



## FLUVANNA COUNTY PLANNING COMMISSION

### REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

October 22, 2014, at 7:00 pm

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TAB	AGENDA ITEMS
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<b>1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE</b>
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<b>2 - DIRECTOR'S REPORT</b>
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A Director's Report
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<b>3 - PUBLIC COMMENTS #1</b> (3 minutes each)
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<b>4 - APPROVAL OF MINUTES</b>
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B Minutes of September 24, 2014
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<b>5 - PRESENTATIONS</b>
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None.
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<b>6 – SITE DEVELOPMENT PLANS</b>
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C <b><u>SDP 14:07 – Tenaska Virginia Partners, LP</u></b> - 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 761) 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.
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<b>7 - SUBDIVISIONS</b>
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None.
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<b>8 – PUBLIC HEARINGS</b>
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D <b><u>ZMP 14:03 – I&amp;J Homebuilders, LLC</u></b> - 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.
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<b>9 - UNFINISHED BUSINESS</b>
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Comprehensive Plan Review and Discussion
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<b>10 - NEW BUSINESS</b>
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None.
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<b>11 - PUBLIC COMMENTS #2</b> (3 minutes each)
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<b>12 - ADJOURN</b>
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## **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.

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## **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.

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## **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.



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

To: Fluvanna County Planning Commission  
From: Jason Stewart, AICP  
Date: October 16, 2014  
Re: Planning Director's Report

1. Board of Supervisors Actions:

October 1, 2014:

None.

October 15, 2014:

None.

2. Board of Zoning Appeals Actions:

**Approved 5-0 BZA 14:01 - V. B. Real Estate:** A request for a variance to Fluvanna County Code Section 22-11-5. (b) to allow for the reduction of the minimum parking setback required from 25 feet to 18 feet with respect to 6.381 acres of Tax Map 5, Section 20, Parcel 4. The affected property is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is zoned I-1, Industrial, Limited, and is within the Zion Crossroads Community Planning Area.

3. Technical Review Committee:

October 9, 2014:

**SUB 14:20 – Fluvanna County Habitat for Humanity - Rural Cluster Subdivision** – An A-1 major rural cluster subdivision request with respect to 64.154 acres of Tax Map 18, Section A, Parcel 46. The applicant is proposing 27 building lots with one open space lot. The affected property is located at the southeast side of South Boston Road (Route 600), approximately .85 miles northeast of its intersection with Thomas Jefferson Parkway (Route 53). The property is in the Palmyra Election District and within the Rivanna Community Planning Area.



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

USE	Sep-13	VALUE	YTD 13	VALUE	Sep-14	VALUE	YTD 14	VALUE	Sep/Diff	VALUE	YTD	VALUE
											PERMITS	
New Homes	9	1,548,000	59	11,179,483	6	1,012,902	66	12,935,118	-3	(535,098)	7	1,755,635
Duplex	0	0	0	0	0		0	-	0	#VALUE!	0	-
Single Family (Attached)	4	600,000	12	1,800,000	0	-	6	750,000	-4	(600,000)	-6	(1,050,000)
Adds&Alterations	33	1,098,051	205	2,891,228	31	286,957	216	2,122,340	-2	(811,094)	11	(768,888)
Garages & Carports	3	132,000	14	448,740	0	-	6	383,500	-3	(132,000)	-8	(65,240)
Accessory Buildings	5	72,980	12	215,380	1	2,300	9	122,800	-4	(70,680)	-3	(92,580)
Single Wide MH	0	0	1	3,000	1	51,312	4	113,312	1	51,312	3	110,312
Swimming Pools	0	0	5	121,600	0	-	3	63,674	0	-	-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	0	0	8	553,905	0	-	3	1,543,385	0	-	-5	989,480

