

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room
July 10, 2018
Regular Meeting 7:00pm**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Gequetta "G." Murray-Key
Howard Lagomarsino
Patricia Eager, Board of Supervisors Representative

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Fred Payne, County Attorney
Stephanie Keuther, Senior Program Support Assistant

Absent: None

Open the Regular Meeting at 7: 00pm (Mr. Barry Bibb, Chairman)

The Pledge of Allegiance followed by a Moment of Silence.

Director's Report: Mr. Stewart:

Board of Supervisors Actions:

June 20, 2018

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for June 14, 2018:

- I. **SUP 18:03 Virginia Electric and Power Co.** – A request for a special use permit to construct an electric transmission substation (major utility), with respect to 27 acres of Tax Map 58, Section A, Parcel 57. The property is located off James Madison Highway (US Route 15), approximately 0.2 miles northeast of the intersection with Breomo Bluff Road (State Route 657). The parcel is zoned A-1 Agricultural, General and located within the Rural Residential Planning Area and the Fork Union Election District.
- II. **SUP 18:04 Dunlin Farm LLC** – A request for a special use permit to construct a Dormitory and Educational Facility for a corporate retreat, with respect to approximately 104.82 acres of Tax Map 34, Section A, Parcel 5. The property is located off of Covered Bridge Road (Route 604), approximately 0.8 miles east of the of the intersection with Venable Road (Route 601) The parcel is zoned A-1 Agricultural, General and located within the Rural Preservation Planning Area and the Columbia Election District.

Public Comments #1:

Linda Staiger, 2949 Ridge Rd: A number of citizens have been requesting a change in an ordinance that relates to zoning for a about a year and a half. We expected that it would be on the agenda tonight and it isn't. I would like someone to explain to me how that's possible and what can be done to move it forward.

Bibb: Everything takes time. The Planning Department has to work things as they come. We can't always do things according to someone else's time frame. We have to work through the process, and send to the county attorney.

Stewart: We are expecting to advertise and get it on the August agenda.

Approval of Minutes

Minutes of June 12, 2018

Motion:

Johnson made a motion to approve the minutes of June 12, 2018 Planning Commission meeting as presented. Seconded by Lagomarsino. The motion was approved with a vote of 4-0-1 AYE: Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: Murray-Key ABSENT: None

Public Hearing:

SUP 18:03 Virginia Electric & Power Co. – Brad Robinson, Senior Planner

Request for a special use permit to construct an electric transmission substation (major utility), with respect to 27 acres of Tax Map 58, Section A, Parcel 57. The property is located off James Madison Highway (US Route 15), approximately 0.2 miles northeast of the intersection with Breomo Bluff Road (State Route 657). The parcel is within the Rural Residential Planning Area and the Fork Union Election District. A-1, Agricultural, General

- Major utility is defined as "Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities";
- Project will consist of substation equipment enclosed by a 12' security fence and a gravel access road;
- Proposed within existing transmission right-of-way

Recommended Conditions:

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance must be submitted for review and approval.
2. The size of the use shall not exceed 27 acres.
3. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
4. The site shall be screened from view in accordance with the requirements of Sec. 22-24-7 of the Fluvanna County Code. Screening shall not be required within the transmission right-of-way.
5. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
6. Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9 A. d. of the County Code.
7. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Applicant, Ben Saunders, Dominion Energy: Gave additional information regarding the substation.

Eager: How tall is the substation itself?

Applicant, Ben Saunders, Dominion Energy: The tallest structures would be the backbones those are typically 70-80 feet.

Eager: What is a backbone?

Applicant, Ben Saunders, Dominion Energy: We will have four but typically, they're two beams that will bring the line in from the existing line that will come down into the substation.

Eager: So there are poles? **Applicant, Ben Saunders, Dominion Energy:** Yes.

Zimmer: How does that compare to the other transmission towers?

Applicant, Ben Saunders, Dominion Energy: They're typically shorter than the existing transmission structures.

Bibb: Is it similar to the substation on Route 6?

Applicant, Ben Saunders, Dominion Energy: That's a distribution station.

Public Hearing Comments:

Greg Black, P.O. Box 55, Palmyra: Spoke in favor of the special use permit. Has concerns of kids roaming the area and getting hurt.

