



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building
September 24, 2014, at 7:00 pm

TAB	AGENDA ITEMS
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1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE
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2 - DIRECTOR'S REPORT

A	Mr. Jason Stewart, Planning and Zoning Administrator
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3 - PUBLIC COMMENTS #1 (3 minutes each)
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4 - APPROVAL OF MINUTES

B	Minutes of August 27, 2014
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5 - PRESENTATIONS

None

6 – SITE DEVELOPMENT PLANS

C	Northland Forest Products, LLC —Approval of a sketch plan to construct a 9,000 square foot steel-frame building with respect to 37.858 acres of Tax Map 5, Section 11, Parcel 8A.
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7 - SUBDIVISIONS

None

8 – PUBLIC HEARINGS

None

9 - UNFINISHED BUSINESS

D	Comprehensive Plan Review Update— A discussion of updates to Chapter 11: <i>Education</i> and Chapter 12: <i>Public Safety</i> ; update on scheduling and location of upcoming Comprehensive Plan public input meetings.
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10 - NEW BUSINESS

None

11 - PUBLIC COMMENTS #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.



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: September 18, 2014
Re: Planning Director's Report

1. Board of Supervisors Actions:

September 2, 2014:

None.

September 17, 2014:

Approved - SUP 14:05 – 52 Eighty Partners, LLC - Construct Telecommunications Tower – A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 18 acres of Tax Map 59, Section A, Parcel 65A. The property is zoned A-1 and is located approximately 0.5 miles southwest of West Bottom Road (Route 655) on the south side of Bremono Road (Route 601). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

Approved - SUP 14:06 – 52 Eighty Partners, LLC - Construct Telecommunications Tower – A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 97.5 acres of Tax Map 53, Section A, Parcel 56. The property is zoned A-1 and is located approximately ½ mile southwest of East River Road (Route 6) on the west side of Bremono Road (Route 656). The property is located in the Fork Union Election District and is within the Rural Preservation Planning Area.

Approved - SUP 14:07 – 52 Eighty Partners, LLC - Construct Telecommunications Tower – A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 16.1 acres of Tax Map 22, Section A, Parcel 90C. The property is zoned A-1 and is located 0.2 miles southwest of Dogwood Drive (Route 631) on the north side of Venable Road (Route 601). The property is located in the Columbia Election District and is within the Rural Preservation Planning Area.

Approved - SUP 14:08 – Lafayette School - A request for a Special Use Permit (SUP) to allow for an educational facility with respect to 1.148 acres of a portion of Tax Map 5, Section 24, Parcel 7. The affected property is located on the north side of Zion Station Drive, approximately 400 feet northeast of Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Approved - ZMP 14:02 – Lafayette School - An ordinance to amend the Fluvanna County Zoning Map with respect to 1.148 acres of Tax Map 5, Section 24, Parcel 7 to rezone the same from I-1, Industrial, Limited to B-1, Business, General. The affected property is located on the north side of Zion Station Drive, approximately 400 feet northeast of Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

2. Board of Zoning Appeals Actions:

No September Meeting.

3. Technical Review Committee:

Pending September 25, 2014:

SDP 14:07 – Tenaska Virginia Partners, LP - A site development plan request to construct a security fence, anti-ram barrier, and a new access road with respect to 365.65 acres of Tax Map 27, Section A, Parcels 45, 46, and 47. The property is zoned A-1, Agricultural, General and is located on the south side of Branch Road (Route 621) approximately 1 ½ miles south west of Ruritan Lake Road (Route 619). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

ZMP 14:03 – I&J Homebuilders, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 30.47 acres of Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G to rezone the same from A-1, Agricultural, General to R-3, Residential, Planned Community. The affected property is located on the south side of Lake Monticello Road (Route 618), approximately 1 ½ miles northwest of its intersection with South Boston Road (Route 600). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

