development Discussion Forum for local businesses with planning, zoning, building inspections, infrastructure components.	X		
D4		Investigate options for utilizing Dominion proffer - \$500,000 for recreation, green space.	X	X	
D5		Investigate opportunities to support expanded recreation opportunities, arts, and tourism.	X	X	Coordination with State agencies regarding the installation of additional boat ramps along the Rivanna and James Rivers. Fluvanna After Five @ Pleasant Grove.
D6		Research creating a "teaching farm" at PG Park.		X	Collaborative effort - FCPS? Cooperative Extension? Farm Bureau?
D7		Implement stronger Code Enforcement on the County's Spot Blight Abatement program	X	X	
D8		Review the Subdivision Ordinance on Cluster subdivisions; large lot subdivisions.		X	
D9		Review the Zoning Ordinance to look at higher density options between CPA and R4.		X	
E		FINANCIAL STEWARDSHIP AND EFFICIENCY			

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
E1		Reduce the County's reliance on creating and mailing paper checks for payments and implement expanded ACH/EFT transaction options.	X		
E2		Implement credit card payment option for citizen at all County funds collection points through MUNIS Cashiering process.	X	X	
E3		Plan for ways to adequately fund, implement and standardize the Capital Improvement Plan, eliminating deferred CIP projects.		X	

Work Session Documents



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COLLEGE OF AGRICULTURE AND LIFE SCIENCES
BIOLOGICAL SYSTEMS ENGINEERING
VIRGINIA TECH.

White Paper

Soil-Site Management Protocols & Best Management Practices (BMPs) for Utility Scale Solar Site (USS) Development and Management in Virginia



USS Site Under Active Development in Southside Virginia (image from DEQ/AEP)

Primary Authors:

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Ben Tracy, Professor¹, Forage Ecology, btracy@vt.edu

¹School of Plant & Environmental Sciences, Blacksburg Campus

²Department of Biosystems Engineering, Harrisonburg Extension Center

³Department of Biosystems Engineering, Hampton Roads AREC

<https://landrehab.org/home/programs/solar-farms/>

May 12, 2024

Executive Summary

Large areas of the Mid-Atlantic region will be converted into photovoltaic (PV) panel “solar farms” over the coming decade. In particular, development of Utility Scale Solar (USS) facilities (> 5 MW) will potentially impact at least 200,000 acres of existing agricultural and forested landscapes in Virginia; Virginia DEQ currently estimates over 350,000 acres could potentially be affected by 2045 (McPhillips et al., 2024). Even small local projects (< 5 MW) can lead to significant landscape impacts since it takes up to 10 acres/MW to accommodate panels, drainage and stormwater systems, access roads, collection & transmission infrastructure, and buffers.

The intensity of impacts varies dramatically based on local site conditions and infrastructure development practices. However, from 10% to > 75% of the existing soil landscape will likely undergo some level of disturbance. Significant areas of most sites will remain bare for some period of time during active site installation and then complete stabilization and revegetation generally takes several years. While less than 40% of the USS site is generally covered by panels, the combination of soil disturbance/compaction and the impervious cover from the panels may lead to enhanced runoff, particularly in the early years before the site is fully stabilized.

Prediction, management and rehabilitation of these soil x landform effects is critical for (a) minimizing sediment losses, (b) managing and reducing stormwater impacts, and (c) return of these lands to productive uses following site decommissioning. At Virginia Tech, we are actively working to address the full range of issues and challenges associated (1) planning and permitting, (2) installation & stabilization, (3) active management and (4) long-term closure of USS facilities related to local soil and water quality protection. We encourage and support full transparency throughout the project lifetime with respect to planning and permitting procedures, expected short- versus long-term impacts, and scientifically based projections for medium- and long-term site productivity potentials for various uses.

In this White Paper, we present our overview of the challenges that USS development, active management and closure potentially poses to local soil and water quality over varying time scales along with our recommended best management practices (BMPs). Minimizing overall soil disturbance, particularly via limiting net cut/fill and grading is of paramount importance. Limiting and remediating soil compaction during all phases of site development, active management and closure is also critically important to enhance rainfall infiltration vs. runoff and maintain and restore overall soil quality. We strongly believe that prompt compliance with existing DEQ and local erosion control guidelines, appropriate active site vegetation management practices, and final remediation upon decommissioning can largely offset initial site disturbance impacts. However, certain impacts for installation of essential infrastructure (e.g. stormwater conveyances and ponds) will more than likely be permanent.

This document reflects our scientific opinion and position on these issues as of May 12, 2024, and will be revised and updated as needed due to changes in research findings or regulations.

List of Abbreviations and Acronyms

ASS – Acid Sulfate Soil

BMP – Best Management Practice

CN – Curve Number

DCR – Virginia Department of Conservation and Recreation

DEQ – Virginia Department of Environmental Quality

ESC – Erosion & Sediment Control

FIW – U.S. Department of Interior Fish & Wildlife Service

LDA – Land Disturbing Activity

MW - Megawatt

NMP – Nutrient Management Plan

NRCS – Natural Resources Conservation Service

PV - Photovoltaic

RV – Runoff value (also Rv)

SW – Stormwater

SWM – Stormwater Management

SWMM – Stormwater Management Model (USEPA)

TCLP – Toxicity Characteristic Leachate Procedure (USEPA)

VALEN – Virginia Land & Energy Navigator; https://valen.ext.vt.edu/web_portal/about

VDACS – Virginia Department of Agriculture and Consumer Services

NWI – National Wetland Inventory– <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

USEPA – United States Environmental Protection Agency

VRRM – Virginia Runoff Reduction Method [Guidance & VRRM | Virginia DEQ](#)

WSS – Web Soil Survey – <https://websoilsurvey.nrcs.usda.gov/app/>

Overview and Background

Large scale utility-scale solar (USS) development is relatively new to Virginia and has greatly accelerated in the past five years by a combination of state (e.g. the 2020 Virginia Clean Economy Act) and federal energy infrastructure policy initiatives. Development of USS facilities with power generation capabilities of > 5 MW will potentially impact at least 200,000 acres of existing agricultural and forested landscapes in Virginia over the next decade; Virginia DEQ currently estimates over 350,000 acres could be affected by 2045 (McPhillips et al., 2024). The intensity of impacts varies dramatically based on local site conditions and infrastructure development practices. Anywhere from 10% to > 75% of the existing soil landscape will undergo some level of substantial disturbance at most sites (Figs. 1 and 2). Prediction, management, and rehabilitation of these soil x landform effects is critical for (a) minimizing sediment losses, (b) managing and reducing stormwater impacts, and (c) preparing to return these lands to productive use following site decommissioning. Therefore, a range of essential Best Management Practices (BMPs) need to be prescribed and implemented during the full project lifecycle including (1) preliminary planning/design/permitting, (2) active site development and stabilization, (3) long-term site operation, and (4) final site infrastructure removal and decommissioning.

Review of Existing Studies on Impacts of USS on Soil & Local Runoff

Extensive USS development in the mid-Atlantic region of the U.S. is a relatively new phenomenon, and few published studies are available to date (May 2024) based on actual impacts to soil and water resources, revegetation, and post-disturbance land use potentials. However, extensive directly related studies have been conducted by Virginia Tech (<https://landrehab.org/>) and a wide range of our colleagues at other universities and agencies across the USA for over 50 years to assess direct impacts of mining, road construction, and urbanization on both agricultural and forest soils and local water quality. Collectively, land and soil disturbance processes and rehabilitation practices are well-understood and a number of these important underlying studies and findings are described and cited later in this document.

With respect to published studies on solar site development, several studies in varied soil/climatic zones report the strong influence of panel shading and architecture on soil temperature/moisture relationships (Hassanpour et al., 2018; Lambert et al., 2021). Choi et al. (2020) described the generally negative effects of infrastructure development on long-term (7-year) differences in important soil chemical and physical properties over time, while Choi et al. (2023) detailed and advocated for the maintenance and use of native vegetation within USS sites for improvement of soil conditions following installation disturbance. Yavari et al. (2022) and Hernandez et al. (2014) provided detailed overall reviews of the potential impacts of USS



Figure 1. Utility-scale solar (USS) facilities during initial stages of development and stabilization in the Virginia Piedmont. During the initial establishment phase (top) trenching, cut/fill and grading activities will disturb anywhere from 15 to > 75% of most sites. Once final grading is completed and infrastructure is installed (bottom), full revegetation and stabilization against erosion losses generally takes several years. In general, revegetation practices should result in $\geq 75\%$ living perennial cover of the intended or other appropriate species, which are most commonly mixed grass/legume stands. Note the “drip line” evident below the panel edges.



Figure 2. Fully stabilized three-year-old site on a similar Piedmont soil landscape to Figure 1. Once permanently revegetated, sediment losses and stormwater runoff are greatly reduced, but the landscape will still have been considerably transformed with respect to overall landform, soil, and hydrologic conditions. Removal of USS infrastructure at site decommissioning (not shown) will lead to another cycle of soil disturbance that will require some level of remediation, particularly if the land is intended to be returned to pre-existing agriculture or forestry land uses.

development on landscape hydrology, stormwater management, and potential effects on receiving streams. Current ongoing research by Nair et al. (2023) in Pennsylvania is focused on application of more advanced modeling approaches (e.g., USEPA SWMM) to better predict the influence of various panel configurations and soil/site conditions on runoff.

One widely cited modeling study based in Maryland concluded that the addition of panel arrays would not increase overall site runoff per se. However, that finding was based on the assumptions that that (1) underlying conditions (e.g. vegetation status) of the receiving soil surface would promote infiltration, and (2) that the panels could potentially lead to concentrated “drip lines” if not mitigated for via use of gravel beds or more aggressive surface stabilization

(Cook & McCuen, 2013). Elamri et al. (2018) also spoke to the potential for the development of “drip lines” and other localized concentrated flow zones under installed panel edges. To our knowledge, the only regional publication that directly addresses solar infrastructure development vs. agricultural production practices is the well-referenced White Paper from North Carolina (NCSU, 2019) that explores a number of topics similar to our Virginia issues and efforts, as presented below.

The majority of published studies to date on USS development have indicated that some level of short-term soil degradation is expected, particularly a reduction in infiltration due to overall surface and subsoil compaction coupled with potential loss of topsoil quality. Most studies have concluded that USS development will potentially increase local site runoff, particularly during the development phase, but some studies have discounted that notion (e.g., Cook & McCuen, 2013). Several of the studies cited above also reported lower levels of soil organic matter and nutrients along with an increase in short-range variability in soil moisture and temperature regimes due to a combination of simple shading/interception by the panels and routine site cut/fill/grading practices. However, there is a wide range of BMPs that can be applied to sequential USS development and long-term management protocols to either minimize or mitigate these impacts over time. Our primary purpose in this paper is therefore to describe and recommend an optimal suite of site x soil management practices that are applicable to the full range of USS site development, management, and final decommissioning practices. We consider some level of “soil disturbance” to be an inevitable product of the overall process, but one which can be readily mitigated over time via application of well-established soil reconstruction and revegetation practices that have been successfully applied to mining and construction sites for decades.