Planning Commission Discussion:

Johnson: I'm familiar with the property; it's out of the way.

Murray-Key: One of the things we do have to be aware of are kids taking challenges from the internet. I would be interested in knowing more about the security.

Applicant, Ben Saunders, Dominion Energy: There are cameras that monitor the substation 24/7 365 days a year.

Johnson: Mr. Payne, I am a stockholder with Dominion, is that a conflict of interest?

Payne: No.

Motion:

Lagomarsino moved move that the Planning Commission recommend approval of SUP 18:03, a request to construct a major utility with respect to 27 acres of Tax Map 58, Section A, Parcel 57, subject to the seven (7) conditions listed in the staff report. Seconded by Zimmer. The motion was approved with a vote of 5-0-0 AYE: Murray-Key, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

SUP 18:04 Dunlin Farm LLC – James Newman, Planner

A request for a special use permit to construct a Dormitory and Educational Facility for a corporate retreat, with respect to approximately 104.82 acres of Tax Map 34, Section A, Parcel 5. The property is located off of Covered Bridge Road (Route 604), approximately 0.8 miles east of the of the intersection with Venable Road (Route 601). A-1, Agricultural, General

- Planned to be used 8 or 10 times a year
- Classes last around 10 days
- Boarding for up to 75 people
- Leadership training, orienteering, medicine, wilderness skills, team exercises
- Vans/carpool for access

Proposed Conditions for Special Use Permit

1. Educational activities shall not include the use of firearms. Firearms use shall be limited to designated security personnel, personal defense and lawful hunting by personal guests of property owners with written permission.
2. The use of all-terrain vehicles (as defined in Virginia Code Section § 46.2-100) and such similar vehicles, shall be limited to medical and/or emergency transportation, and facility maintenance purposes, and are not to be used for recreational or educational purposes.
3. A 150-foot landscape buffer shall be maintained around all property lines. The buffer will extend from the property line into the parcel, and may consist of both natural and planted vegetation and landscaping. Such buffer shall be subject to the reasonable approval of the zoning administrator and shall be sufficient to provide reasonable visual screening of adjacent properties from the activities permitted by this special use permit. Any requirements of the existing ordinance which are stricter than this shall supersede this condition.
4. Use of the property under this special use permit shall be substantially in accord with the application, in particular with the Addendum submitted by Woolley Engineering (including attachments thereto), dated June 1, 2018, and shall not be expanded or substantially modified without amendment to this special use permit.
5. All students shall be transported to and from the site, including for off-site activities, by van or car pools provided by applicant, and private vehicles shall not be utilized by students.
6. This special use permit may be deemed abandoned by the governing body if the approved use has not been initiated within two (2) years from the date of special use permit approval by approval of a site plan which shall thereafter be promptly pursued such that the permit holder shall incur extensive obligations or substantial expenses in diligent pursuit of, and in reliance on, this special use permit.
7. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code.
8. Any noise shall comply with Chapter 15.1 of the Fluvanna County Code.
9. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
10. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
11. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Bibb: This is in a Rural Preservation area, right? **Newman:** Yes.

Bibb: What do we know about what they plan to do because it's very vague what there're planning to do? The Fire Chief went there and was told something different than what's being applied for according to what's in the packet. I also have questions on the construction-building plan. If the main house is going to be converted to a kitchen and dining hall, will there be a commercial kitchen fire pressure system installed? Will the dormitory be built with fire ready stairways? And will there be any fire suppression system? I discussed with Kevin Zoll that he believes the owner changed their plans on having a dormitory versus building several single story residential type structures. So what do they plan to do?

Newman: The applicant shows it as being a one-structure dormitory, but they're here to answer any questions you may have.

Zimmer: There's something you said I want to clarify. All the conditions - do they go with the land?

Newman: They go with the permit, which goes with the land.

Payne: Yes.

Zimmer: One of the concerns someone shared with me was what could another owner do with the property?

Stewart: Any expansion would trigger a requirement for an amendment to the Special Use Permit.

Newman: We tried to take care of that with condition #4.