August 2014 Building Permits Log

Roseberry, Scott	Bolling Circle	Add door/deck	Add/Alt	\$ 4,000.00
I&J Builders	Rosewood Drive	New Home	NH	\$ 190,000.00
I&J Builders	Rosewood Drive	Land Disturbing	ES	\$ -
McGuire, Brian	Julie Drive	Finish Bathroom in basemnt	Add/Alt	\$ 6,000.00
Ruhlman, Wayne	Thomas Jefferson P	Storage Building	Asc Bldg.	\$ 5,700.00
Pleasants, Richard	Riverside Drive	Deck	Add/Alt	\$ 2,000.00
Kay, Jennifer	Martin King Road	Kitchen Remodel/ser change	Add/Alt	\$ 8,600.00
Poore, Thomas	Bremo Road	Mini split A/C unit	Add/Alt	\$ 3,600.00
Morris, Patricia & Clifton	Aldridge Lane	Tank/line for generator	Add/Alt	\$ 500.00
Gooch, John	Oliver Creek Road	Ditch to generator	Add/Alt	\$ 500.00
Cavanaugh, Ina	James Madison Hw	New Home	NH	\$ 70,000.00
Barber, Daniel	Inlet Circle	Addition	Add/Alt	\$ 20,000.00
Pleasants, Richard	Riverside Drive	Wire Generator	Add/Alt	\$ 1,300.00
Bremo Excess, LTD	Bremo Road	Addition	Add/Alt	\$ 9,800.00
Steiger, Linda	Ridge Road	Generator	Add/Alt	\$ 5,200.00
McGuire, Martin	The Cross Road	New Home	NH	\$ 180,000.00
McGuire, Martin	The Cross Road	Land Disturbing	ES	\$ -
Sizemore, William	Putt Circle	Replace tub	Add/Alt	\$ 2,000.00
Ley, Carolyn	Thoomas Jefferson H	Service Change	Add/Alt	\$ 500.00
Liberty Homes	Boxwood Lane 17-26-3	New Home	NH	\$ 200,000.00
Liberty Homes	Boxwood Lane 17-26-3	Land Disturbing	ES	\$ -
Liberty Homes	Ironhound Drive 10-24-18	New Home	NH	\$ 200,000.00
Liberty Homes	Ironhound Drive 10-24-18	Land Disturbing	ES	\$ -
Keeney, Linda	Buck Ridge Road	Generator	Add/Alt	\$ 1,300.00
Jones, Mary	Thessalonina Road 51-A-155	Doublewide Mobile Home	DWMH	\$ 85,000.00
Nazar, Andrew & Stacey	Country Creek Way 17-27-45	New Home	NH	\$ 175,000.00
Nazar, Andrew & Stacey	Country Creek Way 17-27-45	Land Disturbing	ES	\$ -
Gooch, John	Oliver Creek Road	Wire Generator	Add/Alt	\$ 1,300.00
Brumback, Richard	Hollands Road	Gasline for grill	Add/Alt	\$ 500.00
Lewis, DeAndrew & Sharon	Mountain Hill Road	Tank/line for fireplace	Add/Alt	\$ 400.00
Gibson, Wendall	Oliver Ridge Lane 4-45-6	New Home	NH	\$ 100,000.00
Gibson, Wendall	Oliver Ridge Lane 4-45-6	Land Disturbing	ES	\$ -
Roadcap Family Lim Partner	Rolling Road South 38-1-2	New Home	NH	\$ 650,000.00
Roadcap Family Lim Partner	Rolling Road South 38-1-2	Land Disturbing	ES	\$ -
Wiebel, Nancy	Fair Oaks Drive	Generator	Add/Alt	\$ 2,200.00
Williams, Rhon	Turkeysag Trail D	Commerical Remodel	Add/Alt	\$ 10,500.00
Henderson, Richard	Justin Drive	Deck	Add/Alt	\$ 2,500.00
Clayton Homes	High Mnt Laurel Ln 50-26-5	Doublewide Mobilel Home	DWMH	\$ 95,530.00
Clayton Homes	High Mnt Laurel Ln 50-26-5	Land Disturbing	ES	\$ -
Fields, Dwayne	Kidds Dairy Road	Addition	Add/Alt	\$ 55,000.00

Thomas, Stuart
 Irving, Bobby
 Wood/J/Henrietta,C
 Living Waters Ministries
 Kidd, Steve
 Tyree, Courtney
 Harlow, William
 Hamilton, Paul
 Ruhlman, John
 Kughn, Chris & Barbara
 Kughn, Chris & Barbara
 I&J Builders
 I&J Builders
 Wiebel, Nancy

Thomas Farm Lane
 Oliver Creek Road
 Kidds Dairy Road
 Long Acre Road
 Rolling Road South
 Thomas Jefferson P
 Broken Island Rd.
 Mechunk Creek Dr.
 Thomas Jeffeson Pk
 Tara Court 18A-1-41
 Tara Court 18A-1-41
 Jordan Store Rd. 22-A-18
 Jordan Store Rd. 22-A-18
 Fair Oaks Drive

Gas Range	Add/Alt	\$	1,000.00
Replce porch floor	Add/Alt	\$	4,800.00
Tent	Other	\$	575.00
Mobile Classroom	Other	\$	2,500.00
Garage	Garage	\$	7,000.00
Tent	Other	\$	2,000.00
Gasline for generator	Add/Alt	\$	500.00
Service Chane (Apt.)	Add/Alt	\$	1,200.00
Gasline/tank for stove	Add/Alt	\$	800.00
New Home	NH	\$	330,000.00
Land Disturbing	ES		
New Home	NH	\$	147,000.00
Land Disturbing	ES	\$	-
Tank/line for range	Add/Alt	\$	400.00



FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
JULY 2014

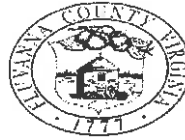
USE	Jul-13	VALUE	YTD 13	VALUE	Jul-14	VALUE	YTD 14	VALUE	Jul/Diff	VALUE	YTD	
											PERMITS	VALUE
New Homes	7	1,531,000	45	8,589,483	5	1,460,500	48	9,499,686	-2	(70,500)	3	910,203
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	8	1,200,000	0	-	6	750,000	0	-	-2	(450,000)
Adds&Alterations	20	283,030	146	1,424,272	18	178,692	157	1,688,408	-2	(104,338)	11	264,136
Garages & Carports	3	125,000	11	316,740	1	18,000	5	376,500	-2	(107,000)	-6	59,760
Accessory Buildings	0	0	5	50,400	2	28,000	7	114,800	2	28,000	2	64,400
Single Wide MH	0	0	1	3,000	1	14,000	3	62,000	1	14,000	2	59,000
Swimming Pools	0	0	2	82,000	1	25,000	3	63,674	1	25,000	1	(18,326)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	1	50,000	0	-	0	-	0	-	-1	(50,000)
Other Buildings	2	229,615	5	497,365	0	-	1	1,538,885	-2	(229,615)	-4	1,041,520
TOTALS	32	2,168,645	224	12,213,260	28	1,724,192	230	14,093,953	-4	(444,453)	6	1,880,693