USS Permitting and Regulation in Virginia

Currently (2024), USS permitting and development are regulated in Virginia by a mixture of programs depending on the size of the proposed site. Larger projects (i.e., > 150 MW) are reviewed by the State Corporation Commission (SCC) while smaller projects (5 to 150 MW) are currently reviewed by the Department of Environmental Quality (DEQ) under Permit by Rule (PBR) procedures. These procedures are currently being finalized under mandate from Virginia House Bill 206, ***Small renewable energy projects; impact on natural resources***, (<https://lis.virginia.gov/cgi-bin/legp604.exe?221+sum+HB206>). This regulation requires appropriate assessment and mitigation protocols and standards be developed by July 2024 for projects ≤ 150 MW that would disturb a total of more than 10 acres of NRCS defined prime farmlands or 50 acres of contiguous forest lands. Finally, relatively small (< 5 MW) local projects are generally regulated and permitted by County or City land disturbance and zoning regulations.

All USS projects are subject to DEQ Erosion & Sediment Control (ESC) and stormwater management (SWM) requirements along with local conditional use zoning and construction permitting requirements, the latter which vary widely across the Commonwealth. Recent site-specific guidance from DEQ for solar site SWM and ESC protocols can be found at <https://www.deq.virginia.gov/home/showpublisheddocument/16685/638186144540630000>. More extensive SWM and ESC guidance, including updated revegetation practices, are also included in revisions to the new online version of the DEQ ESC/SW Manual which are effective July 1, 2024 (<https://online.encodeplus.com/regs/deq-va/index.aspx>).

Depending on their location, projects may also be subject to jurisdictional wetland impact (i.e., Section 404) or Chesapeake Bay Act setbacks, buffers, and restrictions. On the local level, many cities and counties are requesting a more detailed description of longer-term site infrastructure removal and decommissioning practices, particularly with respect to return of USS affected areas to previous land use potentials (e.g., agricultural production). The preservation of prime farmland soils and productivity, along with unique water quality and habitat values associated with forested lands, continue to be particularly important to a range of stakeholder groups. Thus, the combination of ongoing regulatory developments, coupled with increasing public interest in USS development impacts, should lead to more uniform implementation of statewide policies on USS site selection, development, and closure practices.

Rationale for Current Positions and Recommendations

The positions and recommendations presented here are based on our collective 50+ years of research and outreach experience on impacts and stabilization of land-disturbing activities, including mining, road construction, urbanization, and wetland restoration and creation. The specific practices recommended here are evolving and are based on our assessment of civil plans/geotechnical reports and actual site conditions for over 35 proposed or implemented USS sites in Virginia since 2020.

The opinions and positions expressed here are intended as supplementary to existing and developing Virginia DEQ (or other) regulatory requirements. Our recommendations are complementary with existing SWM+ESC BMP requirements. Furthermore, we are currently collaborating with a range of scientists at Virginia Tech and other institutions in Virginia to carefully monitor and describe the actual effects of large-scale USS development on runoff, water quality and soil conditions across a wide range of sites across Virginia. Thus, these summary recommendations will be reviewed and updated periodically.

Framework for Overall USS Site Development, Management, and Closure

All USS development, management, and closure practices should protect local soil and water quality and associated ecological functions and values, including return of decommissioned

project areas to productive agriculture, forestry or other pre-planned uses. Essential to this commitment is the application of a range of BMP that are designed to minimize impacts to soil and water resources during and after site development. Following infrastructure removal, the developer should commit to rehabilitation and restoration of any disturbed areas to optimize their productivity for varied post-closure uses. Those future land uses are difficult to predict, but may include continued renewable energy production, agricultural practices, silviculture, or other more urban uses with concurrence of landowners and other key stakeholders. Key to this effort is the commitment to full transparency throughout the long-term (25+ year) relationship with local and regional stakeholders with respect to planning and permitting procedures, expected short- vs. long-term impacts, and scientifically based projections for medium- and long-term site productivity potentials for various uses.

Specific Objectives of this White Paper

1. Develop recommended protocols for defining and minimizing soil disturbance of high-quality agricultural or forest soils during the installation and decommissioning stages of the site's life cycle, specifically using BMPs that are consistent with definitions and final regulations of Virginia HB 206, *Small renewable energy projects; impact on natural resources*, and other current (2024) regulatory development initiatives in Virginia.
2. Recommend appropriate procedures for remediation of soil disturbance and hydrologic impacts at various stages of the project's life cycle that are also consistent with Virginia SWM and ESC mandates, mitigation protocols require by HB 206, and other applicable regulations.
3. Provide site-specific strategies and associated protocols to quickly establish vigorous vegetation for both (a) initial ESC and (b) longer term low maintenance site management needs that accommodate alternatives agricultural uses such as sheep grazing, and (c) final restoration to original land uses or approved alternatives.
4. Recommend soil, site, and animal management practices that will maintain or enhance soil quality and health over time. Important indicators include organic matter, aggregation, carbon sequestration potentials, and maintenance of infiltration rates.
5. Provide estimates of the likely effects of soil disturbance and various recommended remediation practices on the future productivity of the lands for various uses, including return to agriculture or forestry, following final site infrastructure removal and decommissioning.

6. Suggest alternative approaches for runoff prediction from USS sites, including adjustment of National Resource Conservation Service (NRCS) curve numbers (CNs) or Virginia Runoff Reduction Method (VRRM) runoff coefficients for predicting effects of site disturbance activities and/or remediation efforts on stormwater flows.
7. Combine all the above information and recommendations into a summary list of BMP guidelines that can be shared with landowners and other interested local stakeholders.

Overview of Soil Disturbance and Minimization/Mitigation Protocols

Soils defined, including profiles vs. horizons

Soils are comprised of mineral and organic matter, along with associated microbial communities, which occur at the earth's surface, are capable of supporting rooted vegetation, and are responding to soil-forming factors, i.e., parent material, climate, vegetation, topography, and time (Jenny, 1941). Soils include pore spaces between solid particles that can be filled with fluids such as water or air, or most commonly both phases. The arrangement of different soil individual particles into large units occurs due to a process known as aggregation, and the overall arrangement of aggregates and particles (including the pore spaces between them) is referred to as soil structure. Soils are dynamic and vary over the landscape due to the complex interactions of soil-forming factors such as climate, vegetation, and topography over time. Relatively undisturbed soils in Virginia are characterized by distinct layers with depth that are called *horizons* and that can be observed in road cuts or borings as *soil profiles*. The organic matter-enriched mineral topsoil is the *A horizon*, the underlying clay and Fe-oxide rich layer is the *B horizon*, and the partially weathered parent material below the common zone of rooting is the *C horizon*. Intact forest soils also commonly contain a litter layer (*O horizon*) at the surface and often include a light-colored acid-stripped horizon between the A and the B called the *E horizon*. If hard bedrock is encountered within the depth of excavation, this is referred to as the *R layer*.

Most native soils in Virginia are quite old in age (>10K to 2M years) and highly weathered, leading to relatively high accumulations of clay and Fe/Al oxides in their B horizons along with acidic (i.e., low) pH throughout the profile. The uppermost soil horizons supporting plant growth (A and E horizons) are generally referred to as *topsoil* while the underlying B and C horizons are *subsoil*. However, it is important to note that many soils in Virginia have been heavily eroded due to historic agricultural practices, which accounts for the widespread occurrence of red and yellow former B horizon material at the surface. More detail on soil profiles and general Virginia soil properties can be found in Daniels & Haering (2018).

Soil disturbance defined

Land-disturbing activity (LDA) is defined in Code of Virginia § 62.1-44.15:24 as "a man-made change to the land surface that potentially changes its runoff characteristics including clearing, grading, or excavation" (unless specifically exempted), may be subject to regulation under the Virginia Erosion and Stormwater Management Act (VESMA) the Virginia Erosion and Stormwater Management Regulation, 9VAC25-875, the Erosion and Sediment Control Law for Localities (<https://online.encodeplus.com/regs/deq-va/doc-viewer.aspx#secid-94>)

However, for the purpose of this document, we (VT SPES & BSE) define soil disturbance as any activity that leads to a significant alteration of the original soil profile that directly limits plant growth or increases surface runoff and potential for sediment losses. Examples of disturbance activities commonly encountered in USS development include:

- Removal, storage and reapplication of topsoil.
- Grading to level panel arrays or engineered structures and roads and/or interconnect corridors that leads to exposure of subsoil at the surface and/or significant soil compaction.
- Trenching for cables.
- Development of stormwater conveyances and detention ponds and outlets.
- Concentrated traffic that compacts the soil to levels that limit rooting and water penetration.
- Stump pulling and extensive root-raking/rock-picking following forest clearing.
- Other practices that lead to disturbance and mixing of the pre-development soil profile to a depth ≥ 6 inches.

From a practical standpoint, minimal surface grading that (a) disturbs no more than six inches of the profile, (b) does not expose or highly compact the underlying subsoil (B and C horizons), and (c) is stabilized immediately (7 to 14 days) is not defined here as “significant”. However, complete removal, storage and return of the topsoil over an altered subsoil is considered “significant disturbance” and will likely lead to decreased soil productivity without appropriate remediation following soil profile reconstruction. Similarly, extensive exposure of bare subsoil materials for extended periods of time is also considered significant.

Impacts of soil disturbance on soil productivity, rooting, yield, infiltration/runoff

The most immediate and obvious impact of active USS site development is removal or suppression of existing vegetation and any existing litter layers (O horizons), which exposes soil individual soil particles and aggregates to direct rainfall impact leading to detachment, suspension, and transport when runoff conditions occur. Sediment loss from erosion is further enhanced by the degradation of structural aggregation in the surface by compaction, smearing, and lack of active plant rooting as discussed below. Therefore, insofar as possible, the existing

topsoil horizons should be left intact and exposure of deeper subsoil materials should be minimized. Retention of even 60-70% vegetation, plant litter or mulch cover drastically limits sediment detachment and local transport while enhancing infiltration (Coppin & Richards, 1990; Weil & Brady, 2017). That being said, it is also clear that establishment of necessary herbaceous vegetative covers will usually require sufficient seedbed preparation to ensure direct soil-seed contact.

Soil disturbance influences plant growth in many ways; the most common limitation in recently constructed sites is compaction. When soils become compacted, solid particles become compressed into and fill these open larger pores, resulting in relatively high bulk densities. The common range of bulk density for a dry mineral soil is ~ 1.25 to 1.95 g/cm^3 . While the relationship between bulk density and rooting impedance is also dependent on moisture development and the degree of aggregation and structure, values above 1.80 g/cm^3 for sandy soils and 1.45 g/cm^3 for massive (i.e., non-structured) clays are considered to be root limiting (Weil & Brady, 2017). Actively growing plant root tips are very fine in size, soft and pliable, and must find continuous pores large enough to proliferate through soil since they cannot physically displace soil particles per se (Carson et al., 1971). However, once a root has penetrated into a continuous pore, it can radially widen that pathway due to its ability to apply substantial axial spreading forces. The commonly observed phenomenon of tree roots buckling a sidewalk is due to this axial spreading pressure after the fine root tip has exploited the linear crack between the concrete and the underlying subgrade. Thus, the common assumption that simply establishing “deeply rooted vegetation” will loosen a compacted subsoil layer over time is fallacious unless its fine root hairs are able to exploit continuous vertical pore spaces.

Increased bulk density and loss of aggregation and structure also leads to decreased surface soil infiltration rates and decreases in saturated permeability (e.g. K_{sat}) of subsoil layers. In combination, these factors typically lead to greater stormwater runoff from compacted vs. uncompacted soils. Maintenance of soil structure is very important for both rooting and water penetration. Well-aggregated topsoil is usually relatively loose in the hand and contains readily visible rounded and subrounded aggregates. Well-structured subsoils in Virginia typically contain more angular blocky aggregates that enhance downward and lateral root and water movement along their cracks (macropores), even if the soil bulk density within aggregates is relatively high. When soils are graded, cut and filled during active cut/fill development processes, much of their native structure is degraded and lost (Booze-Daniels et al., 2000; Daniels, 2018) due to grading related compaction and/or smearing of clayey cut faces.