Payne: This is really quite a combination of uses. The addendum to the application lays out in great detail what they intend to do and that's what number four is intended to do. It has to be substantially in accord. That doesn't mean they can't change the paint color, change a light bulb, or something like that. But it does mean they won't be doing substantially different building types, activities will be substantially the same. They cited there would be times students will be taken off site to Pleasant Grove to carry on activities there. If someone wanted to stop doing that and then increase the intensity of the use of the property, then that would be ok. Condition #5 talks about private vehicles, that's aimed at traffic problems, and to minimize traffic problems. If this applicant or owner decided, well we want people to drive themselves, then that would require an amendment to condition #5. That may relate to Mr. Bibb's question of one dormitory as opposed to several. That would be a question for staff whether that's a substantial change or not that's why it's worded the way that it is.

Stewart: Certainly, if you were adding more residents it would trigger a SUP.

Zimmer: A greater number of participants. **Stewart:** Right.

Zimmer: All these conditions now, do they in anyway limit, or eliminate by right uses in this particular zoning district?

Payne: Yes.

Johnson: I understand when you had the Neighborhood meeting on this some people came out and spoke about concerns on this. Roughly, what was the negative to positive ratio?

Newman: No one spoke in favor of this.

Bibb: Does this conflict with the Comprehensive Plan being that it is in a rural preservation area? I looked at page 37 of the Comprehensive Plan and it states "Development in the rural preservation areas should consist of farmland, preservation zones, or otherwise environmentally sensitive land with scattered housing."

Newman: From staff's position we present what the applicant would like to do. It's up to the Planning Commission and the Board of Supervisors if that's something you would like to see here.

Stewart: The ordinance doesn't specifically prohibit this type of permit from being approved in the rural preservation. It is a decision the Board of Supervisors will have to make and if they think it's appropriate.

Payne: The conditions are intended to minimize the impact on the area and neighbors. If you think they're sufficient, then so be it. If you think they're insufficient but could be increased to make it sufficient, then you should consider that. If you think it can't be made compatible with the neighborhood with conditions, then you have a right to consider that. The statement that Mr. Bibb read about the intent of the rural preservation district is what you need to consider.

Bibb: I wondered if it would change the character of the area if something like this were to come in. Because in the rural preservation it says the intent to keep character as is. Would this change the character?

Payne: That's one way to word the specific criteria that you would have to determine whether or not it's (coughing, could not hear) and if so what conditions.

Lagomarsino: The vehicle condition, how can that be enforced? If they're not supposed to drive private vehicles, how will you know which are private and which are for carpooling?

Newman: If we receive complaints and they're in violation of the conditions of the Special use Permit, it can be revoked by the Board. It's in the applicant's best interest to abide by all the conditions that are listed.

Payne: I don't know how many people they will have at one time but you're probably going to be able to identify the official vehicles on the property one way or the other.

Murray-Key: As I looked at the application, it said it would be used 8-10 times a year and other times it would be used for raising animals and growing crops. That doesn't seem like a lot of time to be dedicated for agricultural purposes. I don't farm but it seems it would take a lot of work in that short amount of time.

Applicant Eric Woolley, Woolley Engineering: I would like to talk a little about site design aspects and once I've concluded. Mr. Showers would like to talk a little about what Dunlin Farm is and what they will be doing there. As James gave you quite a bit of information already. We had a nice work session a couple weeks ago where we invited the public to come out and be introduced to the project, ask questions about the project, and just get familiar with what it is we're purposing. I think we did a decent enough job answering a lot of questions. A few questions were a little far ahead of where we were in our design. We have a lot of those answers today we would like to share with the commission and the public.

Bibb: The Company that's involved in this is actually Edge Space, LLC. **Applicant Eric Woolley, Woolley Engineering** Yes.

