

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Regular Meeting
Circuit Court Room
Fluvanna Courts Building
May 28, 2014 at 7:00pm

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE

2-DIRECTOR'S REPORT

Mr. Jason Stewart, Planning and Zoning Administrator _____ **M**

3-PUBLIC COMMENTS #1 (3 minutes each)

4-APPROVAL OF MINUTES:

April 23, 2014 _____ **N**

5- PUBLIC HEARINGS:

6-PRESENTATIONS (normally not to exceed 10-minute limitation)

7-SITE DEVELOPMENT PLANS: _____ **O**

Approval of a sketch plan for three (3) phases to construct an 800 seat sanctuary, 10 classrooms, and a 70x80 multi-purpose area with respect to 9.497 acres of Tax Map 23, Section A, Parcel 20.

8-SUBDIVISIONS:

9-UNFINISHED BUSINESS:

Comprehensive Plan Review Discussion

10-NEW BUSINESS:

11-PUBLIC COMMENT #2 (3 minutes each)

12-ADJOURN

Pledge of Allegiance

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

ORDER

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

***FLUVANNA COUNTY PLANNING COMMISSION
PUBLIC HEARING RULES OF PROCEDURE***

1. Purpose:
The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. Speakers:
Speakers should approach the lectern so they may be visible and audible to the Commission.
Each speaker should clearly state his/her name and address.
All Comments should be directed to Commission.
Each speaker is limited to three minutes and time may not be donated from other audience members.
All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
Speakers with questions are encouraged to contact County staff prior to the public hearing.
Speakers should be brief and avoid repetition of previously presented comments.
County residents and taxpayers may be given priority in speaking order.
3. Action:
At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.

For the Hearing-Impaired – there is a listening device available at the Circuit Court Room upon request. TTY access number is 711 to make arrangements.

For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: May 19, 2014
Re: Planning Director's Report

1. Board of Supervisors Actions:

May 7, 2014:

None.

May 21, 2014:

(Approved) SUP 14:01 – Timothy Reese - A request for a Special Use Permit (SUP) to allow for a landscaping materials supply business with respect to 11.558 acres of Tax Map 4, Section A, Parcel 38. The property is zoned A-1 (Agricultural, General) and is located on the east side of Paynes Mill Road approximately 0.5 miles south of its intersection with Richmond Road (Route 250). The property is located in the Palmyra Election District and is within the Rural Residential Planning Area.

2. Board of Zoning Appeals Actions:

No May Meeting.

3. Technical Review Committee:

May 15, 2014:

SDP 14:04 – Grace & Glory Lutheran Church - A site development plan request to construct a 58x24 picnic shelter and 65 additional parking spaces with respect to 10 acres of Tax Map 30, Section 6, Parcel A1. The property is zoned A-1, Agricultural, General and is located on the southern side of Route 53 (Thomas Jefferson Parkway), approximately 0.63 miles west of Route 15 (James Madison Highway). The property is located in the Fork Union Election District and is within the Palmyra Community Planning Area.

SUP 14:03 – Jeffrey Stoneman - A request for a Special Use Permit (SUP) to allow for a commercial kennel with respect to 2.631 acres of Tax Map 30, Section A, Parcel 84B. The property is zoned A-1 (Agricultural, General) and is located on the southeast side of Route 15 (James Madison Highway), approximately 0.18 miles northeast of Route 53 (Thomas Jefferson Parkway). The property is located in the Fork Union Election District and is within the Palmyra Community Planning Area.

SUP 14:04 – Joyce Parr - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to 6.343 acres of a portion of Tax Map 18A, Section 4, Parcel 13A. The property is zoned B-1 (Business, General) and is located on the north side of Slice Road, approximately 500 feet from its intersection with Route 600 (South Boston Road). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

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Planning Department Activity Report

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
Columbia	Total Number of Lots:		882					
SUB 06-081	Major Subdivision	Rivanna Crossing	20	(A)19	40	1/11/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-068	Major Subdivision	George, Faye	31	(A)5	26	3/26/2008	On Hold	Deferred Indefinitely
SUB 07-055	Major Subdivision	Sager, Winifred	13	(A)10D	8	10/24/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-042	Major Subdivision	Lone Pine	22	(16)1,2,3,R	8	5/15/2008	Final-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-034	Major Subdivision	Central Meadows, Phase IV	22	(A)10	24	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-014	Major Subdivision	WB Properties	43	(A)35A	60	4/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-012	Major Subdivision	Central Meadows Phase III	21, 22	(A) 29A, 29B, (A) 90B, (3) 1	84	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 08-031	Minor Subdivision	Hunting Creek Farm	21	(A)9	5	1/14/2009	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 14-006	family subdivision boundary survey	Norman & Ester Proffitt and Kristen Custer	32	(A) 61	1	3/3/2014	Sketch Received/Need to Review	Minor Pending
SUB 06-599	Major Subdivision	Central Meadows LLC, Phase II	22	(A)7,3A (3)2,3	161	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-059	Major Subdivision	Central Meadows - Phase I	22	(A)8,37,42,43	161	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-035	Major Subdivision	Wheeler, Don & Lorraine	11	(15)7	7	6/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 06-006	Major Subdivision	Forest Manor	11	(A)57	9	7/23/2008	Being Reviewed by County Attorney	PC Approved

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
SUB 05-83B	Major Subdivision	Meadowbrook, Phase III	12	(A)4,5	0	12/5/2006	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 05-058	Major Subdivision	Barry Meade Homes	21	(A)19,21,23,24,25	253	9/25/2007	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 13-012	Minor Subdivision	Keith Lancaster	5	(20)1B	2	6/3/2013	Sketch Received/Need to Review	Minor Pending
SDP 05-010	Three Self Storage Units	Chambers, Robert	11	(A)44		9/26/2005	On Hold	PC Approved
SUB 06-085	Major Subdivision	Booker, Brad	31	(A)87A,88,89	24	3/3/2011	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 11-017	Minor Subdivision	Tinsley, Anita	43	(4) 1B	1	8/17/2012	On Hold	Minor Pending
SUB 08-050	Minor Subdivision/ Boundary Adjustment	Bickley, Lawrence & Gale	33	(A)26A,26C	5	11/3/2008	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
SUP 10-003	Country Inn & Retreat	Kurre, James & Debra/ Jedi LLC.	54	(A)33,33B		1/19/2011	Deferred Indefinitely	Deferred Indefinitely
SUB 14-009	minor subdivision-lot gift to nephew	Thomas McDonald	20	(A) 10	1	5/5/2014	Sent to VDOT	Minor Pending
SUB 14-011	consolidation	Andrea Henshaw	13	(A) 10 & 10E	2	5/16/2014	Sketch Received/Need to Review	Minor Pending
SDP 14-003	major site plan--phased construction church ground	Beulah Baptist Church	23	(A) 20		3/31/2014	Sketch Received/Need to Review	Pending PC Meeting
SDP 14-002	Addition to vehicle maintenance shop	Campbell Equipment	19	(11) 1		4/23/2014	PC Approved/Waiting on New Plats	PC Approved
Cunningham	Total Number of Lots: 187							
SUB 05-107	Major Subdivision	Hardware Landing LLC.	48	(15)5,6,7	44	12/19/2005	PC Approved/Waiting on New Plats	PC Approved
SUB 05-086	Major Subdivision	Antioch Acres	37	(3)3 & (A)58	39	1/23/2006	PC Approved/Waiting on New Plats	PC Approved
SUB 06-016	Minor Subdivision	White, James	29	(A)53	2	5/10/2006	Preliminary-Approved/Waiting on New Plats	Minor Pending

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
BSP 14-004	boundary survey	VA Dept of Game and Inland Fisheries	16	(A) 33		3/20/2014	Sketch Received/Need to Review	Minor Pending
SDP 12-014	Major Site Plan - Cell Tower	VFW c/o Bill Hughes	47	(A)10		9/7/2012	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
SDP 08-017	Cemetery	Saint Peter and Paul Catholic Church	18	(A)7		12/7/2012	Closed	PC Approved
SUB 07-058	Family Subdivision	Denby, Rose Marie (Kirby)	53	(A)14	2	9/27/2007	Waiting on Signatures	Minor Pending
SUB 09-021	Minor Subdivision	Dominion Land and Development Corp.	17	(24)29	2	6/25/2009	On Hold	Minor Pending
SUB 08-047	Rural Cluster Subdivision	Piney Mountain - Meade Properties, LLC	29	(24)1-13	51	11/17/2008	PC Approved/Waiting on New Plats	PC Approved
SUB 03-059	Major Subdivision	Meade, Barry - Foxfield	29	(A)103	47	4/11/2006	Preliminary-Approved/Waiting on New Plats	PC Approved
Fork Union	Total Number of Lots:	97						
SUB 06-008	Major Subdivision	Rivanna Prospect	41	(A)61C,63&64	51	4/26/2006	PC Approved/Waiting on New Plats	PC Approved
SUB 06-028	Minor Subdivision	Melvin, Ronald & Joyce	60	(2)2C	4	4/26/2006	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 14-008	family subdivision	James F May, et al	41	(A) 40	4	5/1/2014	Sketch Received/Need to Review	Minor Pending
SUB 05-033	Major Subdivision	Kingsbridge Subdivision	40	(A)34C,34D,34E	28	5/23/2005	PC Approved/Waiting on New Plats	PC Approved
SDP 07-023	125' Telecommunications Tower	Cagle, Hubert G.	52	(1)7		2/27/2008	PC Approved/Waiting on New Plats	PC Approved
SDP 06-003	Shopping Center	Palmyra Associates	30	(A)14		7/8/2008	Final-Sent in Comments/Waiting on Revisions	PC Approved
SUP 14-003	commercial kennel	Jeff & Gayle Stoneman	30	(A) 84B		5/15/2014	PC	Pending PC Meeting
SDP 14-004	Picnic shelter plans	Grace and Glory Lutheran Church	30	(6) A1		4/25/2014	Sketch Received/Need to Review	Pending PC Meeting