Deep-seated soil compaction can be remediated to some extent (but not completely) via deep ripping with dozer-pulled shank rippers or tractor-pulled no-till winged rippers or chisel-plows. However, this approach is only viable on disturbed areas of USS sites if applied before panels are mounted to uprights or following infrastructure removal. Alternatively, a wide range of smaller rippers and near-surface tillage implements is also available for use in confined settings (e.g., rows in the middle of panel arrays). It is important to understand that in order for deep-

ripping to be successful, the soil moisture content must be at an appropriate water content for the dense subsoil material to shatter. If the soil is too wet, the shanks will pull through the material with very little effect and the traces will quickly seal back together (e.g. like a knife through peanut butter). On the other hand, if the subsoil is too dry, the implements will pull up large chunks of subsoil to the surface and require much larger equipment and fuel usage. In some instances, damage to the implements may occur in highly compacted and very dry soils. Therefore, timing of deep ripping operations needs to be coordinated with onsite evaluations of subsoil moisture conditions (NRCS, 1998).

Exposure of typical red/yellow high clay subsoils (Bt horizons) during the development process also leads to low pH (< 5.5), enhanced solubility of phytotoxic aluminum (Al), and lower levels of essential plant nutrients (N-P-K and Ca+Mg). These limitations need to be remediated via liming and fertilization before revegetation. Subsoils are also higher in silt and clay particles and much lower in organic matter, which leads to enhanced sediment detachment and losses in runoff when compared to sandy or loamy topsoils. Clayey subsoils are also subject to being smeared and sealed when they are cut and filled, which further amplifies rooting and water movement restrictions (Daniels, 2018). However, it is important to note that much of the Piedmont and Upper Coastal Plain suffered from extensive soil erosion through the mid-1900's, frequently leaving exposed red/yellow clayey subsoils as the remaining surface (Trimble, 2008). Similar erosion occurred on many steeper sideslopes in the limestone valley and Blue Ridge regions. Therefore, it is important to note that USS disturbance impacts to soil quality and productivity may not be as great on these previously degraded soils when compared to NRCS prime farmland soils where the existing native topsoil resource is still largely intact (by definition).

Finally, it is important to note that forestry practices such as stump pulling, extensive root/rock raking and slash burning can also lead to significant soil disturbance and short-range variability in essential soil chemical and physical properties (Aust et al., 1998). Concentrated skidder trails and load out areas are particularly susceptible to compaction and rutting, particularly during wet periods. Where compatible with site development, forest litter layers should be left intact until the final intended vegetative cover is established.

Use of Web Soil Survey (WSS) and other online tools for initial assessment of soils & wetlands for regulatory compliance and planning

Initial investigations of site soil and landscape conditions should be completed via utilization of mapping and interpretive resources available from NRCS Web Soil Survey (WSS; <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>), USDI-FIW National Wetlands Inventory (NWI; <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>) and others (e.g. VDE & USGS geologic mapping). Much of this information is also available for application to USS site assessment and planning via the Virginia Land & Energy Navigator VaLEN tool; https://valen.ext.vt.edu/web_portal/about.

Soil information derived from WSS or via onsite investigations is used for a wide array of applications in the overall USS permitting and development process:

- Assignment of runoff curve numbers (CN) or runoff values (RV) for SWM and ESC planning and predictions via NRCS TR-55 or VRRM procedures.
- Preliminary identification of wetland/hydric soils and riparian buffer areas.
- Identification of local surface drainage networks.
- Determination of extent of NRCS prime farmlands per HB 206 requirements.
- Initial identification of karst features.
- Projections of overall soil depth and rock outcrop abundance.

Examples of a current WSS base map, prime farmland overlay and map unit legend for a hypothetical USS project area in the southern Piedmont of Virginia (Pittsylvania County) are presented in Figure 3 and Table 1. The current NWI map for that same potential project area is given in Figure 4. In addition to their obvious utility in identifying dominant soil types, slope classes, and potential riparian/wetland zone boundaries, these combined resources can also provide an abundance of interpretive information via their linked databases and other resources. This initial determination is very important since HB 206 requires a range of mitigation protocols for any project directly regulated by Virginia DEQ (5 to 150 MW) that entails disturbance of > 10 acres of NRCS prime farmland or > 50 acres of contiguous forest resource. The mitigation requirements for HB 206 vary based on the extent and depth of soil disturbance and whether appropriate soil/vegetation management practices are prescribed over time. Appendix A (*Pending final rule publication by DEQ*) contains a complete example of how mitigation credits and requirements for this sample site would be calculated and applied per HB 206.

Note that it is very important to understand the effects of the original mapping and compilation scales for these interpretations. For example, WSS maps have been compiled and published to match the USGS quadrangle scale of 1:24,000, which means that the smallest delineations would be ≥ 2.5 acres of contrasting soil types or slope classes. In fact, the smallest delineations found in most WSS maps for Virginia range from 5 to 10 acres. It is also important to understand the mapping unit legend naming conventions used. For example, where a legend indicates one soil series name (e.g., Clifford), one can generally assume that up to 85% of the soils occurring in that unit (consociation) would classify as Clifford or as similar soils in terms of use and management (e.g., Bentley or Nathalie series soils). However, up to 15% of that same map unit may contain strongly contrasting soils (e.g., frequently flooded areas containing the Codorus-Comus series). Furthermore, two or more soil names occurring together in the map unit legend indicate a “soil complex”, which occur when soils with differing use and management limitations are found in a regular pattern together and cannot be separated at the 1:24,000 scale. Much more information on soil mapping protocols, map unit concepts, field/lab methods and procedures is found in the NRCS Soil Survey Manual (2017).

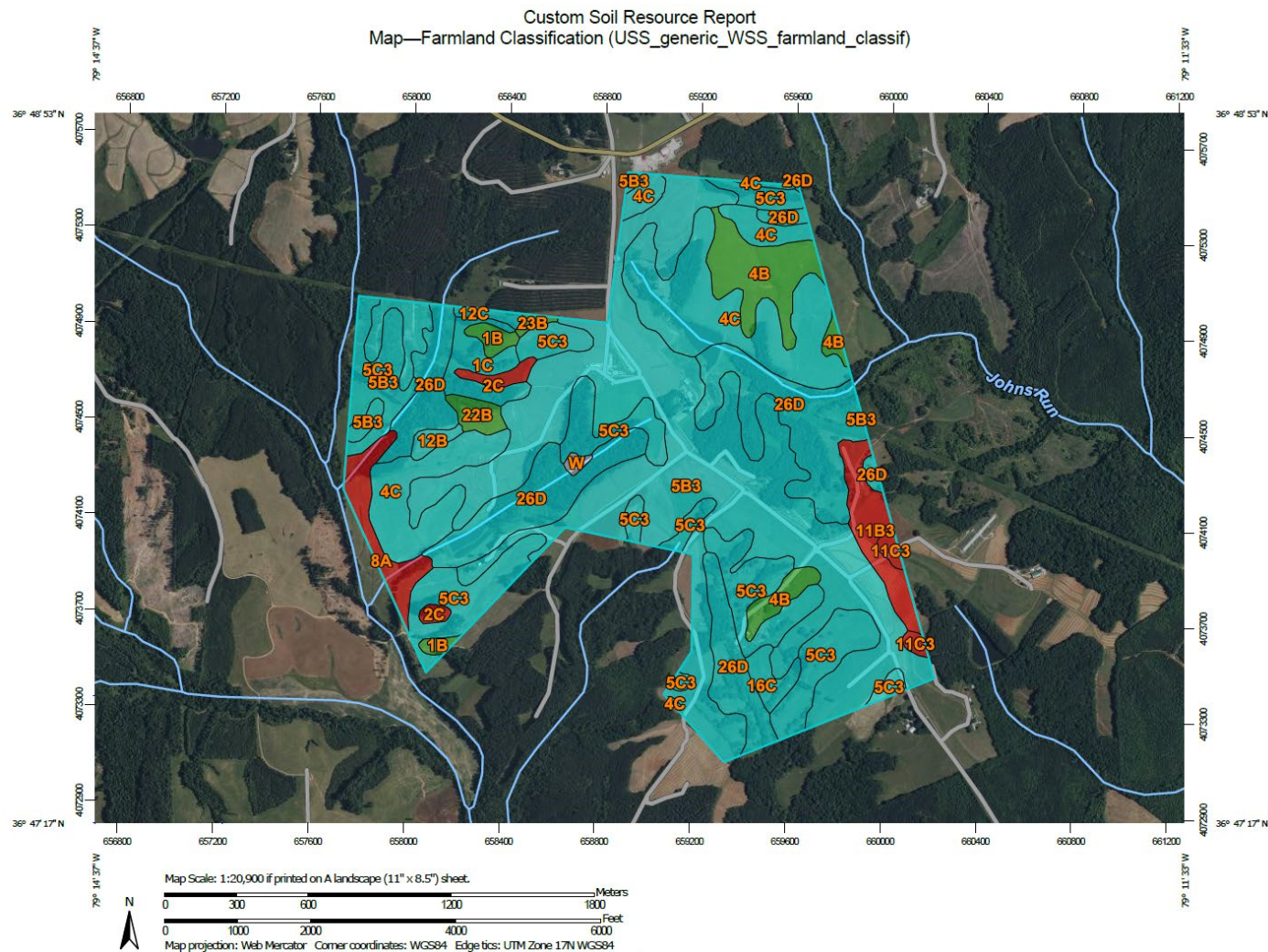


Figure 3. Web Soil Survey (WSS) soil map for a hypothetical USS area in Pittsylvania County south of Lucks. The areas in green shading qualify as NRCS prime farmland, total ~60 acres on gentle A and B slopes ($\leq 7\%$), and would require mitigation under Virginia HB 206. The areas in light blue shading are designated as farmlands of statewide importance, but would not require mandatory mitigation under HB 206. It is important to note that this soil map was produced at a final compiled scale of 1:24,00 and that any dissimilar soil bodies less than ~ 5 acres in size would not have been delineated separately.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1B	Nathalie sandy loam, 2 to 7 percent slopes	All areas are prime farmland	6.7	0.8%
1C	Nathalie sandy loam, 7 to 15 percent slopes	Farmland of statewide importance	16.9	1.9%
2C	Bannertown fine sandy loam, 7 to 15 percent slopes	Not prime farmland	6.5	0.7%
4B	Clifford sandy loam, 2 to 7 percent slopes	All areas are prime farmland	42.2	4.9%
4C	Clifford sandy loam, 7 to 15 percent slopes	Farmland of statewide importance	123.7	14.3%
5B3	Clifford sandy clay loam, 2 to 7 percent slopes, severely eroded	Farmland of statewide importance	310.0	35.8%
5C3	Clifford sandy clay loam, 7 to 15 percent slopes, severely eroded	Farmland of statewide importance	143.6	16.6%
8A	Codorus-Comus complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	18.3	2.1%
11B3	Minnieville clay loam, 2 to 7 percent slopes, severely eroded	Not prime farmland	21.8	2.5%
11C3	Minnieville clay loam, 7 to 15 percent slopes, severely eroded	Not prime farmland	4.3	0.5%
12B	Enott fine sandy loam, 2 to 7 percent slopes	Farmland of statewide importance	4.0	0.5%
12C	Enott fine sandy loam, 7 to 15 percent slopes	Farmland of statewide importance	3.1	0.4%
16C	Halifax sandy loam, 7 to 15 percent slopes	Farmland of statewide importance	8.0	0.9%
22B	Bentley sandy loam, 2 to 7 percent slopes	All areas are prime farmland	6.7	0.8%
23B	Clover fine sandy loam, 2 to 7 percent slopes	All areas are prime farmland	1.9	0.2%
26D	Fairview fine sandy loam, 15 to 25 percent slopes	Farmland of statewide importance	145.6	16.8%
W	Water		1.6	0.2%
Totals for Area of Interest			865.1	100.0%

Table 1. Soil map unit legend for Web Soil Survey (WSS) Area of Interest (AOI) depicted in Figure 2. An example of the full standard WSS output is given in Appendix A. Soil map units named for one soil series (e.g. Clifford) are presumed to be approximately 85% Clifford or similar soils in use & management. However, map units such as 8A (Codorus-Comus complex) with two given series names contain soils with dissimilar use & management potentials that commonly occur together, but could not be separated at the scale of field mapping and compilation (e.g. 1:24,000). More detailed information on soil series is available at <https://www.nrcs.usda.gov/resources/data-and-reports/official-soil-series-descriptions-osd>.