Applicant Eric Woolley, Woolley Engineering: (Showed a visual of the road frontage) Some people at the work session were concerned about where that driveway actually was. Was it located on someone else's property, if this was going to be used for something denser, where was it? In the last couple weeks we had our surveyors go out to the site. They field located all the edges of the driveway. We discovered that the driveway is completely within a deeded and plated right of way. So it is on the neighbor's property but the current owners do have a deeded right of way. There's sufficient room should we need to improve the entrance or bring it up to VDOT standards. A lot of people were concerned about the two culvert crossings, that's probably why he included the photographs for you to take a look at. We have studied those quite a bit in the last couple of weeks; fortunately, we've had a lot of rain so we were able to see firsthand the impacts the rain would have on this driveway. The first culvert has a small round pipe that's probably under sized when we studied the drainage area. We have already talked to our team about if this project were to move forward we would tackle that in the site plan process. Well we would replace that crossing with a new suitable crossing. The second crossing a little bigger, that's a tremendous drainage area it's designed actually to have the water in very limited capacity. Dunlin Farms is aware that one or two times a year they're going to have to deal with large storms. Our concern was not how do we create a bridge that limits flooding but have a bridge that can sustain the support of the fire department, construction traffic, and emergency vehicles coming in and out. We had a structural engineer out to the site to give us his opinion. Fortunately, the current owners have a lot of photo documentation of the construction of the bridge so we were able to see how this new crossing was put in. It's their opinion that it is structurally sound and would support all those vehicles. We have talked to Dunlin Farm folks about the potential for creating a better crossing, and again if we get this to the next step in the design process we would propose to make some improvements. There's a lot of potential for erosion and preventing that erosion is what's going to keep that bridge sustainable over the years. A lot of neighbors were concerned about the amount of cars. We have in our addendum to the application talked about where we intended to park the vehicles. We weren't set in stone where that was going to be when we submitted the application. We heard some feedback so we took the time to go out to the site. We walked all over it and tried to find a suitable location, we think we did find one. It's the area over to the left where Mr. Newman noted there was an existing barn and a proposed shed. That's probably the most appropriate area. Instead of putting in a shed, maybe a little larger building and have maybe a five-car garage there with a shed included so that all the passenger vans that the Dunlin folks intend to car pool will have a place to store those vehicles. We chose that area because it's already primarily cleared in that area because the current owners have a nice little pasture and a barn for their livestock. There's already a separate electric meter so the amount of disturbance we would have to do is zero. In terms of the vegetative cover, it's already really well screened. The idea is once they get to the site is to stay at the site. The limited amount of going to and from is going to be shown that were not keeping vehicles right next to the building. A couple other concerns people had were domestic drinking water, as we were. We had a representative from Virginia Department of Health's Drinking Water, a hydrogeologist come out, and an experienced commercial well driller come out and take a look. We were able to identify what we think are three potential locations that would be suitable for a commercial well. The idea would be that because this is such a different use we would eliminate the personal residential wells, and replace it with one commercial well. The commercial well is a different classification, which requires heavier standards, and more testing. So there's a significant amount of drawdown and testing that needs to be done in order to get an approved commercial well where we would be able to fiscally verify that this would have no negative impact on the neighbors. A lot of people gave us their reaction about soils that were suitable for drain fields and we shared that concern. We already had it scheduled that ramped up our schedule to get soil scientist out to the site. He was able to identify four areas where there are suitable soils that would be able to accept sewage from the site. We feel very comfortable that we will be able to maintain the facility. The biggest concern that I heard at the meeting was the character of the area. It's already been discussed; I can tell you from a civil engineering background that was rule number one. That's what we looked at when we first examined the site. Where can we site these buildings that are going to be non-intrusive to the character of the area. That's why we chose those locations. That's why we did show two dormitory sites, one we did have to eliminate. We had a geo-tech come out and do soil sampling for the dormitory sites because they were two stories we wanted to make sure what kind of bearing capacity we had. The one closest to the existing residents has been eliminated the soils are not compatible. We know the dormitory would be located right next to the classroom which are the two building located right next to the center of the site. We chose those not only because they're surrounded by vegetation but there also on the shallow side of a rolling hill. The topography itself will make it hard for anyone on the outside to see. Another thing that reinforces our desire to maintain the character of the area is the need for no parking lots. We were asked during the work session what about parking, well we're not showing any for a reason. We don't want to change the character, we don't want parking lots. These guys want to bring the students to the site and keep them there. There're bringing them to this site because they love the character of the area too. As the number of conditions on the SUP it reinforces they want to keep the character just as is. Technically, there is a provision in the Comprehensive Plan that talks about floor area ratio, can you have a commercial use within the residential. It says you want to keep it at no more than a 0.1 on your floor ratio. We're at 0.04, which is way below that. So I think there's an area in the Comp Plan that would at least allow you to discuss this. The applicant continued to talk about VDOT's requirements, buffers, and screenings.