Thursday, May 22, 2014

AFD - Agricultural/Forestral District
BZA - Board of Zoning Appeals (Variance)
CCE - Code Compliance Enforcement
CPA - Comprehensive Plan Admendment
SDP - Site Development Plan

SUB - Subdivisions
SUP - Special Use Permits
ZMP - Zoning Map Proposal (Rezoning)
ZTA - Zoning Text Amendment

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
SUB 06-061	Family Subdivision	Emery, John & Brenda	39	(1)3	2	4/13/2007	Final-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 08-007	Minor Subdivision	MCL Construction, Inc.	51	(A)88	5	10/28/2009	Preliminary-Approved/Waiting on New Plats	Minor Pending
SUP 08-002	Cellular Communication Tower	County of Fluvanna	58	(A)8B		6/18/2008	Deferred Indefinitely	Deferred Indefinitely
SUB 11-046	Subdivision	Gregory D. Jones	50	(A)33	3	6/11/2013	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
Palmyra	Total Number of Lots: 116							
SUB 05-029	Family Subdivision	Hurley, John & Kathy	12	(A)47	2	9/3/2009	Preliminary-Approved/Waiting on New Plats	Minor Pending
BSP 08-016	Easement	B. Properties, II, VA Properties, School Lane Asso	5	(7)9,9C,9B		3/21/2008	Waiting on Signatures	Minor Pending
SUB 08-017	Family Subdivision	Martens, Kevin & Bambi	3	(A)9A	2	5/16/2008	Final-Sent in Comments/Waiting on Revisions	Minor Pending
SDP 06-009	Construct Landscaping Building	Kenneth Bahr	4	(A)109A		1/24/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-060	Major Subdivision	Buck, Frank (Brandywine Run)	4	(2)A	15	11/20/2009	Final-Sent in Comments/Waiting on Revisions	PC Approved
SDP 08-007	Industrial and Office Space	VA Properties, LLC	5	(7)9, 9C, 8		6/25/2008	PC Approved/Waiting on New Plats	PC Approved
SDP 08-012	New Fluvanna County High School	Fluvanna County School Board	29	(A)96		2/12/2009	Conditionally Approved	PC Approved
SDP 10-006	Industrial and Office Space	VA Properties, LLC	5	(7)8		8/25/2010	PC Approved/Waiting on New Plats	PC Approved
SDP 11-011	Construct a 9,600 square foot training center	Central Virginia Electric Cooperative	10	(A)32, 32A		3/14/2012	Approved	PC Approved
SUB 09-026	Major Subdivision - The points at the Rivanna Reso	Rivanna Woods Golf Club, LP	30	(A)110	7	3/23/2010	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 07-041	Minor Subdivision	Virginia Land, LLC	5	(23)3	2	6/26/2007	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending

Thursday, May 22, 2014

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ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
SUB 07-013	Major Subdivision	Howell, Ross & Elinore	4	(2)A	16	4/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUP 14-002	major utilities	Hotel Street Capital, LLC	30 & 19	(A)110 & (A) 39C		4/1/2014	Sketch Received/Need to Review	Pending PC Meeting
ZMP 14-001		Hotel Street Capital, LLC	30 & 19	(A) 110 & (A) 39C		4/1/2014	Sketch Received/Need to Review	Pending PC Meeting
SUB 07-002	Minor Subdivision	Proffitt, Eugene H. Sr.,	4	(A)38	4	3/30/2007	On Hold	Minor Pending
SUP 14-004	operate a school	Joyce Parr--The Light Academy	18A	(4) 13A		5/1/2014	PC	Pending PC Meeting
SUB 06-001	Major Subdivision	Libbea, Cheryl	18	(A)44	26	2/22/2006	PC Approved/Waiting on New Plats	PC Approved
SUB 07-016	Family Subdivision	Gooch, Stephen, Felicity	10	(A)63A	2	3/5/2007	Final-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 05-043	Major Subdivision	Carter	10	(A)51	20	6/28/2005	PC Approved/Waiting on New Plats	PC Approved
SUB 05-041	Major Subdivision	Wildwood Farms	19	(13)17-23(4)1A	20	8/17/2006	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
Rivanna	Total Number of Lots:		197					
SUB 06-034	Major Subdivision	Schiff, Donald	18A	(11)126, 127, 127A	10	3/28/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-056	Major Subdivision	Stuart Guskind - Rivanna Village	18B	(5)6	32	3/8/2010	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 07-039	Major Subdivision	Naylor, Curtis (River Oaks)	9	(10)13	22	11/16/2009	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-038	Major Subdivision	Village Oaks Investments (Archer Property)	9	(A)12	6	3/22/2010	Final Received/Need to Review	PC Approved
SDP 05-021	Assisted Living Facility	Lakeside Manor, LP	9	(A)14		9/3/2009	Sketch-Approved/ Waiting on New Plats	PC Approved
SUB 06-020	Major Subdivision	Village Oaks	9	(A)13,14C	127	6/3/2008	Waiting on Signatures	PC Approved

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
SDP 08-004	Improvements to existing entrance	Butler, Bevley & Carolyn	18	(A)10		3/20/2008	Sent to VDOT	Minor Pending
Grand Total Number of Lots:		1479						



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
APRIL 2014**

USE	Apr-13	VALUE	YTD 13	VALUE	Apr-14	VALUE	YTD 14	VALUE	Apr/Diff	VALUE	YTD PERMITS	VALUE
New Homes	9	1,303,393	23	4,168,643	6	990,650	18	3,368,186	-3	(312,743)	-5	(800,457)
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	8	1,200,000	8	1,200,000	0	-	6	750,000	-8	(1,200,000)	-2	(450,000)
Adds&Alterations	26	303,530	88	946,444	29	10,576	80	781,757	3	(292,954)	-8	(164,687)
Garages & Carports	1	68,000	2	103,000	0	-	2	141,000	-1	(68,000)	0	38,000
Accessory Buildings	0	0	5	50,400	0	-	2	52,000	0	-	-3	1,600
Single Wide MH	1	3,000	1	3,000	0	-	2	48,000	-1	(3,000)	1	45,000
Swimming Pools	2	82,000	2	82,000	0	-	0	-	-2	(82,000)	-2	(82,000)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	0	-	1	1,538,885	1	1,538,885	1	1,538,885	1	1,538,885

TOTALS	47	2,959,923	129	6,553,487	36	2,540,111	111	6,679,828	-11	(419,812)	-18	126,341
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FEES	Apr-13	PREV TOT	YTD 13	Apr-14	PREV TOT	YTD 14	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 14,786.99	19,478.90	34,265.89	\$ 11,601.13	\$ 21,856.07	\$ 33,457.20	(3,185.86)	(808.69)
Land Disturb Permits	\$ 3,375.00	5,741.25	9,116.25	\$ 2,300.00	\$ 5,750.00	\$ 8,050.00	(1,075.00)	(1,066.25)
Zoning Permits/Proffers	\$ 2,550.00	3,000.00	5,550.00	\$ 1,100.00	\$ 3,050.00	\$ 4,150.00	(1,450.00)	(1,400.00)
TOTALS	\$ 20,711.99	28,220.15	48,932.14	\$ 15,001.13	\$ 30,656.07	\$ 45,657.20	\$ (5,710.86)	(3,274.94)

	Apr-13	PREVIOUS	YTD 13	Apr-14	PREVIOUS	YTD 14		
INSPECTIONS	126	433	559	180	387	567	54	8

Darius S. Lester
Building Official

() represents a negative

April 2014

Keston, Phillip		Marina Point B1		Remodel	Add/Alt	\$ 48,452.00
Custer, Shawn & Kristen		Mountain Laurel Rd.	A1	Land Disturbing	ES	\$ -
Eager, Patricia		N. Boston Road	A1	Service for tower	Add/Alt	\$ 16,750.00
Fluvanna Habitat For Humanity		Palmyra Way		New Home	NH	\$ 150,000.00
I&J Builders		Forest Glen Lane 40-18-7		New Home	NH	\$ 245,650.00
I&J Builders		Forest Glen Lane 40-18-7		Land Disturbing	ES	\$ -
Tiger Fuel		Heritage Drive		Electric	Add/Alt	\$ 220,000.00
Haislip, Cyrstal		Long Acre Road		Rebuild Garage (fire)	Garage	\$ 15,600.00
Sacre, Edward		Creek Road	A1	Finish Pole Barn	Asc Bldg.	\$ 2,500.00
Sanders, William		Terre Haute Lane		Tank/line for generator	Add/Alt	\$ 1,415.00
Parker, Robert & Grace		Stanley Lane	A1	Bathroom Addition	Add/Alt	\$ 35,000.00
Liberty Homes		Boxwood Lane 17-26-11	A1	New Home	NH	\$ 150,000.00
Liberty Homes		Boxwood Lane 17-26-11	A1	Land Disturbing	ES	\$ -
Liberty Homes		Carriage Hill Road 9-11-10	A1	New Home	NH	\$ 150,000.00
Liberty Homes		Carriage Hill Road 9-11-10	A1	Land Disturbing	ES	\$ -
Liberty Homes		Boxwood Lane 17-26-4	A1	New Home	NH	\$ 175,000.00
Liberty Homes		Boxwood Lane 17-26-4	A1	Land Disturbing	ES	\$ -
Kennedy, Garnett		East River Road	A1	Foundation Repair	Add/Alt	\$ 9,000.00
Woody, Steve		Three Chopt Road	A1	Replace gas furnace	Add/Alt	\$ 8,310.00
Fewell, Dennis		Hawk's Place	R4	Deck	Add/Alt	\$ 700.00
Adcock, Sherman		Hollow Lane	A1	Tank/line heater	Add/Alt	\$ 1,000.00
Van Nierop, Richard		Sand Trap Terrace	R4	Wire Auto Generator	Add/Alt	\$ 1,300.00
Strickland, Paul & Margie		Ridge Road	A1	Swimming Pool	Add/Alt	\$ 20,000.00
Warfel, William & Judy		Antioch Road	A1	Porch	Add/Alt	\$ 61,000.00
Villegas, Carlos & Lucila		Richmond Road	A1	Family Room/Laundry Add	Add/Alt	\$ 10,000.00
O'Brien, Roger		The Cross Road	A1	Remove underground tank	Add/Alt	\$ 1,900.00
McIvor, Warren		Chestnut Court	R4	Transfer switch for generator	Add/Alt	\$ 300.00
Ricketts, Jeff & Kathy	43-A-7	Rivanna Mills Road	A1	New Guest Cottage	NH	\$ 120,000.00
Ricketts, Jeff & Kathy	43-A-7	Rivanna Mills Road	A1	Land Disturbing	ES	\$ -
Shaver, Alan & Kim		Georges Mill Rd.		Tank/line for generator	Add/Alt	\$ 2,500.00
LMOA	18A-2-259A	Beach 5		Land Disturbing	ES	\$ -
Newton, Tom		Cedar Lane	A1	Gasline/tank for generator	Add/Alt	\$ 2,884.00
Sanders, Steve		Chippewa Lane	R4	Gasline for range	Add/Alt	\$ 908.00
Cooper, Robert		Paynes Mill Road		Rebuild existing deck	Add/Alt	\$ 800.00
Bueno, William		Red Maple Lane		Generator	Add/Alt	\$ 1,500.00
Pattison, Thomas		Monish Drive	R4	Generator	Add/Alt	\$ 5,276.00
St. Peter & Paul Church		Thomas Jefferson P		New Parish Hall	Other	\$ 1,538,885.00
Kidds Store, Madison, V		West River Rd.		Generator	Add/Alt	\$ 3,000.00
Spinello, Jeff		Lewis Court		Tank/line for generator	Add/Alt	\$ 400.00
Pattison, Thomas		Monish Drive		Tank/line for generator	Add/Alt	\$ 400.00