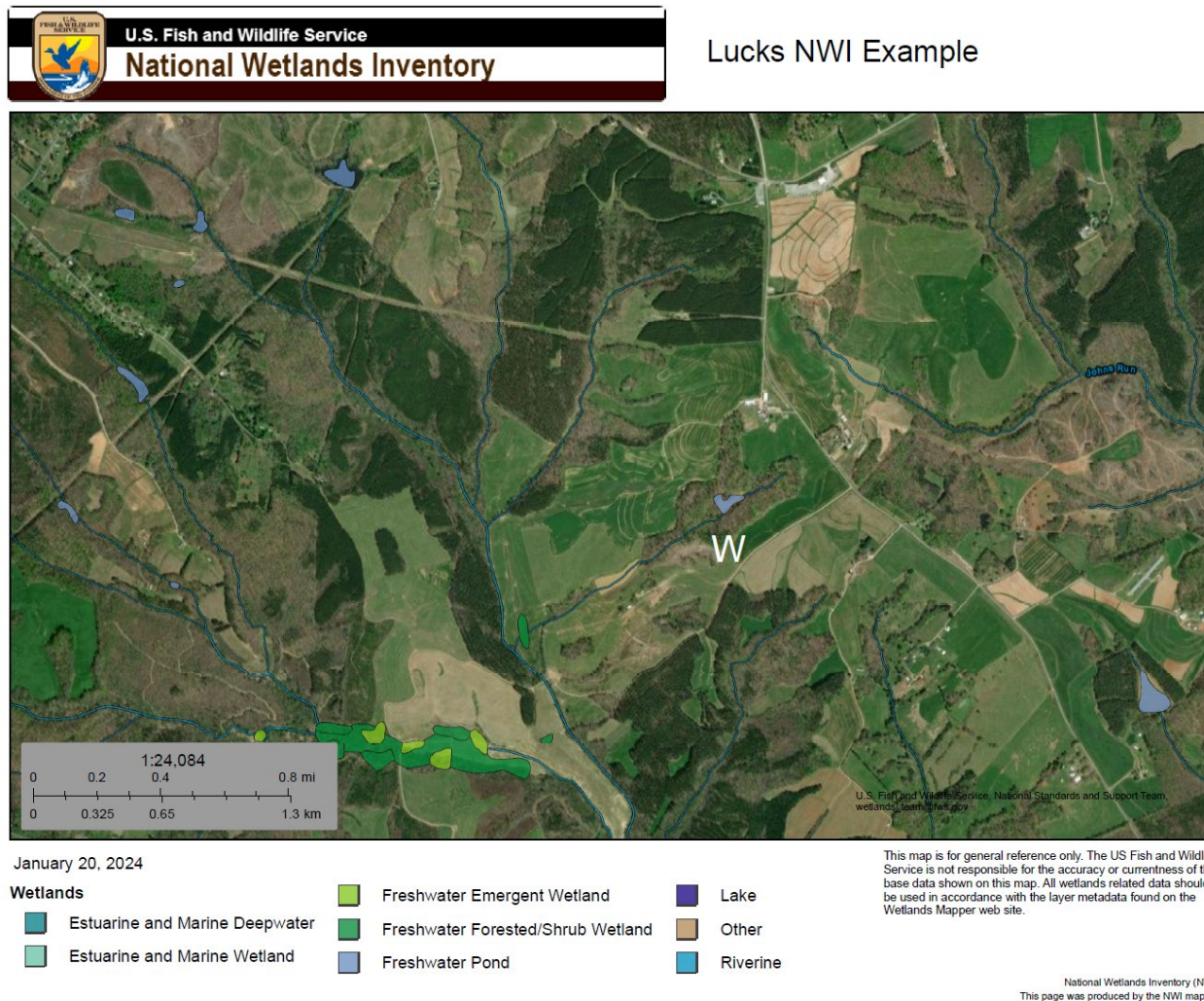


Figure 4. National Wetlands Inventory map and legend for the area south of Lucks in Pittsylvania County, Virginia. This view expanded beyond the actual proposed project area shown in Figure 2 above to show the nearest potential jurisdictional wetlands. The “W” point labeled here corresponds to the pond symbol mapped in Figure 2. Note that the four drainages from WSS appear here as “Riverine” and would need to be buffered.

Regardless of their scale limitations, careful review and interpretation of these mapping resources, particularly spot symbols, is critical to initial site assessment and development planning. For example, upon review of the WSS map for this site, (Figure 3; Table 1), we can see the following:

- The dominant soil type over much of the property is the Clifford Series, which is deep and contains no major subsoil rooting or drainage limitations, but does contain a Bt horizon with high clay content over a highly weathered saprolitic (rotten rock) C horizon.
- Where the Clifford soils occur on summits with relatively low slope classes (B; < 7%), they meet NRCS criteria for “Prime Farmland”, while on steeper C slopes (7-15%) they are classified as “Farmland of Statewide Importance”.
- This project area contains over 10 acres of NRCS prime farmland and impacts to those areas would need to be mitigated per HB 206.
- The site also contains several tracts of contiguous forest that > 50 acres that would also require mitigation (See Appendix A).
- Note that a number of the Clifford and other map units are separated out due to their severe erosion class (e.g. 5B3 vs. 4B), indicating that the majority of the original topsoil resource has been eroded due to past agricultural or forest harvesting practices.
- Contrasting major map units on site include Minnieville soils (on sideslopes, redder, and severely eroded) and Codorus-Comus complex (flooded in drainways).
- Clifford, Minnieville and similar upland Piedmont soils in this region are derived from highly micaceous crystalline rocks and may contain numerous sand and silt sized mica flakes in their subsoils, which can complicate their compaction into local fills.
- This particular Area of Interest (AOI) only contains one demarcated “special symbol” (W for a small pond), but it is critically important to review all special symbols that appear on a given WSS map. Special symbols denote areas of land use interpretive importance such as rock outcrops, wet or marshy spots, or sinkholes that were not large enough (e.g. < 5 acres) to be delineated and compiled at the scale of mapping, but clearly influence land use at a finer scale.
- Four established natural drainage ways (concave swales or first-order stream channels) are noted as blue lines. These may or may not conform with USGS topographic map requirements for “blue line streams”, but do indicate clear local drainage patterns.

Similarly, review of the NWI maps (Figure 4) indicates the following:

- No wetland boundaries are included within the proposed site boundaries, but the site does include riverine areas (shown again as blue lines). The soils immediately adjacent to the blue-lined drainages on both maps are likely to be much more restricted in internal drainage (wetter) than their enclosing map units (Fig. 3), but were too limited in extent to be separated at the scale of mapping. They would then be part of the “15% dissimilar soils” fraction discussed above for consociations.

These examples illustrate how review of multiple sources of mapping and imagery for a given project area can greatly aid initial site assessment and planning; however, they do not replace site specific field verification and delineation by qualified soil scientists and wetland delineators.

NRCS & VA prime and important agricultural & forested lands definitions

Preliminary identification of prime farmlands and contiguous forest lands is essential for future compliance with HB 206 provisions as described above and for development of appropriate operational BMPs and decommissioning protocols. Recent work by Virginia Cooperative Extension and agency colleagues on related energy regulation ([HB 894 - 2022](#)) produced a public report that coalesced all available state and federal definitions and information on land use mapping resources (Goerlich et al., 2022). That working group provided the following definitions and explanatory text for Prime Farmland:

The HB 894 Workgroup was tasked with developing a map or repository of prime farmland in Virginia as defined in §3.2-205 of the Code of Virginia. This section defines prime farmland as: “...land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, nursery, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion. Prime farmland includes land that possesses the above characteristics but is being used currently to produce livestock and timber. It does not include land already in or committed to urban development or water storage...”
(Code of Virginia §3.2-205 Part C, 2008).

At the federal level, prime farmland is defined in the Code of Federal Regulations 7 CFR §657.5(a) as: “...land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and

dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding ...” (Code of Federal Regulations 7 CFR §657.5(a)(1), 1978).

As noted above in the example WSS/NWI study area (Figs. 3 and 4), individual states can also designate other specific soils as being “unique” or as “additional farmland of statewide importance” that do not otherwise meet the NRCS prime farmland criteria. These lands may be involved in specialty crop production or be limited to some extent by slope, erosion class or other management factors. These areas are not subject to HB 206 mapping and mitigation requirements at the Virginia state level, but are often highly productive and valuable, and therefore may require other mitigation considerations if required by local or state authorities. Furthermore, certain Virginia localities (e.g. Fauquier County) also employ alternative land use categorization criteria that may be more detailed and differ from NRCS.

The Goerlich et al. (2022) report cited above includes references and links to a wide array of other forest and ecological land classification systems used by state and federal agencies, along with an integrated set of web resources to identify and map both prime farmlands and various categories of forest lands and other natural resources in Virginia. As noted above, this resource is available online as the [Virginia Land and Energy Navigator \(VaLEN\)](#) and was fully deployed in early 2023.

Acid Sulfate Soil Risk Assessment and Investigation

Local exposure of sulfidic geologic materials that quickly weather into acid sulfate soil (ASS) conditions poses the single greatest localized risk to soil and water quality at USS sites. Fortunately, ASS impacts are usually limited to less than several acres, but the costs of remediating these materials is very high. Thus, all proposed USS sites should be evaluated for their potential to encounter and expose sulfidic geologic materials that can oxidize to generate acid sulfate soil (ASS) and associated very low (pH < 4.0; Fanning et al., 2004) soil and surface water runoff conditions.

Detailed guidance on recognizing, avoiding, and managing ASS materials is available at <https://landrehab.org/home/programs/acid-sulfate-soils-management/>. Related methods and criteria are also now in Chapter 6 of the online DEQ combined SW/ESC Manual (<https://online.encodeplus.com/regs/deq-va/doc-viewer.aspx#secid-219>). A Google Earth .kmz file is available from that site for download that allows the user to make a preliminary determination of ASS risk, based on current Virginia Department of Energy interactive geologic mapping, related Virginia Tech research, published USGS/VDE mapping and reports, and other

published literature. The acid sulfate soil risk map is also available on the VaLEN site: <https://valen.ext.vt.edu/>.

The highest risk of USS development encountering ASS materials occurs in the Coastal Plain region where intact reduced (anaerobic) sulfidic materials can potentially be exposed in stormwater ponds excavated into lower landscape positions (Fig. 5). In general, as long as active grading and cut/fill operations remain in well-drained and oxidized upland soil landscapes with red/yellow subsoils, the risk is low. Additional more limited areas of high risk occur over certain mineralized formations in the Piedmont.