Bibb: It is planned to have a dormitory style building, not what was discussed with the fire chief?

Applicant Eric Woolley, Woolley Engineering: Yes, the plan is as we described it on the permit application.

Bibb: So why was the fire chief told that they changed their mind and are going to build several single story residential type structures?

Applicant Eric Woolley, Woolley Engineering: It could have been a misinterpretation, it was something we considered doing. Dunlin Farms has an architect under contract, they are working on these buildings and they did go back and forth about what would be best situation. And one of the things we didn't know at the time were the soil results, now we do.

Payne: Do you have a copy of the easement?

Applicant Eric Woolley, Woolley Engineering Yes.

Payne: This is probably not a problem but easements vary greatly, with what they allow and don't allow. I would like to take a look.

Bibb: Do you know how many people total including staff, and employees are in training and would be in each class?

Applicant Eric Woolley, Woolley Engineering: That would be a question for Craig to answer. It is the intent to have the least amount of staff onsite year round. If this project goes forward and they have a commercial kitchen and a small garden as discussed earlier, they would have staff there at all times. A chef would live there onsite.

Bibb: You mean 12 months out of the year? **Applicant Eric Woolley, Woolley Engineering** Yes.

Craig Showers, Edge Space, & Dunlin Farm: Our goal is to have a corporate retreat for I.T. personnel. They work in an office; they work on computers all day we want to get them out into an environment that they've never experienced before. We looked around a lot of different areas and this area that we've chosen we feel is the best interest for the activities that we want to do with the personnel. Our goal is to have a maximum of 20 students and 20 instructors with additional staff that will be providing meals on site.

Zimmer: It's a 1 to 1 instructor ratio? **Craig Showers, Edge Space, & Dunlin Farm:** Yes.

Bibb: It looks like at first they're going to have a sleeping capacity for 55 and a future of 75. If you're telling me 40 that doesn't fit what the packet says.

Craig Showers, Edge Space, & Dunlin Farm: We will have visitors that will want to come here, observe the trainings, and see what the students are actually doing.

Bibb: What does Edge Space do?

Craig Showers, Edge Space, & Dunlin Farm: We're an information technology company that does data analytics.

Bibb: Where are you located? **Craig Showers, Edge Space, & Dunlin Farm:** Rochester, NY

Bibb: Do you have an office in VA? **Craig Showers, Edge Space, & Dunlin Farm:** We do have an office in Alexandria.

Bibb: Do you also have an office in Richmond, VA? **Craig Showers, Edge Space, & Dunlin Farm:** No

Bibb: You don't have an address of Edge Space, LLC at 100 Shockoe Slip, 2nd Floor, Richmond, VA? **Craig Showers, Edge Space, & Dunlin Farm:** No

Bibb: Is Edge Space, LLC a Virginia foreign LLC? **Craig Showers, Edge Space, & Dunlin Farm:** No

Bibb: On the internet it list's that address and it also lists it as a foreign LLC. **Craig Showers, Edge Space, & Dunlin Farm:** Ok, well we're not a foreign LLC.

Bibb: This address has hundreds of LLCs listed to it.

Payne: It might be foreign in the sense that it's not Virginia.

Bibb: What type of outside activities are you planning on this property?

Craig Showers, Edge Space, & Dunlin Farm: We're going to do wilderness medicine, geo-caching using map and compass GPS, orienteering, we plan to use the local park here as well as the Shenandoah. Those are two trips we know we will make out of the property. We want to be able to go to Charlottesville one night to have the students go out with the staff.

Bibb: What type of noise would these outside activities generate?

Craig Showers, Edge Space, & Dunlin Farm: You're going to have groups that will be talking about how they're going to get through problems, and problem solving type stuff. These are adults I don't see them hoot and hollering. Breakfast would be at 8 a.m. so they would be up at 7 a.m. we would be done with activities by 10 p.m.

Bibb: In other words, in a years' time you could have as many as 750 people in and out of here?

Craig Showers, Edge Space, & Dunlin Farm: With instructors but were not training that many students here.

Murray-Key: I heard you describe all the different things you're going to be doing here in the county. Could you clarify what geo-caching is and going to different parts of the county? I would like to know what people are coming to the county to do.