Code Compliance Enforcement Activity Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
Columbia						
CCE 13-012	33 (9)-1A	Liberty Homes, LLC, Et Al	Trash	Property address is located west of No.3049 Cedar Lane. Complaint is in regards trash, debris and junk. Site inspection 3-05-2013 noted an accumulation of trash and debris that could be providing a habitat for rodents and vermin. 1st letter sent 4-25-2013. Site inspec. 5-30-2013 noted some progress during new house construction. Monitoring continues.	Awaiting Action	6/27/2013
CCE 13-011	33 (A)-57	Gail Bruce, Et, Al	Trash	Complaint is in regards trash, debris and junk. Site inspection 3-05-2013 noted an accumulation of trash and debris that could be providing a habitat for rodents and vermin. 1st letter sent 4-25-2013. Owner advised 5-30-2013 that her tenant is cleaning up the property. Monitoring continues.	Awaiting Action	6/27/2013
Fork Union						
CCE 12-001	51A (A)22	JWS Enterprises, LLC (James W. Sherrill,	Misc.	4985 James Madison Hwy. Site insp. on 12-20-11 and 1-06-12 noted that the property is being used for general storage which is not a use permitted "by right" or "by SUP". 1st letter sent on 1/12/12. 2nd violation 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13. 1st hearing 5-21-13. 2nd hearing 9-10-13.	Pending Court	5/21/2013
Palmyra						
CCE 12-002	3 (A)-31, 32	JWS Enterprises, LLC (James W. Sherrill,	Misc.	Behind 1017 Union Mills Road. Regards to "dumping". Site insp. 1/09/12 noted that contractor type materials are being stored on property. 1st letter sent 1/12/12. 2nd letter sent requesting intentions 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13. 1st hearing 5-21-13. 2nd hearing 9-10-13.	Pending Court	5/21/2013

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
CCE 10-013	10 (3)-2B	Eric D. Taylor	SUPs	Property is at intersection of Union Mills Road and North Boston Road. SDP 10:09 approved 07/26/11. SDP requirements not implemented as of 9-23-11. 2nd letter sent 9/23/11. 3rd letter sent 1/24/12. Site inspec. 2/3/12 noted newly vegetative screening per/approved SDP. Monitoring conitues.	Awaiting Action	5/8/2012

Monthly Approval Report for April 2014

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>PC Approved</i>						
		SDP 14-002	Addition to vehicle maintenance shop	19	(11) 1	1.89	
Cunningham							
	<i>Approved</i>						
		BSP 14-008	boundary survey	8	(A) 6	0	
		BSP 14-010	Physical survey--well easement	26	(23) 6&7	0	
		ZUP 14-002	Antenna modification	18	(A) 41	0	
		ZUP 14-003	antenna modification--element replacement	17	(A) 57D	0	
Fork Union							
	<i>Approved</i>						
		BSP 14-009	boundary survey	57	(A) 46	0	
		SUB 14-007	boundary adjustment	40 & 51	(A)43 , (A)172,172S	10.568	3
		ZUP 14-005	antenna modification	52	(1) 7	29.389	
Palmyra							
	<i>Approved</i>						
		ZUP 14-004	antenna modification--element replacement	10	(A) 50	0	
		ZUP 14-006	antenna modification	10	(19) 9	23.17	

Thursday, May 22, 2014

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AFD - Agricultural Forestal District

BZA - Board of Zoning Appeals (Variance)

CPA - Comprehensive Plan Amendment

SUB - Subdivisions

ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat

CCE - Code Compliance Enforcement

SDP - Site Development Plan

SUP - Special Use Permits

ZTA - Zoning Text Amendment

Pending Meetings Report

<i>Action</i>	<i>Action Date</i>	<i>District</i>	<i>ID#</i>	<i>Applicant Name</i>	<i>Tax Map Parcels</i>	<i>Description</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
<i>Pending PC Meeting</i>								
	5/28/2014	Columbia	SDP 14-003	Beulah Baptist Church	23 (A) 20	major site plan--phased construction church ground	7	
	6/25/2014	Palmyra	SUP 14-004	Joyce Parr--The Light Academy	18A (4) 13A	operate a school	6.34	
	6/25/2014	Fork Union	SUP 14-003	Jeff & Gayle Stoneman	30 (A) 84B	commercial kennel	2.631	
	6/25/2014	Fork Union	SDP 14-004	Grace and Glory Lutheran Church	30 (6) A1	Picnic shelter plans	0	
	6/25/2014	Palmyra	SUP 14-002	Hotel Street Capital, LLC	30 & 19 (A)110 & (A)	major utilities	222	
	6/25/2014	Palmyra	ZMP 14-001	Hotel Street Capital, LLC	30 & 19 (A) 110 & (A)		222	

Transmittal Report April 2014

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
10000013-318316				
	<i>REZON</i>	<i>Rezoning</i>		
			ZMP14001	\$750.00
			<i>Sum:</i>	\$750.00
10000013-318337				
	<i>SITEPL</i>	<i>Site Plan Review</i>		
			SDP14004	\$1,100.00
			<i>Sum:</i>	\$1,100.00
10000013-318340				
	<i>MISC</i>	<i>Miscellaneous</i>		
			MSC14004	\$155.00
			SUP14003	\$90.00
			<i>Sum:</i>	\$245.00
10000013-318341				
		<i>Subdivision & Plat Review</i>		
			SUB14007	\$100.00
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			BSP14008	\$50.00
			BSP14009	\$50.00
			BSP14010	\$50.00
			<i>Sum:</i>	\$250.00
10000013-318342				
	<i>SPUSEP</i>	<i>Special Use Permits</i>		
			SUP14002	\$800.00
			SUP14003	\$800.00
			<i>Sum:</i>	\$1,600.00
			<i>Total:</i>	\$3,945.00

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room
Fluvanna County Courts
April 23, 2014
7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chair
Donald Gaines
Lewis Johnson
Ed Zimmer

MEMBERS ABSENT: Tony O'Brien, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Jason Stewart, Planning and Zoning Administrator
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Kelly Belanger Harris, Senior Program Support Assistant

CALL TO ORDER

After the meeting was called to order at 7:03p.m., the Pledge of Allegiance was recited.

Chairman Bibb welcomed Boy Scout Troop 138. Mr. Zimmer introduced the troop, indicating that the troop, with Scout Leader Mike Caps, were attending in support of earning a Community Badge.

PLANNING DIRECTOR'S REPORT

Mr. Jason Stewart, Planning and Zoning Administrator, gave the monthly report to the Planning Commission.

- **Board of Supervisors Actions:** *None.*
- **Board of Zoning Appeals Actions:** *No February Meeting.*
- **Technical Review Committee:**
 - April 17, 2014:
 - **SDP 14:03 – Beulah Baptist Church** – A site development plan request in three (3) phases to construct an 800 seat sanctuary, 10 classrooms, and a 70x80 multi-purpose area with respect to 9.497 acres of Tax Map 23, Section A, Parcel 20. The property is zoned A-1, Agricultural, General and is located on the west side of Route 659 (Kents Store Way) approximately 0.30 miles south of its intersection with Route 613 (Perkins Road). The property is located in the Columbia Election District and is within the Rural Preservation Planning Area.
 - **SUP 14:02 - Hotel Street Capital, LLC** – A request for a special use permit to allow for major utilities in conjunction with a Master Plan Amendment of rezoning ZMP 09:02 with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 10, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.
 - **ZMP 14:01 – Hotel Street Capital, LLC** – A Master Plan Amendment of rezoning ZMP 09:02 with respect to 222.03 acres of Tax Map 30, Section

A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C. The affected property is located in the Palmyra Election District on the western side of State Route 15 (James Madison Highway) and Route 644 (Friendship Road) approximately 0.25 miles north of Route 661 (Rescue Lane). The property is located in the Palmyra Election District and is within the Palmyra Community Planning Area.

PUBLIC COMMENTS #1

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

#1: Mr. Al Talley, 14307 James Madison Highway, suggested that the Planning Commission consider reducing size of Palmyra Planning area or eliminating it completely, noting that water and sewer needs, and intensive growth in the county were not taken into account when the planning area was considered. With concerns that Fluvanna will soon become a second “Northern Virginia,” Mr. Talley suggested filling empty lots first before approving new areas for development. Mr. Talley voiced the opinion that Fluvanna’s growth has not brought prosperity because growth has been focused on residential growth only. A plan for *no growth* would be preferable, but if growth is necessary or wanted, please *plan* for it.