Figure 5. Exposure of acid sulfate soil (ASS) materials in a deep stormwater pond excavation in Miocene age Coastal Plain sediments in the Fredericksburg area. The darker gray sulfidic materials are reduced (anaerobic) and then oxidize to form sulfuric acid and very low pH (< 3.5) and metal enrichment (Al, Fe and Mn) in soil and receiving waters. Remediation of these materials requires very heavy lime applications (> 15-50 tons ag lime per acre six inches). *Note:* This site is not from the area depicted in Figures 2 and 3 above, but these materials commonly occur at depth throughout the Coastal Plain, eastern Piedmont, and certain other Virginia locales.

Finally, it is important to reemphasize that due to their scale limitations, final onsite confirmation of soils and wetland delineations, particularly for prime farmlands, jurisdictional wetlands, and ASS should be made by a qualified professional soil and/or wetland scientist. This step would be

particularly applicable and advised if the proposed site is above the 10/50 acre threshold for prime farmland/forest impacts per HB 206 mitigation requirements.

Recognition of short- vs. long-term soil impacts

Developing an appropriate plan to minimize and mitigate soil disturbance requires an understanding of the nature and differences between short- and long-term impacts. Certain impacts such as exposure of bare soils to erosion losses must be rapidly mitigated via immediate revegetation, mulching, or other short-term erosion control measures. However, as noted earlier, establishment of most post-disturbance vegetative covers will require at least some short-term exposure of bare soil on any graded or cut/fill areas. Fortunately, surface exposure of low pH and infertile subsoil materials can be quickly remediated via lime and fertilizer additions coupled with effective revegetation. Similarly, moderate surface soil compaction (< 6" deep) can be rapidly remediated via conventional tillage practices. However, significant root-limiting compaction, particularly when it occurs deeper than 6", will take years to be remediated by natural freeze-thaw and wet-dry cycles. Root-limiting compaction occurring at depths ≥ 12 " should be considered a permanent long-term negative impact that could potentially limit plant productivity and water penetration for the lifetime of a USS project, unless it is remediated via deep ripping practices (as discussed below).

Avoidance, minimization, and rehabilitation of soil impacts

Prediction, recognition, and mitigation of significant impacts to prime farmland and larger blocks of contiguous forest by USS projects will be required by late 2024 with the full implementation of HB 206. Mitigation must be considered as an ongoing process that first involves site development planning that avoids direct surface soil impacts, e.g., use of low tire pressure equipment for panel infrastructure placement coupled with limited grading and topsoil removal. The second component of the mitigation process is minimization of impacts via limiting grading, trenching and the overall cut/fill footprint insofar as possible. This effort should then be followed by appropriate remedial measures such as surface tillage to loosen compaction and rapid topsoil return for quick revegetation of these areas. Finally, it is important to realize that certain impacts (e.g., subsoil exposure in cut/fill; significant compaction) will more than likely be persistent limitations for the lifetime of the project and will require a combination of deep and shallow tillage and soil amendment in the final site rehabilitation phase. As detailed below, it is also important to recognize that complete restoration of areas of heavily disturbed prime farmland soils to 100% of their previous levels of rowcrop productivity may not be possible (Daniels et al., 2003; 2018).

Overall USS Project Lifecycle and Potential Soil Impacts

Initial site development phase

Topsoil removal and storage will generally lead to degradation of topsoil quality over time with respect to organic matter content, pH and fertility, depending on length of storage, storage berm configuration, and vegetation condition. Temporary topsoil storage berms should be located on well-drained landscape positions, have sideslopes shallower than 2.5:1, and be stabilized with deeply rooted vegetation. Topsoil removal, particularly via dozer push and tracking, will lead to compaction of the underlying subsoil to some extent and will smear and degrade soil structure at the contact. Return spreading and regrading of topsoil will lead to further surface soil compaction under most conditions and rutting if reapplied under wet conditions.

General site grading and deeper cuts and development of fills will generate fundamentally differing materials. General site grading ($\leq 12''$), even with topsoil salvage and return, results in some degradation of topsoil microbial communities along with increased short-range variability in physical and chemical soil properties of the graded areas. Deeper cuts (e.g. $> 12-18''$) to develop terraces, roads, or stormwater basins will expose vertical soil profiles with strongly differing properties with depth. Deeper B horizon cut faces will usually be much more acidic and infertile than exposed A+E horizons and will generally require heavier lime and NPK fertilizer applications for revegetation. Cut clay horizons are also subject to smearing and sealing when excavated while wet. Fill materials are frequently compacted intentionally to maximize strength/stability and minimize their volume to limit haulage distances/costs. Fills also commonly contain strongly differing layers with respect to texture and density that limit water penetration and “perch” local saturated zones, particularly in the winter months. More detail on these contrasting materials on active construction sites is available in Daniels (2018) and Booze-Daniels et al. (2000).

Trenching for cabling or other infrastructure (e.g., culverts) will generate strongly mixed soils horizons, bringing subsoil B and C horizons to the surface, particularly if topsoil is not salvaged. On some USS sites, trenching is the most extensive type of soil disturbance.

Building/structural pads and surrounding cuts/fills for transformers and other engineered structures pose a relatively minimal footprint impact, but would still need to be accounted for.

Stormwater conveyances and ponds will produce variable zones of partially cut and fill areas. On many sites, stormwater ponds will be the deepest and steepest exposed cut slopes for revegetation of exposure of both active normal soils and potential ASS materials. Moderately to strongly sloping sites will also likely contain internal sediment traps and sumps that will cause local disturbance during emplacement and removal.

Permanent and temporary roads and work areas will involve cut/fill on sloping sites and will be compacted and can be covered in aggregate for both short- and long-term use.

General site grading to level panel racking arrays or developed infrastructure will lead to moderate local soil mixing and compaction, depending on topsoil removal and return practices and soil moisture content during active site operations.

Operational phase (following initial ESC/SWM release)

Soil temperature and moisture conditions will vary greatly under panels (particularly fixed) and alleys between panel runs. In general, zones beneath panels will be drier and cooler (Yavari et al., 2022), which leads to strong differences in vegetation establishment and maintenance over time between areas directly under panels versus between rows and in open or buffer areas.

Routine mowing and maintenance can potentially compact surface soils in high traffic such as panel array alleys if wheel tracks are not varied over time.

Road corridors and substation/transformer pads will generate locally concentrated runoff.

Panel “drip lines” will develop, particularly for fixed arrays or where active storm onset controls are not employed for tracking arrays (Yavari et al., 2018). These drip lines concentrate local erosion risk, particularly if revegetation and soil cover requirements are not met.

Panel imperviousness and its effects on actual runoff versus proper application of runoff modeling parameters is currently controversial and subject to research validation (Shobe, 2022). As noted below, conservative adjustment of curve numbers (CN) or other runoff coefficients (e.g., RVs in VRRM) should be included for long term SWM planning.

Decommissioning phase

A repeat of direct impacts via panel and cable infrastructure removal will occur with similar focused soil impacts to those occurring during site development. In particular, removal of trenched cabling and culverts will produce significant linear disturbances. Removal of roads and infrastructure will produce localized disturbances.

Final overall site grading should be limited wherever possible, but will be required for roads, stormwater conveyances and ponds and other engineered structural areas.

Topsoil return from long-term stockpiles (if employed) will likely lead to some re-compaction of both returned A+E horizon materials and underlying materials.

Short-term bare soil exposures from all combined final closure practices will produce another period of enhanced stormwater runoff and sediment loss risk; a new round of active ESC measures will be required.

Recommended Revegetation and Vegetation Management Strategies

Essential revegetation concepts for short-, medium-, and long-term management

First and foremost, it must be recognized and understood that the overall revegetation and management strategy employed at a USS site has two primary goals (1) short-term and immediate control of enhanced erosion/stormwater losses leading sequentially into (2) medium and long-term maintenance of the site and projected operational phase land uses (simple ESC, grazing, natives/pollinators, etc.). This necessarily requires changes in management strategy and inputs over time. Above all, the demands over the entire project lifecycle demands need to be projected and planned for *before* any disturbance occurs.

Following are general recommendations for BMPs to protect, preserve and restore soil quality at USS development sites within Virginia and throughout the Mid-Atlantic region. These recommendations also have direct bearing on ESC and SWM compliance. Final specific recommendations should be tailored for application to differing parts of the site depending on the intended operational land use. For example, very different establishment protocols would be used for (a) general mixed grass/legume mowed areas, (b) native grass/pollinator plantings, and (c) livestock grazing systems. More detail on specific seeding practices appears below.

Immediate short-term ESC is needed during site development. Virginia combined SW/ESC protocols (<https://online.encodeplus.com/regs/deq-va/index.aspx>) or any more stringent local standards must be met. In particular, *at least* 75% living vegetative or intact litter/residue/mulch/EC matting cover should be established within 7 days of any final grading or 14 days of non-managed (inactive) exposure of bare (denuded) soils, regardless of prior installation of BMPs such as silt fencing, compost socks, sediment detention sumps, etc.

Pre-established BMPs must be well-maintained, including vegetated buffers, drainage swales, stormwater berms and other prescribed site-specific SWM & ESC practices.

General guidance for temporary and perennial seedings should be followed. Guidelines and resources are available for Virginia and specific regions, including recommended seed mixes successfully used in other disturbance sectors (e.g., southwest Virginia coal mining and statewide road stabilization); for more information refer to Skousen & Zipper (2018) and Booze-Daniels et al. (2000). Revised Virginia DEQ SW and ESC guidance is available in online format, will be in effect by July 1, 2024, and is summarized below:

According to DEQ standard MS-1 - Stabilization (<https://online.encodeplus.com/regs/deq-va/index.aspx>) and associated guidance, permanent (BMP C-SSM-10) or temporary (BMP C-

SSM-09) soil stabilization shall be applied to denuded areas within 7 days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within 7 days to denuded areas that are not at final grade but will remain dormant for longer than 14 days. Permanent stabilization shall be applied in areas to be left dormant for more than one year. Thus, it is critically important that disturbed areas within a USS development be stabilized incrementally over time and that large, denuded areas are not left unvegetated, particularly during the winter period that typically has enhanced runoff.

- Slope, aspect (i.e., the direction of the landform), and panel shading interactions affect revegetation success and short-range species diversity, particularly on south-facing slopes > 5%. Only very shade tolerant species will persist under low fixed panels. Mixed cool season grasses and legumes will be favored in partially shaded zones (including under tracking panel edges) while warm season grasses (and invasive annuals) are favored in full sun alleyways between panel rows. It is therefore advantageous to use diverse seed mixes of both grasses and legumes with a range of adaptations.
- In general, temporary seeding strategies with annual species are used in the winter and summer seasons. Seedings using perennial species are most successful during the spring or fall. In some instances, perennial seeding strategies can be employed year-round, but with lower likelihood of success. More details on integrated seeding strategies are found below.
- Pure grass perennial stands will require periodic N fertilizer applications every two to three years to maintain sufficient viable and living cover ($\geq 75\%$). Therefore, establishment and maintenance of mixed grass and legume stand with at least 25% legume cover is recommended to maintain N availability to the dominant grass cover over time unless periodic N fertilization is planned for.
- Temporary seeding is needed for late fall and winter and annual species such as cereal rye (*Secale cereal*) or annual ryegrass (*Lolium multiflorum*) should be utilized. Late spring and summer temporary seedings should be with German millet (*Setaria italica*) or other heat-tolerant annual species. All initial perennial seedings should also include a cover/nurse crop such as cereal rye in the fall and German millet in the spring.
- A wide range of perennial grasses is available; use at least two different species when possible. Mixes of tall fescue (*Festuca arundinacea*) and hard fescues (*Festuca rubra* or *ovina*) and orchardgrass (*Dactylis glomerata*) have been successfully established across a wide range of environments.
- Similarly, at least two regionally adapted legumes should be included. Birdsfoot trefoil (*Lotus corniculatus*), Korean/Kobe lespedeza (*Lespedeza striata/stipulacea*), white and red clover (*Trifolium pratense/repens*) do well in Virginia, as do a wide range of sweet

and white clovers. Use of Chines/sericea lespedeza (*Lespedeza cuneata*) and crownvetch (*Coronilla varia*) should be avoided, as both are now considered invasive by Virginia Department of Conservation and Recreation (DCR). Use of tall fescue (unless containing novel endophyte) in certain equine grazing or hayland environments is not recommended.