FEES	Jul-13	PREV TOT	YTD 13	Jul-14	PREV TOT	YTD 14	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 9,082.94	51,530.94	60,613.88	\$ 6,913.17	\$ 64,214.89	\$ 71,128.06	(2,169.77)	10,514.18
Land Disturb Permits	\$ 1,975.00	14,866.25	16,841.25	\$ 2,738.75	\$ 17,860.00	\$ 20,598.75	763.75	3,757.50
Zoning Permits/Proffers	\$ 13,400.00	8,350.00	21,750.00	\$ 1,050.00	\$ 20,750.00	\$ 21,800.00	(12,350.00)	50.00
TOTALS	\$ 24,457.94	74,747.19	99,205.13	\$ 10,701.92	\$ 102,824.89	\$ 113,526.81	\$ (13,756.02)	14,321.68

INSPECTIONS	Jul-13	PREVIOUS	YTD 13	Jul-14	PREVIOUS	YTD 14		
	193	847	1,040	173	848	1,021	-20	-19

Darius S. Lester
Building Official

() represents a negative



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

USE	Aug-13		YTD 13		Aug-14		YTD 14		Aug/Diff	VALUE	YTD PERMITS	VALUE
		VALUE		VALUE		VALUE		VALUE				
New Homes	5	1,042,000	50	9,631,483	12	2,422,530	60	11,922,216	7	1,380,530	10	2,290,733
Duplex	0	0	0	0	0		0	-	0	#VALUE!	0	
Single Family (Attached)	0	0	8	1,200,000	0	-	6	750,000	0	-	-2	(450,000)
Adds&Alterations	26	368,905	172	1,793,177	28	146,975	185	1,835,383	2	(221,930)	13	42,206
Garages & Carports	0	0	11	316,740	1	7,000	6	383,500	1	7,000	-5	66,760
Accessory Buildings	2	92,000	7	142,400	1	5,700	8	120,500	-1	(86,300)	1	(21,900)
Single Wide MH	0	0	1	3,000	0	-	3	62,000	0	-	2	59,000
Swimming Pools	3	39,600	5	121,600	0	-	3	63,674	-3	(39,600)	-2	(57,926)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	1	50,000	0	-	0	-	0	-	-1	(50,000)
Other Buildings	3	56,540	8	553,905	2	4,500	3	1,543,385	-1	(52,040)	-5	989,480
TOTALS	39	1,599,045	263	13,812,305	44	2,586,705	274	16,680,658	5	#VALUE!	11	2,868,353

FEES	Aug-13	PREV TOT	YTD 13	Aug-14	PREV TOT	YTD 14	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 7,465.04	60,613.88	68,078.92	\$ 12,848.01	\$ 71,128.06	\$ 83,976.07	5,382.97	15,897.15
Land Disturb Permits	\$ 1,900.00	16,841.25	18,741.25	\$ 2,850.00	\$ 20,598.75	\$ 23,448.75	950.00	4,707.50
Zoning Permits/Proffers	\$ 1,150.00	21,750.00	22,900.00	\$ 19,900.00	\$ 21,800.00	\$ 41,700.00	18,750.00	18,800.00
TOTALS	\$ 10,515.04	99,205.13	109,720.17	\$ 35,598.01	\$ 113,526.81	\$ 149,124.82	\$ 25,082.97	39,404.65

INSPECTIONS	Aug-13	PREVIOUS	YTD 13	Aug-14	PREVIOUS	YTD 14		
	155	1,040	1,195	148	1,021	1,169	-7	-26

Darius S. Lester

Darius S. Lester
Building Official

() represents a negative

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

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

Chairman Bibb called the meeting was called to order at 7:00p.m., after which the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT

1. Board of Supervisors Actions:

August 6, 2014:

Approved - 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.

Approved - 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.

No second August Board of Supervisors meeting.

2. Board of Zoning Appeals Actions:

No August Meeting.

3. Technical Review Committee:

SDP 14:05 – Northland Forest Products - A site development plan request to construct a 9,000 square foot steel-frame building with respect to 37.858 acres of Tax Map 5, Section 11, Parcel 8A. The property is zoned I-1, Industrial, Limited and is located at the terminus of Route 795 (Zion Park Road) approximately 0.28 miles south west of Route 250 (Three

Notch Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

PUBLIC COMMENTS #1

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

With no one wishing to speak, Chairman Bibb closed the first public comment section.

APPROVAL OF MINUTES

MOTION: Mrs. Eager moved to approve the minutes of the June 23, 2014 Planning Commission meeting as presented, which Mr. Zimmer seconded. The motion carried with a vote of 5-0-0. **AYES:** Bibb, Eager, Gaines, Johnson, Zimmer. **NAYS:** None. **ABSTAIN:** None.

SITE DEVELOPMENT PLANS:

➤ None.