Chairman Bibb commented that while the Commission is reviewing the Comprehensive Plan, there will be multiple opportunities for public comment.

Mr. Talley reiterated that he would like for the County to get ahead of the curve on the planning side.

#2: Mary Tillman, 15686 James Madison Highway, voiced her opinion that putting Palmyra in the Planning Area has destroyed it and that if allowed to be built up, it will destroy the village of Palmyra. Mrs. Tillman suggested a Clean Up Palmyra committee. She then reminded the Commission that, “It’s in your hands in Planning Commission,” and thanked them for their work.

#3: Mollie Suling, 219 Main St, Palmyra, voiced her understanding that the term “Palmyra Planning District” means “High Intensity Growth.” This undesirable, harmful, large development without infrastructure is not good. She voiced concern that Palmyra could become the “NOVA of Central Virginia.” Ms. Suling reiterated that residential, without strong corresponding business and commercial, growth is not beneficial. Ms. Suling questioned what is being done to attract growth/business in areas that have been closed/shut down in recent years. Ms. Suling expressed gratitude for the opportunity for citizens to provide feedback during the Comprehensive Plan review period. She then asked that the area designated at the Palmyra Planning Area be eliminated from the Comprehensive Plan at this time.

#4 Judith Michaelson, 33 Main Street—Executive Director of the Fluvanna Historical Society, thanked the Commission and voiced her respect for the Commission and is hopeful that the commission will be responsible. Ms. Michaelson voiced that she trusts this commission completely and knows that it will listen and respond. Ms. Michaelson urged economic development in the right places and the elimination or close-out of the Palmyra Planning District so that the Palmyra Historic District continues to be a historic place for people to come and enjoy.

#5 Garrett Dudley, 14111 James Madison Highway, voiced a desire to speak to the Comprehensive Plan and the historical nature Palmyra. Mr. Dudley ask that the Commission please preserve this history. Palmyra stands to lose its historic feeling if storage facilities, Sheetz gas stations, and drive through restaurants are allowed to build in the county. He asked that the County plan for growth in areas that are already growing and please preserve the history that is here. By removing the Palmyra Planning Area from the Comprehensive Plan, history is preserved.

#6 Shawn O’Malley, 155 Lexie Lane, thanked for the Commission for the opportunity to speak on this important topic. Mr. O’Malley believes it is prudent for Palmyra to tighten its scope and get ahead of the curve, in this case, energy costs and its impact on housing. As prices go up people won’t be able to buy houses distant from their places of employment. If Fluvanna is banking on residential building as a growth engine, it needs to refocus. Mr. O’Malley believes there is more growth possible, and agrees with previous speakers and sees a way forward with smart growth, possibly with more vineyards, more tourism.

#7 Jeff Suling, 219 Main St., reiterates what other speakers have said. Mr. Suling believes that once a community is destroyed, there is no way to get it back. Mr. Suling pointed out that it is not only Palmyra

residents that are concerned or that would be impacted by intensive growth in Palmyra village. Many people love the Village of Palmyra.

#8 Ina Cavanaugh, 15234 James Madison Highway, asks the Commission to please remove the Palmyra Planning Area from Comprehensive Plan.

With no one else wishing to speak, Mr. Bibb closed the first section of public comments.

APPROVAL OF MINUTES

MOTION:

Mr. Zimmer moved to **approve** the minutes of the March 26, 2014 Planning Commission meeting as presented, with Mr. Johnson seconding. **The Motion carried** with a vote of 3-0-2. AYES: Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: Chair Bibb and Vice Chair Eager.

PRESENTATIONS:

None

PUBLIC HEARINGS:

SUP 14:01 – Timothy Reese - A request for a Special Use Permit (SUP) to allow for a landscaping materials supply business. The property is zoned A-1 (Agricultural, General) and is located on the east side of Paynes Mill Road approximately 0.5 miles south of its intersection with Richmond Road (Route 250). The property is located in the Palmyra Election District and is within the Rural Residential Planning Area.

Mr. Steve Tugwell, Senior planner presented the site development plan with respect to 11.558 acres of Tax Map 4, Section A, Parcel 38.

Chairman Bibb inquired about additional screening added to the entrance and front of property since original site plan. Senior Planner, Mr. Steve Tugwell applied in the affirmative.

Mr. Zimmer questioned whether or not this SUP allows for onsite retail sales to which Mr. Tugwell indicated, yes, that is part of the nature of retail landscape sales, however Mr. Reese did not indicate on his application that he would be operating a retail business on the property.

Chairman Bibb then opened the hearing to the applicant.

Mr. Reese, a landscaping contractor by trade, introduced himself, owner of Belle Terre Landscaping. Mr. Reese indicated that his intent is for this property to be a place for employees to meet at the beginning of the day, gather materials, in preparation for the day's work.

Chairman Bibb opened the Public Hearing to public comments.

Pam Gregory, 2171 Paynes Mill Road, expressed her belief that the business doesn't belong in a quiet residential area. Ms. Gregory's concerns included the potential noise level and increased traffic on Paynes Mill Road. Ms. Gregory believes that 7am is too early to start business for the day in a residential neighborhood. Ms. Gregory expressed her opinion that granting an SUP in this instance is irresponsible and not beneficial to the county. She believes that this business should be placed in an area that is already designated for business. Ms. Gregory then thanked the Commission for allowing the opportunity to speak.

Mr. David Gregory, 2171 Paynes Mill Road, expressed concern about water capacity, stored pesticides, noise, and employee parking close to the road. Mr. Gregory shared that he and Mrs. Gregory moved to Fluvanna to be in a quiet area and urged the Commission to think about what is happening here.

There being no more public hearing comments, Chairman Bibb opened the Hearing to discussion by the Commission.

Ms. Eager questioned Mr. Reese about the type of screening that would be provided and Mr. Reese indicated that on the north side of property there would be green giant arbor vitae and Leyland cypress.

On the west side of the property, large pyramidal evergreens as well as a dense evergreen hedge to supplement the white pines already there.

Ms. Eager then questioned the anticipated water usage. Mr. Reese indicated that water usage would be minimal, with need for an employee bathroom, occasional washing of vehicles, and the watering of plants that are waiting to be planted for customers and that plants are only ordered when a job is sold.

Mr. Bibb inquired about any pesticides that might be stored on site. Mr. Reese indicated that no pesticides or herbicides would be stored on site. Fertilizers for new lawns would be kept on site but Mr. Reese indicated that he would not be using or storing pesticides or herbicides on site.

Mr. Zimmer questioned whether Mr. Reese is licensed by the State of Virginia to use pesticides in his business with Mr. Reese indicating that he is licensed and regulated by the State.

Mr. O'Brien asked how many deliveries of mulch by large truck Mr. Reese currently receives. Mr. Reese answered that he probably receives 12 mulch loads per year, averaging once a month, by tractor trailer. Seasonal plants are delivered by truck, approximately every two weeks.

Mr. O'Brien asked the number of employees; Mr. Reese responded he currently has five (5) employees.

Mr. O'Brien inquired about potential noise issues, with Mr. Reese responding that there are potentially mowers getting worked on, a loader, and other expected noises associated with a landscape business. Mr. Reese indicated that he has had no employee issues with noise to date and that the current business location has a residence 30-40 yards from rental site and no complaints from the nearby property owners.

Mr. Gaines asked where on the property materials would be loaded, how close to the property line. Mr. Reese indicated it would be at least 150 feet from closest point. Mr. O'Brien followed up, asking about the proximity of the nearest neighbor. Mr. Reese referred back to the presentation, indicated that the nearest neighbor is on the north side and that side is already screened.

Mr. Zimmer posed a question to Mr. Tugwell, asking about the similarity of a landscape business to an agricultural operation and whether it could be considered a by-right usage. Mr. Tugwell indicated in the affirmation that agricultural usage on an A1 zoned property is indeed a by-right usage. Ms. Eager indicated that she lives near the proposed site and sees this type of business no different from a farm and believes this to be an appropriate use for the land.

Fred Payne suggested that if the Commission is disposed to recommend approval that it consider imposing conditions that would regulate the concerns brought up. Conditions that restrict water usage, retail sales, and on site storage of pesticides and herbicides could be included and will help restrict the possibility of future changes by the applicant.

Chairman Bibb allowed Mr. Reese to make a further statement regarding any conditions or restrictions placed on herbicide and pesticide storage; Mr. Reese stated that being restricted in the ability to store pesticides and herbicides would inhibit his ability to do his job. Mr. Reese questioned the commission about the regulation of water usage.

Mr. Zimmer reiterated the three primary concerns that were raised: noise, water usage, and the storage of pesticides. Mr. Zimmer asked whether the business is exempted from the County noise ordinance and was assured by Mr. Payne that Staff Recommendations supersede any exemptions, as Staff has imposed a Noise Restriction already. After further discussion regarding water usage, storage of pesticides, Mr. Payne suggested language for conditions to be placed on the Special Use Permit. Chairman Bibb suggested Mr. Payne provide language for those conditions.

Mr. Zimmer indicated two conditions, in addition to Staff Recommendations: restricting water usage and any retail nursery operations.

Mr. Payne reminded the Commission that traffic was also mentioned as a concern, and suggested that restricting retail operations would significantly address any traffic concerns.

Mr. Payne suggested language to restrict this application including: no greenhouse or cultivation of irrigated plants on site, and no retail sales on site.

MOTION:

Mr. Johnson **moved to approve** SUP 14:01, subject to conditions and Staff Recommendations, with Ms. Eager offering a second. The **motion** was **approved** with a vote of 5-0-0. AYE: Bibb, Eager, Gaines, Johnson, Zimmer. NAY: None. ABSTAIN: None.

SITE DEVELOPMENT PLANS:

SDP 14:02 – Campbell Equipment – A site development plan request to construct a 90x36 addition and a 20x64. The property is zoned B-1, Business, General and is located on the east side of Route 15 (James Madison Highway) at its intersection with Route 613 (Bybees Church Road). The property is located in the Columbia Election District and is within the Rural Residential Planning Area.