- Unfortunately, there are few native species, particularly legumes, which can establish rapidly enough to meet the combination of short-term ESC and longer-term management goals discussed in this document. Therefore, the use of non-native or “naturalized” species will be necessary for most seedings, particularly for initial erosion and sediment control needs around/under panel arrays.
- A wide range of potentially suitable species for permanent seedings can be found in C-SSM-10 (<https://online.encodeplus.com/regs/deq-va/doc-viewer.aspx>) that includes species adapted to all regions of Virginia. However, while tall fescue is included in the majority of regional cool season grass suggested mixes, other alternatives (e.g. orchardgrass) are more desirable for many grazing scenarios.
- However, it is feasible to apply multi-year management protocols involving conventional nurse species for initial ESC followed by more diverse native grass and pollinator-friendly seed mixes (DeBerry et al., 2019); <https://www.dcr.virginia.gov/natural-heritage/pollinator-smart>. These plantings are most appropriate for external buffers and open areas away from panel arrays, but they can also be compatible with panels if taller species are avoided and mowing is carefully timed.
- Alternatively, once a site is successfully stabilized with a conventional mixed grass/legume stand, there is a range of methods available to convert the stand over time to native grasses and flowering pollinator species. These methods involve suppressing competing non-native and weedy species competition via mowing, tillage, or herbicide applications, and minimizing fertilizer N and P applications. Certain highly competitive species (e.g., tall fescue) should not be included in initial seed mixes if this approach is being considered.
- Overall, very different establishment and management strategies may be required for routine operational within panel array areas compared with plantings in other drainage or buffer areas which could be managed with taller native plant species and/or pollinator species.
- There are number of pollinator-friendly species that can be readily established into mixed grass/legume stand for grazing systems, particularly for cattle (Ghajar et al., 2022). Expertise on actively managing forage systems for sheep in agrivoltaic systems is

available from Dr. John Fike (jfike@vt.edu) and for “bee-friendly beef” from Dr. Ben Tracy (bftracy@vt.edu) and their forage management colleagues at Virginia Tech. For the past 5 years, Tracy’s research team has been researching various methods to successfully establish native grasses and wildflowers under different environmental conditions while Fike’s has extensive experience with sheep grazing systems.

- Active grazing should be limited until a viable perennial and suitable forage stand is established with at least 75% living cover.
- Even with actively managed grazing some level of mowing management will be required for most USS facilities.
- Surface soil compaction will be the most common limiting factor across any USS development site. Any areas that are denuded to the extent that they require temporary or permanent seeding should be de-compacted with appropriate soil tillage implements to at least 4 inches below the final grade surface.

Underlying and supporting concepts for successful revegetation

- Use VDOT green tag variety recommendations & VDACS certified seed (<http://www.virginiacrop.org/vdot-green-tag-program.html>) whenever possible. For tall fescue, do not use KY-31 unless absolutely necessary; it is inferior to modern improved varieties. All seeding rates should be on a Pure Live Seed (PLS) basis (Skousen & Zipper, 2018; Booze-Daniels et al., 2000).
- Use at least two different perennial grasses and two perennial legumes along with an appropriate cover/nurse crop. Diverse seed mixes increase your overall chance of revegetation success, particularly when you expect strong local variability in soil and microclimate conditions (e.g., on USS sites).
- A rapidly germinating cover crop is important to (1) protect the soil from raindrop impact, (2) delay sheet flow and local sediment movement, (3) take up highly soluble forms of N and P and slowly return them to the soil via root and litter decay, and (4) provide shade and a more appropriate microclimate for the slower establishing perennials beneath them.
- Establishing legumes in the permanent perennial stand is essential to assure long term plant-available N supply to companion grasses unless routine fertilization is planned for mowed/managed areas. Legumes also take up initially available soluble P forms and transform them into organically complexed forms, enhancing P cycling and availability.

- All legumes must be seeded with their appropriate and genus/species specific *Rhizobia* sp. bacterial inoculant; the inoculant should be fresh (< 6 months old) and stored properly until used. Many seed merchants now provide the inoculant within a seed coating.
- Hydroseeding is the preferred method for rapid revegetation on most sloping and disturbed sites, but certain sites with low slopes or adequate seedbed preparation can be established via broadcast seeding or drilling (either conventional or no-till).
- Hydroseeding efforts should include paper or wood fiber mulch (preferred) at ≥ 1500 lbs per acre. Straw mulch should also be used on problematic sites and can be integrated into hydroseeding via the “two step method” (Booze-Daniels et al., 2000). EC 2 and EC 3 erosion control matting (per VA ESC specifications) should be used on particularly problematic steeper or adverse soil areas.
- Fertilizer additions are essential to hydroseeding mixes and should be based on appropriate recent site soil testing recommendations. However, some N and P fertilizers increase acidity (lower pH) and soluble salts to levels in the tank mix that can negatively affect seed and *Rhizobia* viability after prolonged exposures. Therefore, lime should be added to tank mixes as indicated on fertilizer labeling and seeding operations should commence quickly (≤ 1 hour) following additions of seed+inoculants (Brown et al., 1983).
- In order to maintain legume viability, the soil pH must be > 5.5 and remain above that level over time. Lime rates should be based on appropriate soil test samples (<https://www.soiltest.vt.edu/sampling-instructions.html>) taken from the site and applied as Virginia Certified Agricultural Limestone meeting the fineness guarantee and calcium carbonate equivalence (CCE).
- Apply the specified lime rate, even when using highly soluble products. A number of commercial liming products are marketed as being highly soluble based on their fineness and more rapid reaction rate when applied via hydroseeding. These products are often marketed as being needed at much lower rates (e.g. 200–400 lbs/acre) when compared with agricultural limestone. While these products can be quite effective at modifying soil pH in the upper $\frac{1}{2}$ ” of soil for a relatively short period of time (months) they do not replace the full and longer-term efficacy of the fully specified rate of agricultural lime.

- Use successive applications when adding lime at rates greater than the equivalent of 2-3 tons of CCE lime per acre. Pre-application of the lime before seeding with some level of incorporation is recommended where feasible.
- Request supporting evidence from the vendor when considering additives and admixtures, many of which are available and promoted in the hydroseeding and general ESC markets. Their actual cost effectiveness should be carefully considered based on credible supporting cost-effectiveness in similar applications. Microbial additives and liquid lime products warrant particularly scrutiny.
- Many native species (grasses, legumes and other forbs) are not compatible with hydroseeding and require hand seeding, broadcasting or drilling. It is also important to point out that native species seedings usually require lower fertilizer and lime applications than conventional erosion control mixes.
- Conventional soil testing procedures are calibrated for expected natural soil conditions and may not accurately predict actual nutrient availability for highly disturbed soils where underlying low pH, high clay or fresh geologic materials are being evaluated. This is particularly true for P, which may therefore be needed at much higher levels than recommended by a given soil test.
- Any soil pH test value < 4.2 should be considered as a potential indicator of acid-sulfate soil conditions and will require appropriate screening protocols (<https://landrehab.org/home/programs/acid-sulfate-soils-management/>).
- Extensive “tracking-in” and smoothing of final revegetation surfaces is counter-productive to revegetation and enhances short-term runoff and sediment losses. In general, leaving the surface roughened up is a best management practice. Leaving narrow terraces intact across steeper slopes is also encouraged (Booze-Daniels et al., 2000).
- Regardless of the guidance provided above, the timing of seeding (particularly for perennial stands) is often the most critical factor for initial revegetation success. Late spring perennial cool season species seedings are particularly subject to failure due to initial germination followed by summer heat and drought stress.

Recommended Soil, Site, and Animal Practices for Enhancing Soil Quality

The term “soil quality” was first introduced in the 1960’s by Doran and others (Karlen et al., 2001) in association with efforts to identify and quantify indicator soil properties that were most closely related to combined plant productivity, water quality protection, and overall managed

ecosystem stability. Work across a wide range of climatic and plant management zones have generally indicated that several parameters, particularly organic matter content, bulk density, rooting depth, and degree of aggregation are the most consistent indicators of soil quality, complemented by local variables such as soil pH, texture, and relative fertility levels. Over the past twenty years, many of the original concepts of the soil quality have evolved into the current federal and private sector emphasis on “soil health” (<https://www.nrcs.usda.gov/conservation-basics/natural-resource-concerns/soils/soil-health>), which incorporates added emphasis on soil microbial and biological functions, sustainability, and overall resiliency to disturbance.

For USS development and management, a range of practices are encouraged in all phases of site development and management that will (1) improve overall vegetation growth and resilience, (2) protect local and regional water quality, and (3) potentially lead to development of C-sequestration or nutrient reduction credits.

Specific Suggested Grazing Management Practices:

- Intensive and rotational grazing practices should be employed to enhance and support overall operational vegetation management needs along with recycling N and P internally within the grazing areas in lieu of frequent fertilization. Vegetation height of forage should be monitored to determine when animals are moved/rotated around the site to avoid overgrazing.
- Panel height, wiring, and mechanical configurations may need to be adjusted and modified for particular grazing species if employed. For example, many species will readily benefit from daily shade provided by panel arrays, but the height will vary for sheep (lower) versus cattle (higher). Animals rubbing against exposed gears or other mechanical interferences also need to be accounted for or prevented.
- Site revegetation plans should be carefully tailored to produce a forage stand suitable for the intended animal grazing system type and intensity.
- Maintenance of deep-rooted perennial vegetation in disturbed areas should lead to significant increases and then stabilization of soil organic matter and aggregation with time (e.g., over decades). The establishment of such vegetation has important benefits and implications for the restoration of the site back into decommissioned land uses.
- Periodic soil testing of all contrasting management areas and recommended lime/fertilizer amendment should occur every three to five years for low maintenance areas (e.g., mowed panel arrays) and more frequently for more intensively managed or problematic areas (e.g., bare soil patches).