PUBLIC HEARINGS:

ZMP 14-02: Lafayette School & SUP 14-08: Lafayette School: An ordinance to amend the Fluvanna County Zoning Map with respect to 1.148 acres of Tax Map 5, Section 24, Parcel 7 to rezone the same from I-1, Industrial, Limited to B-1, Business, General. And, a request for a Special Use Permit (SUP) to allow for an educational facility with respect to 1.148 acres of a portion of Tax Map 5, Section 24, Parcel 7. The affected property is located on the north side of Zion Station Drive, approximately 400 feet northeast of Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area. The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Senior Planner, Steve Tugwell, presented the request to amend the Fluvanna County Zoning Map. The affected property is located on the north side of Zion Station Drive, approximately 400 feet northeast of Route 250 (Richmond Road.) Chairman Bibb invited the applicant to speak on before of the request.

Mrs. Barrett Stump, co-director of the Lafayette School, thanked the Commission and briefly noted the history and mission of the Lafayette School.

Chairman Bibb opened the Public Hearing to public comments and concerns.

Janet Halo, 95 Zion Station Court, Troy, VA, voiced concerned about the safety of the students and anyone who might be coming to the school, with regards to the traffic on Rte. 250.

Chairman Bibb noted that VDOT has indicated that sight-distance is adequate the property.

Mr. Payne asked Mr. Tugwell to clarify the operating times of the school; the staff report states 4:00pm. Mrs. Barrett mentioned that teachers are sometimes there until 4:30p.m. Mrs. Barrett further clarified that the school operating times would in fact be 8:00a.m.-4:00p.m.

Chairman Bibb opened the floor to discussion among Planning Commissioners. Chairman Bibb noted that there were some concerns from the Fire Department regarding proximity to a propane filling facility and existing or proposed emergency evacuation plan. Ms. Eager reported speaking to Mr. Finch, representative from Tiger Fuel, owner of the propane filling facility, and was assured that all required safety precautions are in place at the facility.

Ms. Eager also suggested that an operating day of 8a.m.-5p.m would be better.

Mrs. Barrett detailed for the Commission the School Emergency Evacuation Plan and required emergency drills.

MOTION:

Ms. Eager moved that the Planning Commission recommend **approval** of the attached ordinance for ZMP 14:02, a request to amend the Fluvanna County Zoning Map with respect to 1.148 acres of Tax Map 5, Section 24, Parcel 7, to rezone the same from I-1, Industrial, Limited, to B-1, Business, General; *and that*,

that the Planning Commission recommend **approval** of SUP 14:08, a request to allow for an educational facility with respect to 1.148 acres of Tax Map 5, Section 24, Parcel 7, subject to the eight (8) conditions listed in the staff report.

Mr. Gaines seconded. Motion carries, 5-0-0. AYES: Bibb, Eager, Gaines, Johnson, Zimmer. NAYS: NONE. ABSTAIN: NONE.

The Conditions (if approved) will be:

1. The site must meet the requirements set forth by the Virginia Department of Health.
2. The site must meet all Virginia Department of Transportation requirements.
3. 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.
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. The maximum number of students enrolled at this facility during the academic school year shall be twenty-four (24).
6. The regular school hours of operation shall be 8:30 a.m. for students, and 8 a.m. to 5:00 p.m. for staff, Monday through Friday.
7. The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
8. 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.

SUP 14-05 52-Eighty Partners, LLC—Construct Telecommunications Tower--A request for a Special Use Permit (SUP) to allow for a 199-foot wireless telecommunications tower with respect to 18.3 acres of Tax Map 59, Section A, Parcel 65A. The affected property is located approximately 0.5 miles southwest of West Bottom Road (Route 655) on the south side of Bremono Road (Route 601).

Mr. Tugwell presented the request for a Special Use Permit for a new telecommunications tower. Chairman Bibb invited the applicant to speak on behalf of the request.

Mr. Dale Finocchi, representative for 52 Eighty Partners, LLC, spoke regarding all three of the special use permit requests being heard tonight, for new telecommunications towers, detailing the history and vision for expansion of telecommunication and broadband accessibility in rural areas. Mr. Finocchi also addressed and asked for clarification on the stated conditions.

Mr. Stewart asked the applicant to speak to what other localities may require as a normal order of business for a request such as this.

Chairman Bibb asked for clarification on the space that will be leased and fenced on each of the affected properties and the landscaping that might be done on each site.

Mr. Finocchi noted that in each of the leases with landowners, there is a condition to provide an easement if the area that is required to be screened expands beyond the lease space.

Chairman Bibb noted that in the compound area, there is a tower that is not located in the center of the property.

Mr. Finocchi stated that the placement of the tower in the offset position is intentional in order to limit land disturbance and minimization of construction cost.

Ms. Eager asked if the County would be allowed to collocate on these towers free of charge. Mr. Finocchi noted that fees/charges would be dependent on the contract that is negotiated with the County at the time of need.

Chairman Bibb asked CityScape consultant, Susan Rabold, to bring questions and comments forward.

Ms. Rabold, congratulated the applicant on the thoroughness of his presentation.

Chairman Bibb opened the Public Hearing for the request.

With no one wishing to speak, Chairman Bibb started the discussion with the Commissioners, noting that he thinks more cell towers are needed in Fluvanna County.