Mr. Steve Tugwell, Senior Planner, presented the site development plan request for a 90x36 and a 20x64 addition with respect to 1.849 acres of Tax Map 19, Section 11, Parcel 1.

Mr. Tugwell indicated that the site plan is subject to VDOT approval regarding the consolidation of the multiple entrances from both US 15 (James Madison Highway) and SR 613 (Bybees Church Rd).

Mr. Boucheron, architect employed by Campbell's spoke to the probability of changing the current entrances from both Bybees Church Rd and James Madison Highway.

Chairman Bibb opened the Public Hearing to Public Comment. With no one wishing to comment, Chairman Bibb opened the Public Hearing to discussion by the Planning Commission. With no further questions or discussion, Chairman Bibb called for a motion.

MOTION:

Mr. Zimmer moved to **approve** Site Development Plan 14:02, a request for a 90x36 and a 20x64 addition with respect to 1.849 acres of Tax Map 19, Section 11, Parcel 1, subject to conditions set forth by staff report. Gaines second. The motion carried with a vote of 5-0-0. AYE: Bibb, Eager, Gaines, Johnson, Zimmer. NAY: None. ABSTAIN: None.

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

The Commission continued the discussion of the review of the Comprehensive Plan, Community Design chapter. Mr. Jay Lindsey provided a review of updates to the Plan. The review is currently a process of information gathering and updating instead of new policy creation, including review and updating of relevant statistics.

Discussion centered on the changes in the County since the Comprehensive Plan was devised, with regards to Community Planning Areas, growth density, and infrastructure.

Mr. Stewart indicated that Mr. Wayne Stevens would be attending the May Planning Commission meeting and questions regarding water in the Palmyra area could be addressed then.

NEW BUSINESS:

None.

PUBLIC COMMENTS #2

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

Mr. Talley, 14307 James Madison Highway spoke again. Mr. Talley wished to clarify the reason numerous Palmyra citizens attended the Planning Commission meeting. The citizens came as a result of the Neighborhood Meeting for Poplar Ridge on April 17, 2014 and at that time, were encouraged by a County employee to take their concerns to the Planning Commission. Mr. Talley reiterated that Palmyra citizens like the quality of life and trust the Planning Commission to preserve it. It was not the intent of the Palmyra citizens to become adversarial.

With no one else wishing to speak, Mr. Bibb closed the second section of public comments.

ADJOURN

There being no further business, Mr. Gaines adjourned the Planning Commission meeting of April 23, 2014 at approximately 9:03 p.m.

Minutes recorded by Kelly Belanger Harris.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

DRAFT



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 14:03
Tax Map: Tax Map 23, Section A, Parcel 20

From: Steve Tugwell
District: Columbia
Date: May 28, 2014

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, May 28, 2014 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Beulah Baptist Church

Applicant/Representative: Donald B. Hackler

Requested Action: Approval of a sketch plan for three (3) phases to construct an 800 seat sanctuary, 10 classrooms, and a 70x80 multi-purpose area with respect to 9.497 acres of Tax Map 23, Section A, Parcel 20. (Attachment A)

Location: The subject property is located on the west side of Route 659 (Kents Store Way) approximately 0.30 miles south of its intersection with Route 613 (Perkins Road). (Attachment B)

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Church

Adjacent Land Uses: Adjacent properties are zoned A-1

Comprehensive Plan: Rural Preservation Planning Area

Zoning History: A site development plan (SDP 00:08) for an addition was approved for this property on November 27, 2000.

Analysis:

The applicant is requesting sketch plan approval of a site development plan of A-1 property, approximately 9.497 acres in size. According to the submitted plan, the applicant is proposing to construct an 800 seat sanctuary, 10 classrooms, and a 70'x80' multi-purpose area. The project would be constructed in three (3) phases. Phase I will consist of a 70'x 80' meeting room, Phase II will consist of a 100'x 32' education building, and Phase III will consist of a 150' x 100' sanctuary addition. (Attachment C)

Parking/Roads

The site is accessed from two (2) existing entrances off of State Route 659 (Kents Store Way). According to VDOT, neither entrance has adequate sight distance, and VDOT is suggesting that an engineer perform fieldwork to develop a sight distance improvement plan. Adequate sight distance will be required prior to VDOT's review and approval of the final site development plan.

Churches are required to have one (1) parking space per four (4) fixed seats, or one (1) space per seventy-five (75) square feet of assembly area, whichever is greater. This plan is showing 164 parking spaces in Phase I, 160 spaces in Phase II, and a total of 351 parking spaces at build-out. Per Sec. 22-26-8 (C.), the applicant has requested an increase from the Planning Commission for more than 40% of the minimum parking requirement. The parking areas are gravel, and will remain gravel so as to potentially minimize the impact on-site stormwater maintenance. (Attachment D)

Landscaping/Screening

All landscaping shall be in compliance with the Fluvanna County Ordinance. All parking lots of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays. Tree protection barriers that meet the requirements of Sec. 22-24-8 of the Fluvanna County Code should be placed around any natural areas to be retained on the site.

Signage & Outdoor Lighting

Directional signage is a key aspect of this site. Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Any new signage must have a sign permit separate from this site plan.

Approximate locations of outdoor lighting have not yet been determined, but the applicant will be required to submit an outdoor lighting plan as part of the final site plan approval. This plan must show outdoor lighting that is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

The sketch plan shows a designated area for a stormwater management facility at the western corner of the site. An erosion and sediment control plan is required for review and approval prior to the issuance of any land disturbing permit.

Septic and Water Usage

Water service will be provided from an on-site well. Sanitary sewer will be provided by an existing on-site septic system.

Technical Review Committee:

1. At the April 14, 2011 Technical Review Committee meeting, VDOT: In an email to planning staff dated April 29, 2014, Mark Wood with VDOT provided the following revised comments:

Beulah Baptist Church is located on Kents Store Road (Rte. 659) in Fluvanna County. Rte. 659 is classified as a Rural Major Collector and based on VDOT's 2012 traffic data it carries a daily traffic volume of approximately 880 vehicles per day. The section of Rte. 659 from Rte. 250 to Beulah Baptist Church does not have a posted speed limit (Black on White sign), therefore the legal speed limit is 55 mph. During my site visit I documented that an advisory speed limit sign (Black on Yellow sign) is in place on either side of the combination horizontal curve/vertical curve in front of the church. Since the advisory speed limit is suggested or recommended only, the 55 mph speed limit controls the intersection sight distance which is a minimum of 610 ft. at 55 mph for commercial entrances;

I made a site visit on April 16th and neither of the two (2) existing entrances have 610 ft. of sight distance when looking towards the north (towards Rte. 250). I suggest that an engineer or surveyor perform additional field survey work and design work to develop a sight distance improvement plan that maximizes the amount of sight distance that can be obtained by selecting the optimal entrance locations on the church property, relocating the church sign, grading down the road bank in front of the church property and removing/trimming trees as necessary. It appears to me that with sight distance improvements, it would be possible to achieve the minimum stopping sight distance at 55 mph which is 495 ft. A Sight Distance Design Waiver would have to be obtained from VDOT in order to allow a proposed commercial entrance(s) with the minimum 495 ft. of stopping sight distance instead of the minimum 610 ft. of intersection sight distance;

Based on the existing traffic volumes on Rte. 659 and the additional traffic volumes generated by the proposed Phase 1 expansion of the church, a 200 ft. long right turn taper (0 ft. to 12 ft. wide) would be required at the main church entrance (south end of church property). Both entrances would have to be paved and be at least 24 ft. wide with 25 ft. entrance radii;

Assuming the proposed Phase 2 expansion is providing additional classroom space and the sanctuary seating capacity is not being increased above the Phase 1 levels, the 200 ft. long right turn lane mentioned for Phase 1 will work;

Based on the existing traffic volumes on Rte. 659 and the additional traffic volumes generated by the proposed Phase 3 expansion of the church, a 100 ft. long right turn taper (0 ft. to 12 ft. wide) and a 200 ft. long right turn lane (12 ft. wide) would be required at the main church entrance (south end of church property). Both entrances would have to be paved and be at least 24 ft. wide with 25 ft. entrance radii;

Note, none of the entrance improvement scenarios above takes into consideration the possible future use of the church facilities as school during weekdays;

I have a note to contact Donald Hackler of Beulah Baptist Church to meet on site and discuss the proposed church entrances so I will be scheduling a meeting with him late this week or sometime next week.

2. Central Virginia Electric commented they are “good with everything if they stay with the site plan location that was submitted. The only thing is when this gets to the point that it is going to happen, we will need the load information for the electric service. At that time they can contact the engineering department to set up a work order and we can schedule to meet on site with them”.

3. Planning staff noted that:

- The building setback requirement is 125 feet from the Kents Store Way (Route 659) right-of-way;

- The parking requirement is one (1) space per four (4) fixed seats or 75 square feet pf assembly area, whichever is greater. The notes on the plan should reflect this requirement. The location of the current parking does not appear to match the parking that currently exists. Please revise the plan to reflect the current and proposed site conditions with regard to parking. If the proposed number of parking spaces (including overflow parking) exceeds the number of spaces required by the ordinance more than 40%, then the Planning Commission will have to approve it. A letter addressed to the Planning Commission should be submitted to our office to be included with the staff report. Also, all parking and loading facilities shall be marked by bumper blocks;

- Parking lots of five (5) or more vehicles are required to have directional signage;

- Parking lots consisting of five (5) or more spaces are required to be landscaped in accordance with Article 24, Landscaping and Tree Protection. Street trees and parking lot landscaping will be required;

- Handicapped parking spaces shall have a minimum width of eight (8) feet, with an adjacent five- (5) foot access aisle to be provided on one side of the handicapped space.

Handicapped parking spaces shall have a minimum length of 18'.

In any parking lot of more than five (5) spaces, there shall be at least two (2) designated and properly signed as a handicapped space.

In parking lots having more than five (5) spaces, at least one (1) per twenty five (25) spaces in addition to the two handicapped spaces already provided in 22-26-4(b)3.