Practices to Enhance and Document Changes in Soil Quality

- Where and when possible, the application of appropriate organic soil amendments should be considered, including composts, biosolids or animal manures. However, all such applications must occur within sound nutrient management planning (NMP) guidelines to ensure minimal losses of nitrogen (N) and phosphorus (P).
- Differing zones (panels, open areas and buffers) of the USS site will likely have differing management protocols and should be sampled for soil quality separately every 3 to 5 years following successful establishment.
- The following parameters are recommended for soil quality monitoring at USS sites at which assertions are being made with respect to carbon sequestration or other soil quality improvements. Soil samples should be collected every five to ten years and at final closure in the A horizon and upper B horizon, and should include a statistically valid design that compares differing management zones (e.g., within panel areas versus buffers or external control sites). These samples should be assessed for:
 1. Organic matter (humus) content along with total C, N and P;
 2. Aggregation/structure size/type/strength and stability;
 3. Bulk density via core ring sampler or other methods;
 4. Surface soil infiltration rate; and
 5. Routine plant available macro- and micro-nutrients, pH and soluble salts.
- To develop accurate carbon sequestration rate estimates, the following minimum protocols should also be employed:
 - 1, Establish baseline levels using valid control areas that are external to the panel areas and represent the pre-existing soil properties and land use (i.e., before USS development) to the extent possible;
 2. Collect soil samples from the surface to at least 18"; 40" is preferred by NRCS.
 3. Quantify soil carbon content and soil bulk density following accepted laboratory methods; and
 4. Account for field spatial variability due to disturbance and panel arrays, etc., for example by using a grid-based approach or a random sampling scheme that includes different areas representing that variability.

Other Concerns Regarding Soil & Water Quality

We recognize that a wide range of other concerns exist with respect to the potential effects of USS development, management and decommissioning on soil, surface water and groundwater quality. In particular, several published research articles (Zeng et al., 2015; Ramos-Ruiz et al. 2017) reported on the potential risk of heavy metal leaching from Cd/Te panels and have generated considerable public comment and concern. We are aware of these issues and concerns and are actively evaluating a wider range of available studies. At this point in time (May 2024) we can offer the following general opinions on this particular issue/concern:

- The two articles of primary public concern employed methods (e.g. TCLP) that are utilized to simulate long-term conditions within a landfill environment and are not directly applicable to what would occur at an installed and managed USS facility.
- The panel materials employed in these two studies were ground to < 5 mm for the Ramos-Ruiz (2017) paper and < 0.06 mm for Zeng et al. (2015) paper and subjected to aggressive leaching methods that differ considerably from those encountered with ambient rainfall interacts with panel arrays and underlying soils and vegetation.
- Another recent publication (Robinson and Meindel, 2019) reported on a similar leaching/extraction (via TCLP) study for actual field site soils (in NY under monocrystalline-Si panels). These authors found detectable (but limited) enrichment in soils closer to panels, but deemed the levels to be lower than would be associated with “ecosystem risk”.
- There is a wide range of scientific and non-scientific literature and reporting available on this topic. However, actual site-specific and replicated field studies on relative soil accumulation compared to normal background conditions are very rare.
- We are aware of a several ongoing investigations at national and state institutions that are studying metal accumulation and mobility under field conditions. Hopefully, these other researchers will report their findings over the next several years.
- We believe this issue could (and should) be directly and readily addressed in the field under a range of panel types (e.g. Cd/Te vs. Mono/Polycrystalline-Si vs. Fixed/Tracking panels). Any such study should include appropriate control areas outside of the USS facility.
- We will continue to analyze and evaluate all applicable studies and resources on this and other soil quality issues as they become available. We will provide updates on this and other important soil quality issues as new results become available.

Predicting Effects of Soil Disturbance and Remedial Practices on Post-Closure Soil and Landscape Productivity

Increasingly, stakeholder acceptance of new USS development projects is requiring the development of closure plans that include projected protocols for either returning the site to its original land use or to some similar alternative use. To date, there has not been any specific published research on the range of issues covered in this document; however, there have been a number of directly related studies conducted in Virginia and the eastern USA from mining reclamation and highway revegetation efforts. Several pertinent studies are summarized and cited below.

Virginia Tech has conducted over 30 years of replicated research experiments and field studies on the restoration of prime farmlands to varying post-mining uses including prime farmland, hayland or pasture (Daniels et al., 2018), and commercial loblolly pine plantings <https://landrehab.org/>.

Results from our specific studies in Virginia indicate the following:

- Reclamation of significantly disturbed and reconstructed areas to productive row-cropping systems is possible with adequate deep ripping, surface tillage, liming, and fertilizer applications. Utilization of organic amendments (e.g., biosolids) enhances the rate of recovery (Wick et al., 2013), but long-term yields (i.e., over 10 years) should still be expected to be reduced by ~15 to 25% relative to comparative adjacent prime farmlands under identical management (Daniels et al., 2003; 2018). Limitations are due primarily to subsoil compaction, poor internal drainage, and associated seasonal wetness or drought stress.
- Reclamation of pasture productivity to pre-disturbance levels is possible for disturbed prime farmlands and highly likely for lower productivity non-prime areas (Teutsch et al., 2008). However, deep ripping may still be necessary to eliminate seasonal wetness due to poor internal soil drainage that can pose management limitations for hay production (e.g., spring and fall equipment access).
- The survival and initial growth of loblolly pines is enhanced by weed control and direct fertilization into the planting hole, but is inhibited by broadcast fertilizers that encourage nearby herbaceous competition. Compared with regional performance on undisturbed Piedmont soils, pine tree growth may be slower for the first few years after planting due to subsoil compaction, but can equal or exceed undisturbed soils for later years (e.g., 4-10 years after planting). Longer term effects of subsoil compaction on pine growth are still under study. Contact wdaniels@vt.edu for more details on pine results.

Related coal mining research in the 1980's on highly productive prime farmlands in Illinois and Kentucky that involved complete reconstruction of A, B, and C horizon profiles produced similar results (Dunker et al., 1992):

- Deep ripping, often to 48+", was required along with periodic surface tillage to establish and maintain productivity.
- Soil horizon placement methods strongly influenced both subsoil and topsoil compaction and yield reductions. Best results were obtained by avoiding use of pan-scrappers, end-dumping returned soils in closely space piles, followed by minimal final dozer grading.
- Soil P was usually the most common limiting nutrient, but was easily remedied via repeated fertilization.
- Return to ~90% of pre-mining productivity was achieved over multiple seasons in a number of studies, but was strongly influenced by seasonal weather variations and the choice of crop variety.

Extensive research into restoration of both commercial and native forest productivity following significant disturbance in Illinois (Ashby, 1998) and the central Appalachians (Burger & Zipper, 2018) has indicated that:

- Overall soil depth to compaction or other rooting limiting layers is the primary tree productivity limiting factor as long so pH is within normal ranges (e.g., 4.5 to 6.5).
- Deep ripping and establishment of seedlings into ripper traces is an appropriate BMP. Recent work by our group at Virginia Tech strongly reinforces these findings for mineral sands mined lands returned to loblolly pine production.
- Rough grading is superior to smooth grading for seedling establishment and growth and for limiting initial runoff and sediment losses.
- Initial seedling survival and growth is enhanced by minimizing use of competitive herbaceous companion species (e.g., tall fescue) and by decreasing initial N fertilizer rates. Erosion was minimized as long as total ground cover was $\geq 50\%$.

Furthermore, several recent literature review (Brehm & Culman, 2022) and site-specific studies (Brehm & Culman, 2023) on the effects of pipeline corridor installation and rehabilitation on crop yields also indicate to consistent decreases in rowcrop yield potentials due to combined effects of soil compaction and degraded structure (aggregation).

Combined, these studies across a wide range of disturbance environments emphasize the importance of being transparent with stakeholders from initial conceptual stages through to final closure to ensure that expectations are reasonable and clearly attainable based on the anticipated

degree of disturbance and the final soil reconstruction and revegetation practices that will be employed.

Accounting for Soil Disturbance in Stormwater Modeling

There is also a general lack of USS-specific research and findings in the mid-Atlantic region that compare actual versus predicted stormwater runoff and sediment losses. One of the few published studies to date (Cook & McKuen, 2013) compared modeling simulations and was not based on field observations. However, recent practical experience by the industry and initial research efforts by Virginia Tech indicate that the following areas deserve attention when developing or applying models to predict stormwater quantity and quality from USS sites:

- The official guidance from the NRCS (2007) regarding assignment of Hydrologic Soil Groups (HSG's A, B, C and D) clearly states that the concept is not applicable to disturbed soils and alternative methods should be employed. One recommended approach (also required by DEQ GM 2022-12 as cited earlier) is for users to account for disturbance during the active site development and stabilization phase by adjusting HSG's up one letter (e.g., from B to C) when assigning values for NRCS/TR-55 Curve Numbers (CN; <https://www.hec.usace.army.mil/confluence/hmsdocs/hmstrm/cn-tables>) or for VRRM Rv values (<https://swbmp.vwrrc.vt.edu/vrrm/>).
- Unless appropriate remediation measures are taken during site stabilization to alleviate soil compaction and maintain other important soil quality parameters (e.g., aggregation and infiltration), the CN and Rv values utilized for estimating runoff should be higher than for original undisturbed conditions.
- USS developers should understand the limitations of interpretive scale as discussed earlier when using Web Soil Survey maps for aggregating modeled predictions for runoff, sediment loss and nutrient loading. On-site validation and confirmation will often be necessary.
- Any assignment of CN and RV values to USS stormwater and erosion estimates should attempt to account for the influence of differences in soil disturbance and associated short-range variability and the unpredictability of essential infiltration/runoff partitioning estimators.
- Currently there is some debate regarding the validity of current estimates of the relative imperviousness of solar panel array fields and overall revegetation effectiveness on fully stabilized sites for maintenance of disconnected sheet flow conditions during most storm events (Shobe, 2022), but very little if any actual site-specific research has been done to

validate those assumptions. Temporary ESC and SWM BMPs should be sized to account for impervious panel + bare ground runoff conditions during the site stabilization phase.

- In addition to the commonly used runoff modeling approaches discussed above, a number of more detailed and event-based approaches are available. These include the Hydrologic Engineering Center Hydrologic Modeling System (HEC-HMS), the USEPA Storm Water Management Model (SWMM), K2/O2 (Kineros2-Opus2), HYDRUS, among others. HEC-HMS is a lumped-parameter hydrologic model, primarily used in larger watersheds. SWMM is also a lumped-parameter hydrologic model, but it contains detailed modeling of BMPs, and is fully capable of water quality modeling. The K2/O2 model combines the spatially-distributed KINEROS2 (KINematic runoff and EROsion) watershed model with Opus2, a soil profile/biogeochemical model. K2/O2 models hydrology, sediment transport, and nutrient cycling in small- to medium-sized watersheds. HYDRUS was used as the basis of a modeling study underlying the PV-SMaRT stormwater runoff calculator (<https://www.nrel.gov/solar/market-research-analysis/pv-smart.html>). Additional detail on potential application of alternative models is available from Dr. David Sample at Virginia Tech (<https://www.bse.vt.edu/people/faculty/david-sample.html>).
- Recent [DEQ guidance on stormwater policy](#) along with upcoming SWM & ESC Manual revisions (July 2024; <https://online.encodeplus.com/regs/deq-va/index.aspx>) revisions list a number of specific provisions for solar farm permit applications, including the following:
 - Runoff predictions must account for panel imperviousness.
 - However, rainfall sensors can be installed to move panels to vertical to reduce the net effects of the imperviousness adjustment.
 - Panel coverage x imperviousness calculations should conform with DEQ GM 2022-12) or subsequent final guidance as issued in July 2024. <https://www.deq.virginia.gov/home/showpublisheddocument/16685/638186144540630000>.
 - HSG's should be adjusted up one letter for disturbed areas (as detailed above)
 - Surfaces should be revegetated within the specified timeframe (7 days for temporary grading and 14 days for final grading), and other measures may be required to maintain unconnected surface water flow following peak rain events

Final Soil and Site Reconstruction BMPs for Varying Land Uses

The majority of USS development proposals in Virginia and the Mid-Atlantic region are accompanied by an assertion that disturbed project areas will be returned to their original land use capability following site decommissioning after 25-30 years of active service. Many

localities now require some level of performance bonding and guarantees around this assumption, and HB 206 will require closure planning for sites that fall under PBR regulation by DEQ. Since the vast majority of USS sites in Virginia are less than five years old, it is difficult to predict the extent to which these areas will actually be converted back into agricultural or forested land uses as opposed to continued energy production or more intensive uses. Regardless of this uncertainty, some level of final mitigation and remediation will be necessary to eventually return these areas to agricultural or forest use.