Chairman Bibb called for a motion.

MOTION:

Ms. Eager moved, with changes suggested by Mr. Payne, that the Planning Commission recommend **approval** of SUP 14:05, a special use permit request to allow the construction of a 199-foot monopole telecommunications tower with respect to 18.3 acres of Tax Map 59, Section A, Parcel 65A subject to the nineteen(19) conditions listed in the staff report. **Mr. Johnson seconded**. The motion carries 5-0. AYES: Bibb, Eager, Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: None.

If approved, staff recommends that the following conditions be imposed:

1. The owner shall provide the correct address and T-Mobile shall confirm compliance; and
2. The owner shall provide new and correctly formulated Breakpoint Technology documentation; and,
3. The owner shall submit corrected ground compound drawings; and,
4. The owner shall clarify no lightening rod will be installed; and
5. The owner shall submit satisfactory National Environmental; Policy Act (NEPA) and State Historic Preservation Office (SHPO) documentations; and,
6. The tower, including antennae, will not be higher than 199 feet and will not be lit;
7. The tower shall be in the same location as shown in the application;
8. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
9. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
10. The ground compound shall be so designed as to allow for expansion sufficient to accommodate up to six different wireless service providers' ground mounted electronic equipment.
11. The tower shall be available for co-location by other telecommunications companies, with Fluvanna County having the right of first refusal prior to the approval of each proposed co-location;
12. The Applicant shall obtain all necessary County permits prior to any work on the site;
13. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
14. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation;
15. All feed lines shall be installed within the shell of the monopole and no lines will be exposed except at the antennas;
16. If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;

17. Violation of any condition of this permit shall be grounds for revocation of this permit;
18. The Board of Supervisors, or their representatives, has the right to inspect the property for compliance with these conditions at any time;
19. The facility shall be constructed and receive final inspection from the Fluvanna County Department of Building Inspections within eighteen (18) months of the date of approval of the special use permit.

SUP 14-06: 52-Eighty Partners, LLC—Construct Telecommunications Tower—A request for a Special Use Permit (SUP) to allow for a 199-foot wireless telecommunications tower with respect to 97.5 acres of Tax Map 53, Section A, Parcel 56. The affected property is located approximately ½ mile southwest of East River Road (Route 6) on the west side of Bremono Road (Route 656).

Mr. Tugwell presented the request for a Special Use Permit for a new telecommunications tower. Chairman Bibb invited the applicant to speak.

Mr. Finocchi gave information specific to this site.

Chairman Bibb invited additional comments and questions from the Commission.

Mr. O'Brien asked the CityScape consultant to clarify a few comments made in the Staff Report. Ms. Rabold, deferred to CityScape engineer Rick Edwards.

Chairman Bibb called for a motion.

MOTION:

Mr. Gaines moved that the Planning Commission recommend **approval** of SUP 14:06, a special use permit request to allow the construction of a 199-foot monopole telecommunications tower with respect to 97.5 acres of Tax Map 53, Section A, Parcel 56 subject to the eighteen (18) conditions listed above. **Mr. Zimmer seconded** the motion which was approved 5-0-0. AYES: Bibb, Eager, Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: None.

If approved, staff recommends that the following conditions:

1. The owner shall certify the street address listed in their FCC compliance letter, figure 9, as 7791 Bremono Road is actually 7605 Bremono Road; and,
2. The owner shall submit corrected ground compound drawings; and,
3. The owner shall clarify no lightning rod will be installed; and,
4. The owner shall submit satisfactory National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) documentation; and,
5. The tower, including antennae, will not be higher than 199 feet and will not be lit;
6. The tower shall be in the same location as shown in the application;
7. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
8. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
9. The ground compound shall be so designed as to allow for expansion sufficient to accommodate up to six different wireless service providers' ground mounted electronic equipment;
10. The tower shall be available for co-location by other telecommunications companies, with Fluvanna County having the right of first refusal prior to the approval of each proposed co-location;
11. The Applicant shall obtain all necessary County permits prior to any work on the site;
12. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
13. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation;
14. All feed lines shall be installed within the shell of the monopole and no lines will be exposed except at the antennas;

15. If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
16. Violation of any condition of this permit shall be grounds for revocation of this permit;
17. The Board of Supervisors, or their representatives, has the right to inspect the property for compliance with these conditions at any time;
18. The facility shall be constructed and receive final inspection from the Fluvanna County Department of Building Inspections within eighteen (18) months of the date of approval of the special use permit.

SUP 14-07: 52 Eighty Partners, LLC—Construct Telecommunications Tower—A request for a Special Use Permit (SUP) to allow for a 199-foot wireless telecommunications tower with respect to 16.1 acres of Tax Map 22, Section A, Parcel 90C. The affected property is located 0.2 miles southwest of Dogwood Drive (Route 631) on the north side of Venable Road (Route 601).

Mr. Jay Lindsey, Planner, presented the request for a Special Use Permit for a new telecommunications tower.

Chairman Bibb invited the applicant to speak on behalf of the request.

Mr. Dale Finocchi provided information regarding the site.

Chairman Bibb asked which site will be owned by 52 Eighty Partners, LLC.

Mr. Finocchi stated that it is the land on which SUP 14-05, on Venable Rd, Kents Store.

Chairman Bibb invited the consultant to speak. Ms. Rabold declined.