Handicapped parking spaces shall be situated so as to provide direct, unobstructed access to buildings by the shortest practical routing;

-Parking lots consisting of five (5) or more spaces are required to have outdoor lighting which complies with Article 25 of the Zoning Ordinance;

-Building heights may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall each be increased one (1) foot for every foot in height over thirty (30) feet;

-“Phase 1A” does not appear to be identified on the plan;

-A final site development plan is required.

-This site will have to be in compliance with applicable erosion and sediment control requirements.

(Attachment E).

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 22-23, 24, 25 and 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Prior to the issuance of a final certificate of occupancy, the sewage and water systems must have received all final approvals from the Health Department and must be ready to begin operation;
3. Meeting all VDOT requirements.

Suggested Motion:

I move to approve SDP 14:03, a sketch site plan in three (3) phases to construct an 800 seat sanctuary, 10 classrooms, and a 70x80 multi-purpose area with respect to 9.497 acres of Tax Map 23, Section A, Parcel 20, subject to the conditions listed in the staff report.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Applicant’s sketch site plan
- D – Request to the Planning Commission for additional parking
- E – TRC Comment Letter, and emails from VDOT & The Health Dept.

Copy:

Owner: Beulah Baptist Church, 1633 Kents Store Way, Kents Store, VA 23084

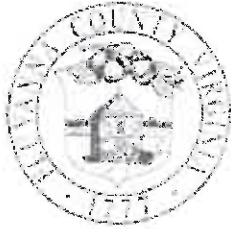
Applicant/Representative: Donald B. Hackler, 40 Deer Tail Lane, Louisa, VA 23093

File

Received

MAR 31 2014

Planning Dept.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Owner of Record: **Beulah Baptist Church**E911 Address: **1633 Kents Store Way, Kents Store, VA, 23084**Phone: **434-589-2245**

Fax:

Email: **pastor@beulahchurchoonline.org**Representative: **Donald B. Hackler**E911 Address: **40 Deer Tail Ln, Louisa, VA 23093**Phone: **540-223-0172**

Fax:

Email: **donald4h@gmail.com**Applicant of Record: **W.R. Hamm, G.C. Cosner, B. Grubbs**E911 Address: **764 Jordan Store Rd., Kents Store, VA 23084**Phone: **Hamm 434-589-3270**

Fax:

Email: **mphsgirl@embarqmail.com**

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

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district:

Tax Map and Parcel(s): **23-(A)-20**Deed Book Reference: **184-181,51-456,121-347**Acreage: **9.497**Zoning: **A-1**Deed Restrictions? ☒ No ☐ Yes (Attach copy)Location: **West side of St Rt 659(Kents Store Way) about 0.3 miles south of route 623 (Perkins Rd)**

Description of Property:

The 9.497 acres is occupied with Beulah Baptist Church with gravel parking and hardwood Master plan when built out will contain an 800 seat sanctuary, 10 classrooms and 70'X80' multi-purpose area.

Proposed Structure:

Dimensions of Building: **Phase 1-70'x80' Phase 2-100'x32', Phase 3-150'x100'**Lighting Standards on Site: ☐ No ☐ Yes

of Employees:

3 currently# of Parking Spaces: **351 at build out**

Noise Limitations:

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

W.R. Hamm, G.C. Cosner, Bernard Grubbs

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY

Date Received: **3.31.2014**Fee Paid: **\$100.00**Application #: **SDP 14 : 003**Election District: **Columbia**Planning Area: **Rural Preservation**

Number of Lots:

Total Fees Due at Time of Submittal

Sketch Plan: \$150.00

Minor Plan: \$550.00

Major Plan: \$1,100.00

Additional Fees Due at Time of Review

Health Department Subdivision Review:

\$250.00 + \$25.00 per lot

Existing System Review \$50.00

Street Sign Installation:

\$200.00 Per Intersection

Amendment of Plan

\$150.00

Outdoor Lighting Plan Review*

\$ 50.00

Landscape Plan Review*

\$ 50.00

Tree Protection Plan Review*

\$ 50.00

* If not part of a Site Plan Review



Scale: 1:2256.994353

Date: 05/21/2014

Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



H BAPTIST CHURCH

MASTER PLAN

1633 KENTS STORE WAY
KENTS STORE, VIRGINIA, 23084

DRAWN: DAS
CHECKED:
SCALE: 1"=40'
DATE: 03-25-14
PROJECT #: 1141

C-0

THE 9.5 ACRE PARCEL IS CHARACTERIZED BY GENTLY SLOPING (<5%) TOPOGRAPHY FEATURING A CENTRAL KNOLL OCCUPIED BY THE CHURCH FACILITY (FOUNDED 1850) WITH AN AREA OF GRAVEL PARKING & LAWNS WITH ISOLATED LARGER HARDWOOD TREES NORTH OF THE CHURCH ALONG RT. 659

BUILDINGS	
EXISTING BUILDING LOWER	4,907 SF
EXISTING BUILDING UPPER	<u>4,907 SF</u>
EXISTING BUILDING TOTAL	<u>9,814 SF</u>

PARKING
EXISTING GRAVEL PARKING (UNMARKED)

PHASE 1 SITE DATA

PHASE 1 CONCEPT

PHASE 1A: CONSTRUCT 7,175 SF MULTI-POUSE MEETING, FELLOWSHIP & EDUCATION BUILDING TO SEAT 400 FOR WORSHIP AND PROVIDE DINING FOR LARGE GROUP EVENTS

PHASE 1B: ADD CLASSROOM / EXPANDED FELLOWSHIP ADDITION ON PHASE 1A BUILDING & REMODEL EXISTING FELLOWSHIP SPACE FOR ADDITIONAL CLASSROOMS.

PROVIDE FOR PARKING TO ACCOMMODATE UP TO 400 OCCUPANTS. IMPROVE EXISTING ENTRANCES.

PROVIDE NEW SEPTIC SYSTEM & WELL.

COMPLY WITH STORM WATER MANAGEMENT REGULATIONS.

BUILDINGS

EXISTING BUILDING LOWER	4,907 SF
EXISTING BUILDING UPPER	4,907 SF
EXISTING BUILDING TOTAL	9,814 SF

PHASE 1A MEETING ROOM	5,600 SF
PHASE 1A TOILET VESTIBULE	995 SF
PHASE 1A KITCHEN	480 SF
PHASE 1A VESTIBULE	100 SF
PHASE 1A TOTAL	7,175 SF

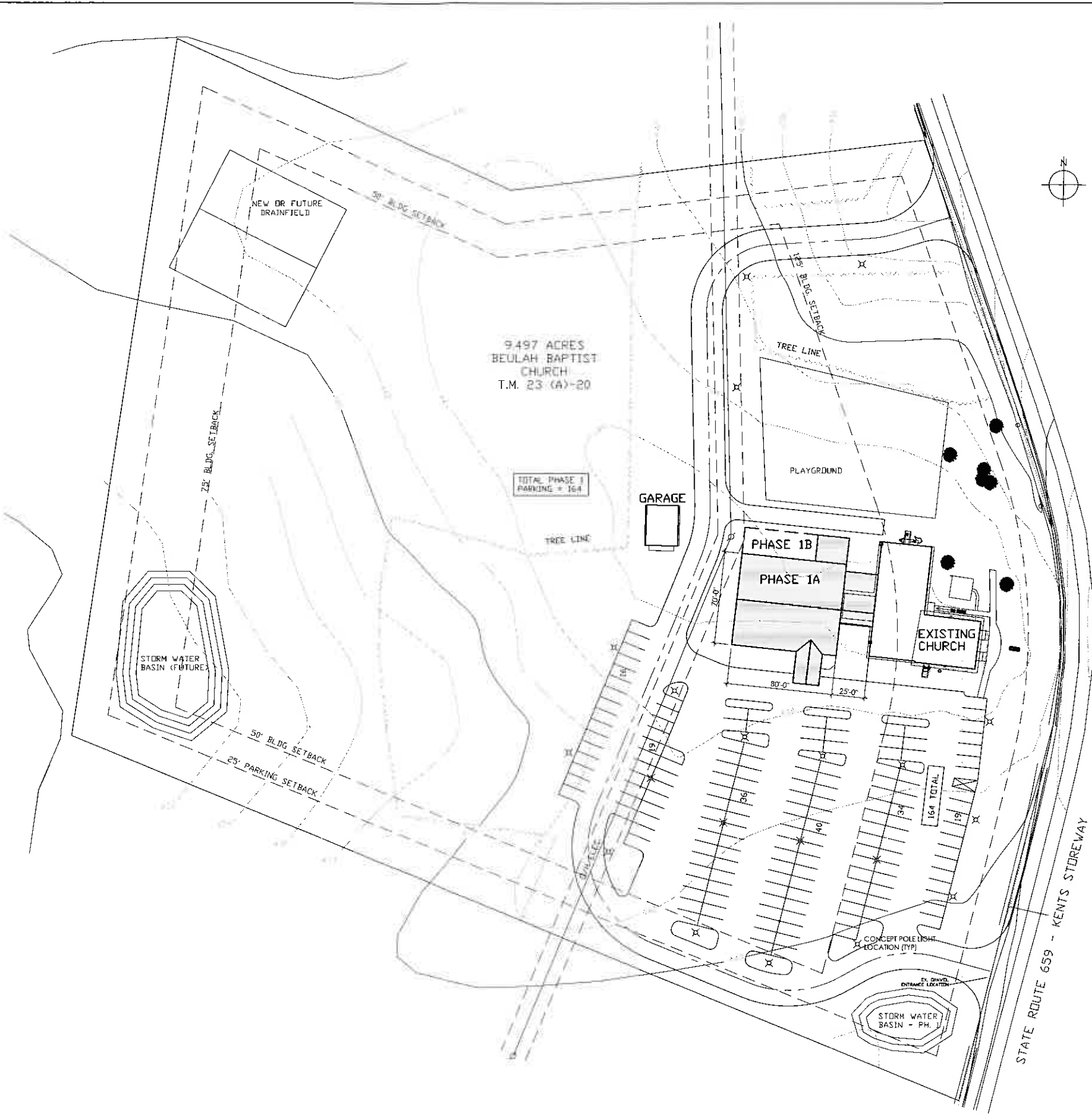
PHASE 1B CLASSROOM ADDITION	1,120 SF
PHASE 1 TOTAL NEW BUILDING	8,295 SF

PHASE 1 TOTAL BUILDING FOOTPRINT	13,202 SF
PHASE 1 TOTAL CONDITIONED SPACE	18,109 SF

PARKING

EXISTING GRAVEL PARKING (UNMARKED)	
NEW PARKING SPACES (400/2.5=160)	164 SPACES SHOWN
ORDINANCE REQUIRED SPACES (400/4)	100 SPACES REQUIRED

PROPOSED SITE UPGRADES:
MODIFY EXISTING ENTRANCES AS REQUIRED BY VDOT
COMPLY WITH STORM WATER MANAGEMENT & SITE LIGHTING REQUIREMENTS TO COMPLY WITH THE ORDINANCE.