Craig Showers, Edge Space, & Dunlin Farm: Geo-caching is putting some items out and the students have to go look for these items using a map, then we will let them use a GPS to find these items. So it's nothing more than the students finding something the instructors placed somewhere.

Zimmer: This type of activity takes place in the county all the time. I have found about 30-40 of them with my Boy Scouts.

Bibb: What did you say about medicine?

Craig Showers, Edge Space, & Dunlin Farm: Wilderness medicine, since we're going to have people out traveling and going to the park as well as the Shenandoah. We're going to have EMT'S on site and we're going to teach them basic medical skills. So if someone does get hurt, we have the staff there to help them and to be able to recognize if someone's over heating or something like that. Orienteering is basically letting them use a map first. We would start on the property and let them navigate around the property. Then we'll go to the park and let them navigate a little more using a GPS. Then we'll go to the Shenandoah's where they will start off with a map, advance to a compass, then the GPS.

Murray-Key: If the students don't arrive at the location on time for pickup, you may have people running late for whatever reason.

Craig Showers, Edge Space, & Dunlin Farm: Our goal is to have people come in at different times. So we're going to have 3-4 vans that are going to move people from either Charlottesville or Richmond. There will be a window of when people will come in. There will also be several transport times.

Zimmer: Your company is in the I.T. business. Is this a new business venture for you guys?

Craig Showers, Edge Space, & Dunlin Farm: This is for the staff. We're not here to have other businesses come in, only Edge Space.

Bibb: How many employees do you have? **Craig Showers, Edge Space, & Dunlin Farm:** 160 plus our two subcontractors is about another 100.

Murray-Key: You spoke about anticipating sharing your virtual reality and other high-tech equipment with the high school stem students. What equipment do you anticipate them being able to use?

Craig Showers, Edge Space, & Dunlin Farm: Right now we're testing glasses for augmented reality. We have two different types so we looked at bringing that type of capability to any of the school districts here whether it's the lower or upper grade.

Jeff Griffin: Spoke more about the landscaping buffers and site locations.

Murray-Key: The 8 to 10 times a year activity takes place versus the animals that are being raised, the farming that's supposed to be going on. I'm trying to understand who and how that's going to get done.

Jeff Griffin: I think the thought here is there's a teaching activity that's going on 10 days out of each month for 10 times during of the year. While people are on site doing this training activity, I think Edge Space would like to be able to at the extent that they can grow vegetables on site and provide a healthy diet. The thought would be whatever permanent staff is there whether it be the cook or caretaker that there maintaining an agricultural environment. The student's aren't going to be out planting or picking vegetables.

Public Comments: (Chairman Bibb reminded the public of the rules and procedures)

- **Jeffery Potter, 474 Covered Bridge Rd:** Spoke in opposition to the special use permit.
- **Mike Lewis, 194 Covered Bridge Rd:** Spoke in opposition to the special use permit.
- **Bob Hucks, 6220 Venable Road:** Spoke in opposition to the special use permit.
- **Marla Miller, 1215 Covered Bridge Road:** Spoke in opposition to the special use permit. Stated she did not receive a notice for the public hearing like she did for the neighborhood meeting.

Payne: Are you familiar with an entity called Equity Trust Company?

Marla Miller: Yes, that's me. That's the house we purchased prior to the property.

Payne: 6 Riva Ridge Lane, Stafford, VA 22556?

Marla Miller: Yes, 6 Riva Ridge Lane, Stafford, VA 22556. I received a letter for the first meeting but I did not receive an official notification for this meeting.

Payne: Mr. Chairman, the reason I ask is because staff brought this to my attention today and I'm holding in my hand a certified mail receipt addressed to Equity Trust Company, 6 Riva Ridge Lane, Stafford, VA 22556. Now, it may be that it wasn't delivered, but the statute says that mailing to the address listed in the tax records is sufficient.

Marla Miller: Well then, someone else signed for it because it certainly wasn't me or my husband.

Payne: I'm not going to argue with you about it, I'm just holding this in my hand and in my opinion, this is sufficient to satisfy the statutory requirements of notifying you.

- **Boyce S. Brice, 2011 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Dr. Bill Hughes, 2022 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **W.E Hunsberg, 7215 Venable Road:** Spoke in opposition to the special use permit.
- **Paul Sheridan, 6093 Venable Road:** Spoke in opposition to the special use permit.