Edward Whalen, 2834 Venable Rd, lives right across the road from the proposed tower site, in favor of the site.

Chairman Bibb closed the Public Hearing and opened discussion.

MOTION:

Mr. Zimmer moved that the Planning Commission recommend **approval** of SUP 14:07, a special use permit request to allow the construction of a 199-foot monopole telecommunications tower with respect to 16.1 acres of Tax Map 22, Section A, Parcel 90C (if approved) subject to the amended eighteen (18) conditions listed above. Mr. Gaines seconded; the motion carried 5-0-0. AYES: Bibb, Eager, Gaines, Johnson, Zimmer. NAYS: None. ABSTAIN: None.

If approved, staff recommends that the following conditions:

1. The owner shall provide the correct street address and T-Mobile shall confirm the proposed site is acceptable; and,
2. The owner shall submit corrected ground compound drawings; and,
3. The owner shall clarify no lightening rod will be installed; and,
4. The owner shall submit satisfactory National Environmental Policy Act (NRPA) and State Historic Preservation Office (SHPO) documentation; and,
5. The tower, including antennae, will not be higher than 199 feet and will not be lit;
6. The tower shall be in the same location as shown in the application;
7. The Applicant confirms the new support structure will be capable of supporting a total of six (6) antenna arrays, in compliance with EIA/TIA 222-G;
8. The proposed new tower shall accommodate no less than six (6) different wireless services providers' antenna arrays, all of the same general design;
9. The ground compound shall be so designed as to allow for expansion sufficient to accommodate up to six different wireless service providers' ground mounted electronic equipment;

10. The tower shall be available for co-location by other telecommunications companies, with Fluvanna County having the right of first refusal prior to the approval of each proposed co-location;
11. The Applicant shall obtain all necessary County permits prior to any work on the site;
12. All access ports shall be sufficiently sealed to prevent infiltration or habitation by any type of wildlife; and
13. The facility shall be protected from access from unauthorized personnel both during construction and during all periods of operation;
14. All feed lines shall be installed within the shell of the monopole and no lines will be exposed except at the antennas;
15. If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
16. Violation of any condition of this permit shall be grounds for revocation of this permit;
17. The Board of Supervisors, or their representatives, has the right to inspect the property for compliance with these conditions at any time;
18. The facility shall be constructed and receive final inspection from the Fluvanna County Department of Building Inspections within eighteen (18) months of the date of approval of the special use permit.

PRESENTATIONS:

- None.

SUBDIVISIONS:

- None.

UNFINISHED BUSINESS:

- Mr. Jay Lindsey presented an update on revisions to the Comprehensive Plan.

NEW BUSINESS:

- *None.*

PUBLIC COMMENTS #2

There being no one present to speak, Chairman Bibb passed over the second round of public comments in favor of adjourning.

ADJOURN

There being no further business, Mr. Bibb adjourned the Planning Commission meeting of August 27, 2014 at 8:39.

Minutes recorded by Kelly Belanger Harris.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



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 14:05
Tax Map: Tax Map 5, Section 11, Parcel 8A

From: Steve Tugwell
District: Columbia
Date: September 24, 2014

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, September 24, 2014 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Northland Forest Products

Applicant/Representative: David Gilliam

Requested Action: Approval of a sketch plan to construct a 9,000 square foot steel-frame building with respect to 37.858 acres of Tax Map 5, Section 11, Parcel 8A. (Attachment A)

Location: The subject property is located at the terminus of Route 795 (Zion Park Road) approximately 0.28 miles south west of Route 250 (Three Notch Road) (Attachment B)

Existing Zoning: I-1, Industrial, Limited

Existing Land Use: Lumber pre-dryer

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

Comprehensive Plan: Zion Crossroads Community Planning Area

Zoning History: A rezoning (ZMP 84:01), from A-1 to I-1 was approved for this property on April 18, 1984; a site development plan (SDP 97:05) was approved for this site on January 26, 1998.

Analysis:

The applicant is requesting sketch plan approval of a site development plan of I-1 property, approximately 37.858 acres in size. According to the submitted plan, the applicant is proposing to construct a 9,000 square foot steel-frame building to serve as a pre-dryer for their wood forest products. There are currently several other buildings on this property, and the Erosion and Sediment Control Inspector has commented that the drainage pond will need to be rehabilitated, and capable of facilitating the additional stormwater flow. Pursuant to Sec. 22-1-8 of the zoning ordinance, impervious surface may cover up to eighty (80%) of the area of the lot. This parcel is more than thirty-seven (37) acres, therefore this site would be well under 80% coverage, even with the additional 9,000 square foot building. An adjacent parcel is zoned A-1, which requires the proposed building to be setback a minimum of fifty (50) feet from the property line. According to the sketch plan, this requirement has been met.

(Attachment C)

Parking/Roads

The site is currently accessed from the terminus of Route 795 (Zion Park Road), which intersects with Route 250 (Three Notch Road) approximately 1,500 feet to the northeast. VDOT has stated the cul-de-sac entrance at the end of Zion Park Road is adequate to provide access to the existing structures, as well as the proposed 9,000 square foot building. No additional passenger-car parking areas are required or proposed.