PRELIMINARY

SANDERS
ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(540) 927-2990

BEULAH BAPTIST CHURCH
MASTER PLAN
1633 KENTS STORE WAY
KENTS STORE, VIRGINIA 23084

REVISIONS:

DRAWN: DAS
CHECKED:
SCALE: 1"=40'
DATE: 03-25-14
PROJECT #: 1141

OVERALL
SITE PLAN
PHASE I

C-1

PHASE 2 SITE DATA

PHASE 2 CONCEPT

FUTURE (1) STORY, EDUCATION BUILDING (3,200 SF SHOWN)

RE-WORK PHASE 1 PARKING AND PROVIDED OVERFLOW PARKING AREA IF NEEDED.

OUTDOOR PICNIC SHELTER LOCATION SHOWN

BUILDINGS

EXISTING BUILDING LOWER 4,907 SF
EXISTING BUILDING UPPER 4,907 SF
EXISTING BUILDING TOTAL 9,814 SF

PHASE 1A MEETING ROOM 5,600 SF
PHASE 1A TOILET VESTIBULE 995 SF
PHASE 1A KITCHEN 480 SF
PHASE 1A VESTIBULE 100 SF
PHASE 1A TOTAL 7,175 SF

PHASE 1B CLASSROOM ADDITION 1,120 SF
PHASE 1 TOTAL NEW BUILDING 8,295 SF

PHASE 1 TOTAL BUILDING FOOTPRINT 13,202 SF
PHASE 1 TOTAL CONDITIONED SPACE 18,109 SF

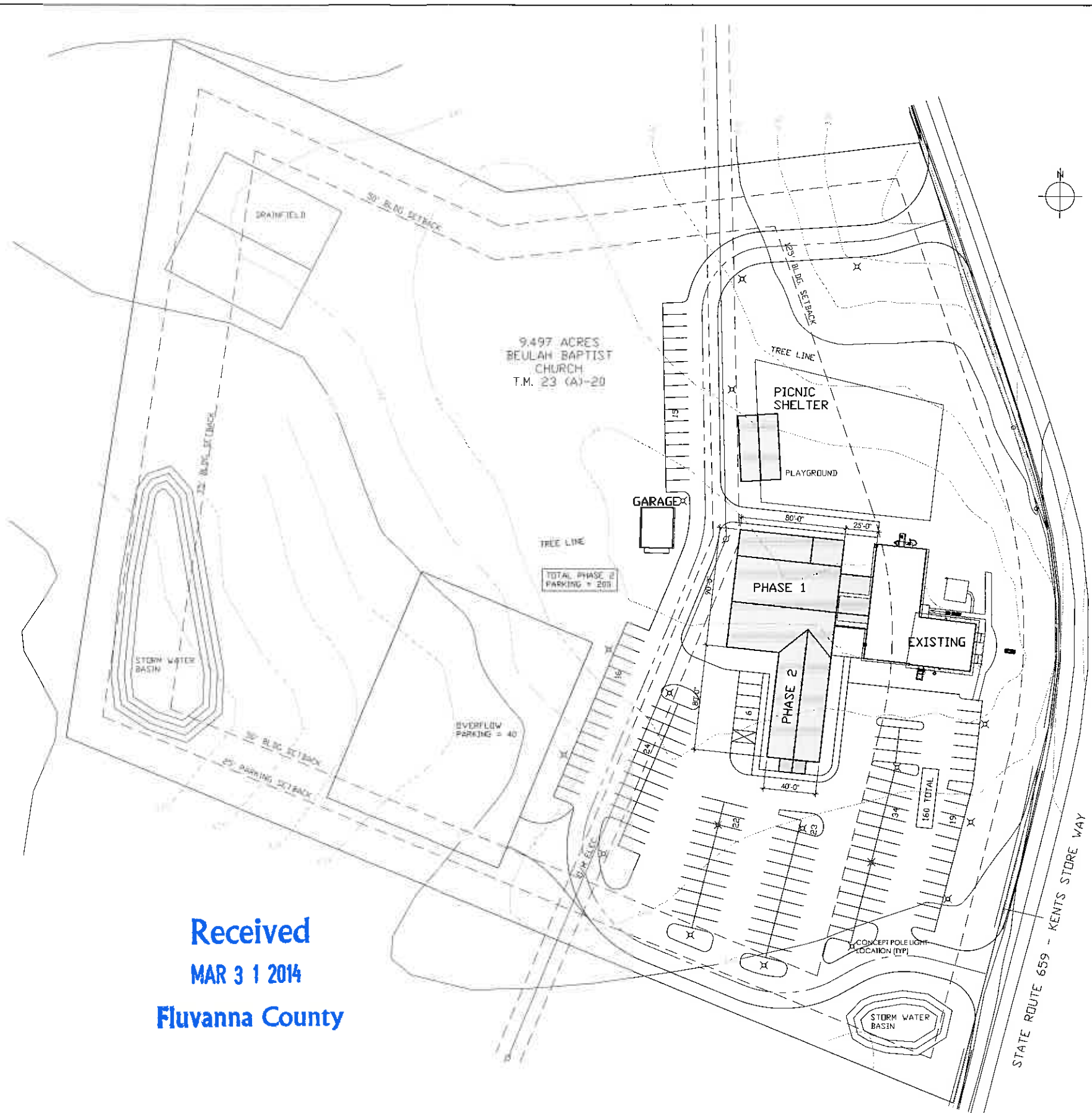
PHASE 2 CLASSROOM ADDITION 3,200 SF
PHASE 2 TOTAL BUILDING FOOTPRINT 16,402 SF
PHASE 2 TOTAL CONDITIONED SPACE 21,309 SF

PARKING

NO COUNTY REQUIRED INCREASE
EX. PARKING SPACES (400/2.5=160) 160 SPACES SHOWN
ORDINANCE REQUIRED SPACES (400/4) 100 SPACES REQUIRED
PROVIDE AREA FOR OVERFLOW PARKING 40 SPACES

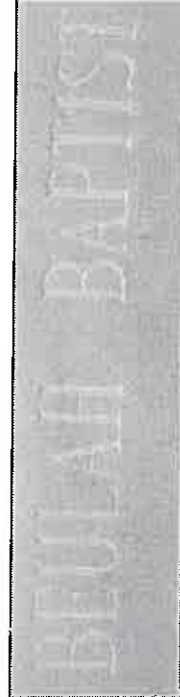
PROPOSED SITE UPGRADES:

PROVIDE WEST STORM WATER BASIN FOR EXPANDED PARKING



Received
MAR 3 1 2014
Fluvanna County

PRELIMINARY



SANDERS
ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(540) 629-2390

BEULAH BAPTIST CHURCH
MASTER PLAN
1633 KENTS STORE WAY
KENTS STORE, VIRGINIA 23084

REVISIONS:

DRAWN: DAS
CHECKED: 1"=40'
SCALE: 03-25-14
DATE: 1141
PROJECT #:

OVERALL
SITE PLAN
PHASE 2

C-2

PRELIMINARY



SANDERS
ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(703)408-2590

BEULAH BAPTIST CHURCH
MASTER PLAN
1633 KENTS STORE WAY
KENTS STORE, VIRGINIA 23084

REVISIONS:

DRAWN: DAS
CHECKED: 1"=40'
SCALE: 03-25-14
DATE: 1141
PROJECT #:

OVERALL
SITE PLAN
PHASE 3

C-3

PHASE 3 SITE DATA

PHASE 3 CONCEPT (MAXIMUM PRACTICAL SITE CAPACITY)
FUTURE (1) STORY, 800 SEAT WORSHIP BUILDING (16,000 SF SHOWN)
EXTEND & RELOCATE PHASE 2 PARKING FOR A MINIMUM OF 320 TOTAL SPACES.

BUILDINGS
EXISTING BUILDING LOWER 4,907 SF
EXISTING BUILDING UPPER 4,907 SF
EXISTING BUILDING TOTAL 9,814 SF

PHASE 1A MEETING ROOM 5,600 SF
PHASE 1A TOILET VESTIBULE 995 SF
PHASE 1A KITCHEN 480 SF
PHASE 1A VESTIBULE 100 SF
PHASE 1A TOTAL 7,175 SF

PHASE 1B CLASSROOM ADDITION 1,120 SF
PHASE 1 TOTAL NEW BUILDING 8,295 SF

PHASE 1 TOTAL BUILDING FOOTPRINT 13,202 SF
PHASE 1 TOTAL CONDITIONED SPACE 18,109 SF

PHASE 2 CLASSROOM ADDITION 3,200 SF
PHASE 2 TOTAL BUILDING FOOTPRINT 16,402 SF
PHASE 2 TOTAL CONDITIONED SPACE 21,309 SF

PHASE 3 SANCTUARY ADDITION 16,000 SF
PHASE 2 TOTAL BUILDING FOOTPRINT 32,402 SF
PHASE 2 TOTAL CONDITIONED SPACE 37,309 SF

PARKING
ORDINANCE REQUIRED SPACES (800/4) 200 SPACES REQUIRED
NEW PARKING SHOWN (800/2.3) 351 SPACES

PROPOSED SITE UPGRADES:
PROVIDE STORM WATER BASIN FOR EXPANDED PARKING & DRAINFIELD EXPANSION





*Beulah Baptist Church
Kents Store, Virginia*

May 16, 2014

County of Fluvanna
Planning Commission
Barry Bibb, Chairman
P.O. Box 540
Palmyra, VA 22963

Delivered via email to Steven Tugwell, Senior Planner

Re: SDP 14:03 Beulah Baptist Church major site plan
Tax Map: 23, Section A, Parcel 20

Dear Sir:

On May 28th the Planning Commission is considering a Major Site Plan Approval for Beulah Baptist Church. Section 22-26-8 A. of the Zoning Ordinance sets the required parking spaces; Section 22-26-8 C. allows the Planning Commission to approve additional parking that exceeds 40% of the required spaces.