Andrew Pullen, 553 Plain Dealing Rd: Sorry I am poorly dressed, I had no idea that I would be misrepresented in a presentation with you all until my friends here texted me that I should come speak. Rural Preservation isn't a hobby for me, it's a lifestyle. I was actually getting Mr. Custard's hog out of a fence when I started receiving text messages. I'm really disappointed that I emailed with another private individual, not county staff, no one on this board, but somehow wound up in your presentation. I would like to know how it got there. That's my private email and it was before this was even a plan. It was a conversation about something similar to a bed and breakfast something you could rent similar to a beach house, not a dormitory style building. They asked me what did I think about a low impact, small-scale operation similar to what I just spoke of. I said I am happy with that, there's no real impact beyond the challenges we already do have for private suppression. I'm comfortable driving across those bridges in engines because I've done it before, but you add a dormitory a 6,000-foot dormitory with a high life hazard that's a target hazard for us. You can't drive a ladder truck across those bridges those ladder trucks weigh more than 80,000 lbs. I'm not going to speak as a citizen because my land doesn't touch this but I am going to speak as a fire chief concerned. I'm deeply concerned that someone took an email, misrepresented me and I guess in an effort to get this approved, when nobody has ever asked me in the past what I felt about a Special use Permit in Kents Store, nobody has ever asked me that, which is disappointing as well. And then to not even follow up with my emails afterwards that said now that I know this of course I would not approve of that. That's really all I have to say, these people are all my friends here, I know every single one of them, and I feel for them. Like I said, I'm just going to speak to you from a fire chief perspective, if you have any questions for me on that I'm happy to answer them. I'm sorry I'm poorly dressed I felt the need to come out here and defend myself being misrepresented via email.

Bibb: This is not the fire chief that's talked about in the email.

Newman: That's from Mike Brent, those were his comments.

Andrew Pullen, 553 Plain Dealing Rd: I'm just saying it's word for word from my email.

Newman: That's from Mike Brent.

Andrew Pullen, 553 Plain Dealing Rd: So he sent you my email then?

Newman: He sent me those comments, he's on the TRC.

Andrew Pullen, 553 Plain Dealing Rd: In the future if my emails are going to be used, call and let me know.

Newman: There's nothing that had your identification on it.

Andrew Pullen, 553 Plain Dealing Rd: It says fire chief and that's exactly my email.

Zimmer: It was from Mike Brent. Andrew I think you might have beef with somebody but it's not staff. They took what was presented to them as Mike Brent's comments from Mike Brent.

Andrew Pullen, 553 Plain Dealing Rd: So he took my email and gave it to you all?

Bibb: No, I don't think so. Did you go there and check the bridge?

Andrew Pullen, 553 Plain Dealing Rd: Yes, I know that farm very well.

Bibb: I'm talking about after the TRC

Andrew Pullen, 553 Plain Dealing Rd: Yes, we went down there and checked the bridge. Everything that happened we talked about. But the email word for word is my email. That whole paragraph is exactly what I said before this came out.

Bibb: It also says I approve of this.

Andrew Pullen, 553 Plain Dealing Rd: It said low impact, low scale.

Bibb: No, that's not even part of the email.

- **Jerry Custer, 28 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Mel Sheridan 89 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Owen Peterson, 2706 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Dave Peterson, 2706 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Jim Bowles, 4974 Tabscott Rd:** Spoke in opposition to the special use permit.
- **Becky Peterson 2706 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Mike Cottrell 595 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Robin Hucks 6220 Venable Road:** Spoke in opposition to the special use permit.

Motion:

Zimmer moved that the Planning Commission recommend denial of SUP 18:04, a request to establish an Educational Facility and Dormitory with respect to approximately 104.82 acres of Tax Map 34, Section A, Parcel 5. Seconded by Johnson. The motion was denied with a vote of 5-0-0 AYE: Murray-Key, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

Public Comments:

None

PRESENTATIONS:

None

Site Development Plans:

None

Subdivisions:

None

Unfinished Business:

None

New Business:

None

Public Comments:

Mel Sheridan, 89 Cover Bridge Road: Thanked the members of the Planning Commission.

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of July 10, 2018 at 9:15 p.m.
Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

Approved