Landscaping/Screening

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

Signage & Outdoor Lighting

Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Approximate locations of outdoor lighting are shown on the sketch plan, and a lighting plan will be required as part of the final site plan approval. This plan must show that any proposed outdoor lighting is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

The Erosion and Sediment Control Inspector has stated that they pond will need to be rehabilitated, that a review of the site plan Louisa County has is necessary, the water basin needs to be capable of handling the flow, and that he would need to speak with the Building Inspector.

Septic and Water Usage

This site is served by an on-site well and septic system. The Health Dept. stated they have no comments since the number of employees isn't increasing;

Technical Review Committee: August 14, 2014

VDOT stated the existing commercial entrance at the end of the Route 795 cul-de-sac is adequate to provide access to the existing structures and the proposed 9,000 sq. ft. steel frame building;

Central Virginia Electric Cooperation has no issued with the application;

Planning staff- note the percentage of impervious surface on the site, suggested combining the parcels into one (1) parcel, a final site development plan is required;

The Fire Chief asked if any propane tanks would be stored onsite;

Health Dept. stated they have no comments since the number of employees isn't increasing;

The Erosion and Sediment Control Inspector stated that they pond will need to be rehabilitated, that a review of the site plan Louisa County has is necessary, the water basin needs to be capable of handling the flow, and that he would need to speak with the Building Inspector.

(Attachment D)

Conclusion:

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

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Meeting all applicable building codes, and erosion and sedimentation control requirements;
3. Meeting all VDOT requirements.

Suggested Motion:

I move to approve SDP 14:05, a sketch site plan to construct a 9,000 square foot steel-frame building with respect to 37.858 acres of Tax Map 5, Section 11, Parcel 8A, subject to the three (3) conditions listed in the staff report.

Attachments:

A – Application

B – Aerial Vicinity Map

C – Sketch Site Plan

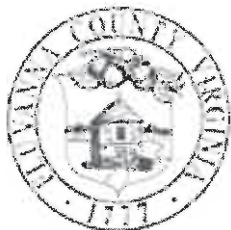
D - TRC Comment Letter, and emails from VDOT & Health Dept., and the applicant

Copy:

Owner: Northland Forest Products, 220 Zion Park Road, Troy, VA 22974

Applicant/Representative: David Gilliam, Dave Gilliam <daveg@northlandforest.com

File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Received

JUL 31 2014

Planning Dept.

Owner of Record: NORTHLAND FOREST PRODUCTS Applicant of Record: NORTHLAND FOREST PRODUCTS

E911 Address: 220 ZION PARK RD TROY, VA E911 Address: 220 ZION PARK RD TROY, VA

Phone: (434) 589-8213 Fax: (434) 589-3852 Phone: (434) 589-8213 Fax: (434) 589-3852

Email: daveg@northlandforest.com Email: daveg@northlandforest.com

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

E911 Address: _____

Phone: _____ Fax: _____ Is property in Agricultural Forestal District? No Yes

Email: _____ If Yes, what district: _____

Tax Map and Parcel(s): TM 5-11-8A Deed Book Reference: DB 185-732

Acreage: 37.858 Zoning: I-1 Deed Restrictions? No Yes (Attach copy)

Location: 500' SW OF THE END OF ROUTE 795 - ZION PARK RD

Description of Property: OPEN LAND, GENTLY CROWNED

Proposed Structure: STEEL FRAME BUILDING, ALUMINUM SIDING, LUMBER PRE DRYER

Dimensions of Building: 70' X 125' + 10' X 25' Lighting Standards on Site: No Yes

of Employees: 30 EXISTING - WILL NOT REQUIRE ADDITIONAL # of Parking Spaces: 30 EXISTING - NO ADDITIONAL PARKING REQUIRED

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.

DAVID GILLIAM
Applicant Name (Please Print)

David Gilliam 7-30-14
Applicant Signature and Date

OFFICE USE ONLY

Date Received: 7-31-14 Fee Paid: \$1100 ch# 999 Application #: SDP 14 : 05

Election District: Columbia Planning Area: Zion CPA 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: 1:9027.977411

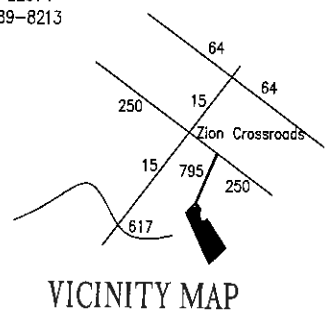
Date: 09/18/2014

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).

Owner/Developer
 Northland Forest Products, INC
 220 Zion Park Road
 Troy, VA 22974
 (434)-589-8213

NOTES:
 1. The contour lines are from USGS topographic maps.
 2. There is no new exterior lighting.



TM 5-11-78(Fluanna)
 NORTHLAND FOREST PRODUCTS, INC.
 DB 155-484
 DB 155-486 PLAT
 Zoned I-1

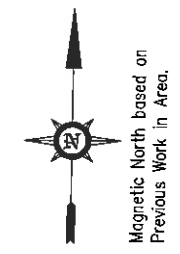
Possible Overlap with plats
 Shown on a site plan by
 Lani's Land Surveys dated 7-14-04 as:
 TM 5-11-78C
 Northland Forest Products, INC
 DB 166-353
 Zoned I-1

TM 5-83
 Barry & Ruth Parrish
 DB 658-521
 Zoned A-1

TM 5-11-84
 NORTHLAND FOREST PRODUCTS, INC.
 DB 185-732
 DB 185-734 PLAT
 ZONED I-1
 Area=37.858 Ac.