The master plan that will be considered shows an increase of 75% to allow for parking that historically is shown to be needed for an active church during its busiest activities. While we are requesting the approval of this additional parking, we may not need the total parking spaces when the final phase is completed.

Thank you in advance for considering this request.

Donald Hackler
Building Committee Chairman
Beulah Baptist Church

Beulah Baptist Church, 1633 Kents Store Way, Kents Store, VA 23084
Phone: (434) 589-2245 E-Mail: office@beulahchurchonline.org
Website: www.beulahchurchonline.org



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

May 1, 2014

Mr. Donald B. Hackler
40 Deer Tail Lane
Louisa, VA 23093

Delivered via email

Re: SDP 14:03 Beulah Baptist Church major site plan
Tax Map: 23, Section A, Parcel 20

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, April 17, 2014. Comments are outlined below:

1. VDOT: In an email to planning staff dated April 29, 2014, Mark Wood with VDOT provided the following revised comments:

Beulah Baptist Church is located on Kents Store Road (Rte. 659) in Fluvanna County. Rte. 659 is classified as a Rural Major Collector and based on VDOT's 2012 traffic data it carries a daily traffic volume of approximately 880 vehicles per day. The section of Rte. 659 from Rte. 250 to Beulah Baptist Church does not have a posted speed limit (Black on White sign), therefore the legal speed limit is 55 mph. During my site visit I documented that an advisory speed limit sign (Black on Yellow sign) is in place on either side of the combination horizontal curve/vertical curve in front of the church. Since the advisory speed limit is suggested or recommended only, the 55 mph speed limit controls the intersection sight distance which is a minimum of 610 ft. at 55 mph for commercial entrances;

I made a site visit on April 16th and neither of the two (2) existing entrances have 610 ft. of sight distance when looking towards the north (towards Rte. 250). I suggest that an engineer or surveyor perform additional field survey work and design work to develop a sight distance improvement plan that maximizes the amount of sight distance that can be obtained by selecting the optimal entrance locations on the church property, relocating the church sign, grading down the road bank in front of the church property and removing/trimming trees as necessary. It appears to me that with sight distance improvements, it would be possible to achieve the minimum stopping sight distance at 55 mph which is 495 ft. A Sight Distance Design Waiver would have to be obtained from VDOT in order to allow a proposed commercial entrance(s) with

the minimum 495 ft. of stopping sight distance instead of the minimum 610 ft. of intersection sight distance;

Based on the existing traffic volumes on Rte. 659 and the additional traffic volumes generated by the proposed Phase 1 expansion of the church, a 200 ft. long right turn taper (0 ft. to 12 ft. wide) would be required at the main church entrance (south end of church property). Both entrances would have to be paved and be at least 24 ft. wide with 25 ft. entrance radii;

Assuming the proposed Phase 2 expansion is providing additional classroom space and the sanctuary seating capacity is not being increased above the Phase 1 levels, the 200 ft. long right turn lane mentioned for Phase 1 will work;

Based on the existing traffic volumes on Rte. 659 and the additional traffic volumes generated by the proposed Phase 3 expansion of the church, a 100 ft. long right turn taper (0 ft. to 12 ft. wide) and a 200 ft. long right turn lane (12 ft. wide) would be required at the main church entrance (south end of church property). Both entrances would have to be paved and be at least 24 ft. wide with 25 ft. entrance radii;

Note, none of the entrance improvement scenarios above takes into consideration the possible future use of the church facilities as school during weekdays;

I have a note to contact Donald Hackler of Beulah Baptist Church to meet on site and discuss the proposed church entrances so I will be scheduling a meeting with him late this week or sometime next week.

2. Central Virginia Electric commented they are "good with everything if they stay with the site plan location that was submitted. The only thing is when this gets to the point that it is going to happen, we will need the load information for the electric service. At that time they can contact the engineering department to set up a work order and we can schedule to meet on site with them".

3. Planning staff noted that:

- The building setback requirement is 125 feet from the Kents Store Way (Route 659) right-of-way;

- The parking requirement is one (1) space per four (4) fixed seats or 75 square feet pf assembly area, whichever is greater. The notes on the plan should reflect this requirement. The location of the current parking does not appear to match the parking that currently exists. Please revise the plan to reflect the current and proposed site conditions with regard to parking. If the proposed number of parking spaces (including overflow parking) exceeds the number of spaces required by the ordinance more than 40%, then the Planning Commission will have to approve it. A letter addressed to the Planning Commission should be submitted to our office to be included with the staff report. Also, all parking and loading facilities shall be marked by bumper blocks;

- Parking lots of five (5) or more vehicles are required to have directional signage;

-Parking lots consisting of five (5) or more spaces are required to be landscaped in accordance with Article 24, Landscaping and Tree Protection. Street trees and parking lot landscaping will be required;

-Handicapped parking spaces shall have a minimum width of eight (8) feet, with an adjacent five- (5) foot access aisle to be provided on one side of the handicapped space.

Handicapped parking spaces shall have a minimum length of 18'.

In any parking lot of more than five (5) spaces, there shall be at least two (2) designated and properly signed as a handicapped space.

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Handicapped parking spaces shall be situated so as to provide direct, unobstructed access to buildings by the shortest practical routing;

-Parking lots consisting of five (5) or more spaces are required to have outdoor lighting which complies with Article 25 of the Zoning Ordinance;

-Building heights may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall each be increased one (1) foot for every foot in height over thirty (30) feet;

-“Phase 1A” does not appear to be identified on the plan;

-A final site development plan is required.

-This site will have to be in compliance with applicable erosion and sediment control requirements.

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

Sincerely,



Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

cc: File

Steven Tugwell

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Tuesday, April 29, 2014 3:49 PM
To: Steven Tugwell
Cc: Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT)
Subject: VDOT Revised Comments for Beulah Baptist Church on Rte. 659 (TMS 23-A-20), Louisa County

Importance: High

Beulah Baptist Church is located on Kents Store Road (Rte. 659) in Fluvanna County. Rte. 659 is classified as a Rural Major Collector and based on VDOT's 2012 traffic data it carries a daily traffic volume of approximately 880 vehicles per day. The section of Rte. 659 from Rte. 250 to Beulah Baptist Church does not have a posted speed limit (Black on White sign), therefore the legal speed limit is 55 mph. During my site visit I documented that an advisory speed limit sign (Black on Yellow sign) is in place on either side of the combination horizontal curve/vertical curve in front of the church. Since the advisory speed limit is suggested or recommended only, the 55 mph speed limit controls the intersection sight distance which is a minimum of 610 ft. at 55 mph for commercial entrances.

I made a site visit on April 16th and neither of the two (2) existing entrances have 610 ft. of sight distance when looking towards the north (towards Rte. 250). I suggest that an engineer or surveyor perform additional field survey work and design work to develop a sight distance improvement plan that maximizes the amount of sight distance that can be obtained by selecting the optimal entrance locations on the church property, relocating the church sign, grading down the road bank in front of the church property and removing/trimming trees as necessary. It appears to me that with sight distance improvements, it would be possible to achieve the minimum stopping sight distance at 55 mph which is 495 ft. A Sight Distance Design Waiver would have to be obtained from VDOT in order to allow a proposed commercial entrance(s) with the minimum 495 ft. of stopping sight distance instead of the minimum 610 ft. of intersection sight distance.

Based on the existing traffic volumes on Rte. 659 and the additional traffic volumes generated by the proposed Phase 1 expansion of the church, a 200 ft. long right turn taper (0 ft. to 12 ft. wide) would be required at the main church entrance (south end of church property). Both entrances would have to be paved and be at least 24 ft. wide with 25 ft. entrance radii.

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Note, none of the entrance improvement scenarios above takes into consideration the possible future use of the church facilities as school during weekdays.

I have a note to contact Donald Hackler of Beulah Baptist Church to meet on site and discuss the proposed church entrances so I will be scheduling a meeting with him late this week or sometime next week.

J. Mark Wood, P.E., L.S.

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Tuesday, May 06, 2014 10:56 AM
To: Steven Tugwell
Subject: RE: April 17 TRC meeting

Steve,

I met with Don Hackler, AOSE who is a member of Beulah Church, to discuss future expansion plans for the church. He stated that the plans are to do the expansion in three phases. Prefers to use the existing drainfield, but design and install necessary components for timed dosing. He has submitted his soil evaluation and area to be used in the future when needed. Sounds reasonable to me and I didn't see any problems with their plans. Would like to see design for timed dosing by time of final.

I have talked with Anish Jantrania several times regarding central water and sewer for what is now being called Poplar Ridge. I have not received any technical data or soil study info at this point, but it's a little early for that, I'm sure. John Harper who Anish referred to doing the soil evaluation is an AOSE, licensed by the state and my previous experience with NW Cascade has been satisfactory. A huge drainfield area will be required, but they say they have more than sufficient area of suitable soil for the project. Will have to be approved by our engineers.

Thanks,
 Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Thursday, April 24, 2014 9:52 AM
To: Miller, Charles (VDH)
Subject: April 17 TRC meeting

Hi Charles,

Did you have any comments to provide for last week's TRC meeting? If so, could you please send them to me?

Thanks!
 Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@co.fluvanna.va.us

 please conserve, do not print this e-mail unless necessary