Our recommendations for final site reconstruction protocols (listed below) are based on the following rationale and assumptions:

- All USS infrastructure will be removed and the area returned to a land use that is suitable to the landowner.
- Appropriate soil remediation practices will be followed during the active installation and stabilization phase and acceptable management practices will be followed over the site lifetime that allow for vigorous ($\geq 75\%$ living cover) perennial herbaceous vegetation to persist for the lifetime of the project.
- Soil quality of significantly disturbed areas, particularly organic matter and aggregation in the topsoil/A horizon, will improve over the operational phase of the project lifecycle.
- Disturbed areas will be clearly identified and mapped during installation and known to closure contractors.
- Deep-ripping of subsoils and other major soil reconstruction efforts will be delayed until final closure (unless essential for stabilization) and based on final closure surface/subsoil conditions, projected final landuse(s), and available technologies/implements needed at that time.
- Final remedial practices may be applied uniformly or differentially based on disturbance maps and final soil quality observations.

Based on these assumptions, we recommend the following reconstruction practices:

Prime farmland: All disturbed areas intended for return to intensive agricultural uses (row cropping or vegetable production) will need to be deep ripped to $\geq 24''$ with shanks $\leq 30''$ apart in two directions (90° opposed) followed by chisel plowing to just below the topsoil/subsoil contact as needed. The deep tillage event should be conducted under appropriate soil moisture conditions. Existing herbaceous vegetation will more than likely need to be suppressed via tillage or other methods. As discussed earlier, return of highly disturbed areas of prime farmland to 100% of their original row crop productivity and management practices may not be possible.

Pasture and hayland: Disturbed areas will be chisel- or no-till plowed to a depth of 12” and reseeded into appropriate vegetation. Deeper tillage may be required in areas of excess surface soil wetness due to underlying compaction. Areas that remain undisturbed and uncompacted by infrastructure removal and decommissioning efforts may be left in their existing state if the vegetation is suitable for the intended management system.

Forest lands: Significantly disturbed areas (e.g., with root-limiting subsoil bulk density) will be deep-ripped to > 18” in one direction consistent with intended planting spacing. Non-disturbed and/or uncompacted areas may require no further remediation. Competing vegetation on all areas will need to be controlled and/or suppressed with appropriate tillage or herbicides. Tree seedlings should be planted into ripper traces whenever possible.

Other uses: Other non-agricultural or forestry land uses are possible and appropriate site preparation and conversion practices will be dependent upon landowner and local governmental consent. We view continued energy production as a likely long-term land use for many USS sites.

Regardless of the intended final land use, the disturbance history of the overall USS lifecycle will need to be accounted for and will most likely increase local soil spatial variability on the overall restored site relative to original undisturbed conditions.

Summary of Recommended Protocols & Best Management Practices (BMPs)

Stakeholder Involvement and Transparency

All stakeholders should be committed to the sustainable development and management of USS projects, including return of the decommissioned project area to productive agriculture, forestry or other pre-planned uses. Essential to this commitment is the application of a wide range of BMPs to minimize impacts to soil and water resources during site development and their careful integration into appropriate soil and vegetation management practices during the multi-decadal operational phase. Following infrastructure removal, developers should rehabilitate and restore any disturbed areas to optimize their productivity for the specific post-closure use designated by the landowner. Finally, we encourage and support full transparency throughout project lifetime with respect to planning and permitting procedures, expected short- versus long-term impacts, and scientifically based projections for medium- and long-term site productivity potentials for various uses.

Pre-Development Assessment and Planning Practices

- Identify all soil types on site using NRCS Web Soil Survey or other resources (e.g., FIW NWI, VT VALEN site, VT Acid Sulfate Soils, DCR karst, etc.) to categorize prime farmland units (via NRCS criteria), forested areas, wetlands and other sensitive areas and features.

- Verify presumed soil types, forested areas, wetland boundaries and other limiting features via on-site investigations by a qualified professional when needed.
- Collect baseline pre-development data on important soil health indicators, including topsoil depth, organic matter and aggregation, bulk density, and permeability.
- Establish and map appropriate and required buffers around sensitive features, riparian zones, Resource Protection Areas, drainage swales, sinkholes, rock outcrops, wetlands, etc.
- Utilize gathered information to minimize grading (cut/fill) and other site development impacts to existing soil resources while avoiding impacts to particularly sensitive features (e.g. sinkholes and wetlands).
- Utilize conservative runoff estimators (e.g., higher NRCS CN's and/or VRRM RV's) for stormwater and erosion prediction modeling and SWM BMP specifications, particularly during the development/stabilization phase.
- Adjust design BMP SWM volumes to account for (a) site disturbance and (b) panel imperviousness. This effort should include adjusting the Soil Hydrologic Group (HSG) designation per DEQ GM 22-2012 guidance.
- Develop detailed *a priori* vegetation establishment and management plans to meet initial site stabilization demands coupled with longer term operational vegetation management needs.

Active Site Development Best Practices

- Carefully establish and maintain all required buffers, setbacks, and all temporary and permanent ESC + SWM BMPs.
- Minimize grading and cut/fill for roads and structures when leveling or reducing slope grade changes for panel arrays, wherever possible.
- Consider dual-axis tracking systems or U-joints in single-axis systems to minimize cut/fill requirements when working on steeper or more undulating terrains.
- Use rain sensors to trigger panels to move panels to more vertical positions when triggered by major rain events.
- Anticipate development of drip lines below downhill panel edges on slopes and develop appropriate strategies to maintain disconnected flow conditions, restore sheet flow, or increase the time of concentration.

- Predict and map all areas of significant soil disturbance including roads, infrastructure (e.g., substation pads), trenches, temporary ESC measures, and engineered stormwater conveyances and ponds.
- Minimize topsoil removal wherever possible and maintain temporary topsoil stockpiles in an aerated condition, covered with deep-rooted vegetation and kept away from wet areas.
- Utilize light agricultural scale machinery with low pressure tires or tracks whenever possible for site development and maintenance activities. Avoid trafficking site soils during wet soil conditions.
- Assume that site development will compact the soil to some extent. Assess and remediate root-limiting compaction and smearing of disturbed surface soil materials to 4-6 inches with appropriate mechanical tillage methods. Add and incorporate soil amendments (lime/N-P-K/organic matter) to all final revegetation surfaces based on appropriate field sampling and soil testing protocols as described by Virginia Tech or other DCR approved labs <https://www.soiltest.vt.edu/sampling-instructions.html> .
- Sample topsoil stockpiles before return to disturbed areas and develop appropriate liming/fertilization/amendment prescriptions for seeding.
- Where topsoil is not salvaged and returned, assume exposed cut subsoils will most likely be compacted and low in pH and plant-available nutrients; test all contrasting cut/fill regraded areas separately.
- Utilize compost, biosolids, or other appropriate organic soil amendments where possible and feasible. Apply all soil amendments within DCR/DEQ/VDACS land application, NMP or label requirements.
- Return topsoil to disturbed areas from stockpiles as quickly as site closure conditions allow, or utilize direct haul strategies to immediately move actively collected topsoil to adjacent soil reconstruction areas. Loosen returned topsoil or exposed subsoil for revegetation steps with equipment consistent with use in the confined panel array environment.
- Minimize final smooth grading (tracking in) on sloping areas and leave surface roughened up where possible.
- Establish temporary vegetation (to achieve $\geq 75\%$ living cover) within 14 days or less of disturbance wherever possible, including immediately following closure of trenches (returning topsoil back over backfill whenever possible) and installation of panel

uprights. Temporary seeding or stabilization with tacked mulch should include any internal rough-graded areas that will not be returned to final grade or permanent vegetation for more than 30 days.

- Establish permanent vegetation (to achieve $\geq 75\%$ living cover, with maximum bare areas of less than 250 square feet) on all exposed soils within 7 days of final grading with diverse species mixtures for perennial seedings. Ensure legume establishment ($\geq 25\%$ cover) unless intensive turf type management with routine fertilization is prescribed post-development management.
- Ensure that revegetation strategies meet both short and long-term ESC needs, including coupling with longer term active soil/vegetation/grazing management goals. For example, limit animal grazing activities until the permanent vegetation is fully established and viable (i.e., $\geq 75\%$ living cover).
- Use combined seeding, liming, fertilization, and organic amendment strategies to enhance initial vegetation establishment goals along with enhancing longer term soil health and quality.
- Avoid seeding DCR-listed invasive species such as Sericea/Chinese lespedeza and crown vetch into uplands or overall aggressive species such as reed canary grass into wetter pond and drainageway positions.

Post-Development and Operational Site Management Practices

- Maintain diverse mixed grass/legume stands in panel array zones that are consistent with intended maintenance, mowing, or grazing regimes.
- Where possible, use pollinator-friendly and native species in seed mixes that are consistent with panel zone management goals.
- Monitor and document vegetation type, persistence, and cover in differing management zones including under and between panel arrays, disturbed road shoulders, stormwater conveyances and ponds, and in undisturbed buffers. Utilize these observations to adjust management and reseeding practices as necessary.
- Utilize buffers and other non-paneled areas for establishment and maintenance of native grasses and/or pollinator species where feasible.
- Avoid working on-site when soil is wet and use light, low-wheel-pressure vehicles for routine maintenance.
- Establish permanent soil quality sampling and monitoring locations for critical parameters such as organic matter, aggregation, permeability, and bulk density. These

locations should include both actively managed undisturbed and reconstructed soil areas to allow for valid documentation of actual soil carbon sequestration rates (if desired for markets or offsets) and other parameters.

- Collect routine soil testing samples from vegetation monitoring areas at least every third year and apply lime, N-P-K fertilizers and other amendments as needed to maintain and meet vegetation management goals for differing management zones.
- Integrate animal grazing management practices such as rotational grazing where possible to assist with vegetation maintenance and enhance soil quality.

Final Closure and Decommissioning Practices

- Reestablish all necessary ESC and temporary SWM controls.
- Evaluate existing soil quality parameters, particularly subsoil compaction, for all areas, particularly those that underwent significant disturbance during site development.
- Minimize repeat soil disturbance associated with infrastructure removal following similar or improved practices used during the development phase.
- If indicated as necessary for a given land use (e.g., agriculture or intensive forestry), deep-rip all significantly disturbed areas to ≥ 24 inches, ensuring soils are at appropriate moisture levels to optimize bulk density remediation.
- Soil test all areas for final revegetation prescriptions and apply appropriate lime, N-P-K fertilizer, and organic amendments.
- If necessary, suppress the existing herbaceous stand to allow for establishment of final targeted agricultural, forest or other pre-planned uses such as urban re-development
- Use appropriate tillage practices (e.g., chisel plow, disk, or rototiller) to incorporate final soil amendments and remediate any final surface soil compaction to ≥ 6 inches.
- Monitor rehabilitation efforts for two seasons to ensure appropriate ESC and SWM compliance along with successful establishment of intended vegetation or cropping system.

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Appendix A
Examples of Data Layers and Mitigation
Alternatives for Example Project Area

*This Appendix will be released following final
publication of the final HB 2026 Rule by
Virginia DEQ*