TM 31-1-70(Louis)
 D. David & Sons LLC
 DB 1124-279
 Zoned IND.

TM 51-1-7(Louise)
 Wayne Poore
 DB 230-496
 Zoned IND.



Received
 JUL 31 2014
 Planning Dept.

STANLEY LAND SURVEYS, P.L.C.
 LAND SURVEYING-LAND PLANNING
 108 CREFFTON PLAZA
 SUITE 8
 PALMYRA, VA 22969-0154 FAX: (434) 589-4387
 E-MAIL: TMS@STANLEYLANDSURVEYS.COM



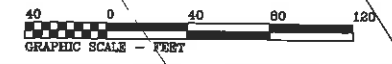
Revisions:

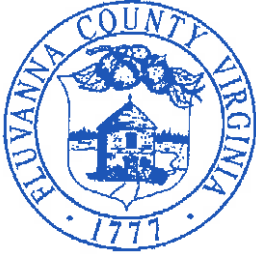
NO.	DESCRIPTION	DATE

Project Title:
**MAJOR SITE PLAN
 FOR NORTHLAND FOREST PRODUCTS, INC.
 PALMYRA DISTRICT, FLUVANNA COUNTY**

Project No.: 05(1)18A-SF-MAJOR-010
 Drawing Title:
SKETCH PLAN
 Drawing Scale: 1"=40'
 Date: 7-30-14
 Drawn By: TS
 Checked By: PJS
 Project No.: 0000

Sheet No:
1 OF 1





COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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August 15, 2014

Northland Forest Products, Mr. David Gilliam
220 Zion Park Road
Troy, VA 22974

Delivered via email

Re: SDP 14:05 Northland Forest Products major site plan

Tax Map: 5, Section 11, Parcel 8A

Dear Mr. Gilliam:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 14, 2014.

1. VDOT: – The existing commercial entrance at the end of the Route 795 cul-de-sac is adequate to provide access to the existing structures and the proposed 9,000 sq. ft. steel frame building;
2. Central Virginia Electric Cooperation has no issued with the application;
3. Planning staff- note the percentage of impervious surface on the site, suggested combining the parcels into one (1) parcel, a final site development plan is required;
4. The Fire Chief asked if any propane tanks would be stored onsite;
5. Health Dept. stated they have no comments since the number of employees isn't increasing;
6. The Erosion and Sediment Control Inspector stated that they pond will need to be rehabilitated, that a review of the site plan Louisa County has is necessary, the water basin needs to be capable of handling the flow, and that he would need to speak with the Building Inspector.

Please provide any revised sketch plans and email a PDF version of the plan to stugwell@fluvannacounty.org along with any other materials or documentation that is to be included in the Planning Commission packet by **Friday, August 29, 2014**. Submitting revisions by this deadline will place your request on the **September 24, 2014** Planning Commission agenda.

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: Stanley Land Surveys
File

Steven Tugwell

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Monday, August 11, 2014 4:25 PM
To: Steven Tugwell
Cc: Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT); Jason Stewart
Subject: August 14, 2014 TRC Meeting RE: SDP 14:05 Northland Forest Products Major Site Development Plan Tax Map 5-11-8A, Fluvanna County

Importance: High

Steve,

I will not be able to attend the August 14, 2014 TRC Meeting as it conflicts with a previous commitment.

I made a site visit to Northland Forest Products, Inc. this afternoon and reviewed the access to the business off the cul de sac at the end of Route 795 (Zion Park Road). The existing commercial entrance at the end of the Route 795 cul de sac is adequate to provide access to the existing structures and the proposed 9,000 sq. ft. steel frame building.

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

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Tuesday, August 12, 2014 10:51 AM
To: Steven Tugwell
Subject: RE: August 14th, 2014 TRC agenda

Steve,

I will not be able to attend the TRC meeting as I have a staff meeting, as usual. I have no comments since they are not adding employees.

Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Wednesday, August 06, 2014 10:23 AM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Donald Gaines; Ed Zimmer; fuac@embarqmail.com; Rice, Gary (VDH); Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Wood, Mark, P.E., L.S (VDOT); Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; solson@forcvec.com; Tony O'Brien; Wayne Stephens
Cc: Kelly Harris
Subject: August 14th, 2014 TRC agenda
Importance: High

Dear TRC members,

Attached is our agenda for this month's meeting.

Please reply to let me know you received this. If you don't have any comments, please indicate "no comments". Otherwise I'll see you at the meeting.

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

Steven Tugwell

From: Dave Gilliam <daveg@northlandforest.com>
Sent: Tuesday, August 19, 2014 2:40 PM
To: Steven Tugwell
Cc: Matt Gilchrist; Fred Doane; Mike Passerell
Subject: RE: TRC comment letter

As it stands now, do we need to change anything on the Site Plan and do you need any additional information? I haven't heard from Roger Black yet, but we do plan to comply with any requirements that he has.

David

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Friday, August 15, 2014 9:17 AM
To: Dave Gilliam
Cc: Tim Stanley
Subject: TRC comment letter

Let me know if you have any questions.

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