<b>TOTALS</b>	<b>54</b>	<b>3,451,031</b>	<b>317</b>	<b>17,263,336</b>	<b>39</b>	<b>1,353,471</b>	<b>313</b>	<b>18,034,129</b>	<b>-15</b>	<b>#VALUE!</b>	<b>-4</b>	<b>770,793</b>
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FEES	Sep-13	PREV TOT	YTD 13	Sep-14	PREV TOT	YTD 14	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 15,527.14	68,078.92	83,606.06	\$ 8,080.33	\$ 83,976.07	\$ 92,056.40	(7,446.81)	8,450.34
Land Disturb Permits	\$ 1,750.00	18,741.25	20,491.25	\$ 625.00	\$ 23,448.75	\$ 24,073.75	(1,125.00)	3,582.50
Zoning Permits/Proffers	\$ 14,700.00	22,900.00	37,600.00	\$ 1,400.00	\$ 41,700.00	\$ 43,100.00	(13,300.00)	5,500.00

<b>TOTALS</b>	<b>\$ 31,977.14</b>	<b>109,720.17</b>	<b>141,697.31</b>	<b>\$ 10,105.33</b>	<b>\$ 149,124.82</b>	<b>\$ 159,230.15</b>	<b>\$ (21,871.81)</b>	<b>17,532.84</b>
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	Sep-13	PREVIOUS	YTD 13	Sep-14	PREVIOUS	YTD 14		
INSPECTIONS	180	1,195	1,375	155	1,169	1,324	-25	-51

Darius S. Lester  
Building Official

( ) represents a negative





# COUNTY OF FLUVANNA

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission

**Case Number:** SDP 14:07

**Tax Map:** Tax Map 27, Section A, Parcels 45, 46, 47

**From:** Steve Tugwell

**District:** Cunningham

**Date:** October 22, 2014

**General Information:**

This item is scheduled to be heard by the Planning Commission on Wednesday, October 22, 2014 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

**Owner:**

Tenaska Virginia Partners, L.P.

**Applicant/Representative:**

Virginia Electric and Power Company d/b/a Dominion Virginia Power, and David T. Wingfield

**Requested Action:**

Approval of a sketch plan to construct an improved security fence, install an anti-ram barrier, and construct a new access road with respect to a portion of 365.65 acres of Tax Map 27, Section A, Parcels 45, 46, and 47. (Attachment A)

**Location:**

The subject property is located on the south side of Branch Road (Route 761) approximately 1 ½ miles south west of Ruritan Lake Road (Route 619). (Attachment B)

**Existing Zoning:**

A-1, Agricultural, General

**Existing Land Use:**

Power production facility and electric utility substation

**Adjacent Land Uses:**

Adjacent properties are zoned A-1

**Comprehensive Plan:**

Rural Residential Planning Area

**Zoning History:**

A special use permit (SUP 00:09), was approved for this property on November 16, 2000 for a power production facility; a Site Development Plan (SDP 02-02), for a power production plant was approved for this property on April 29, 2002.

## **Analysis:**

The applicant is requesting sketch plan approval to construct an improved security fence, install an anti-ram barrier, and construct a new access road on a portion of A-1 zoned property, approximately 365.65 acres in total site area. According to the applicant, the new security fence will create a protective barrier around the substation, and prohibit unauthorized persons and wildlife from accessing the site and compromising operations.

The security fence will be twenty (20) feet in height, with twenty-five (25) foot poles and an anti-barrier to protect a critical electrical transmission asset, which has been vulnerable to trespassers at other locations. Construction of a new access road to serve the substation is also planned, and will be reviewed in detail during the final site development plan process.

A special use permit was approved by the Board of Supervisors for a power production facility in November of 2000, and Tenaska is in full cooperation and consent to allow Dominion to upgrade and improve their security fencing. (Attachment C)

### *Parking/Roads*

The site is proposed to be accessed via a new easement from Route 761 (Branch Road). The Virginia Department of Transportation has stated that they have no objections to this project, and that a land-use permit is not required by VDOT.

### *Landscaping/Screening*

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance, and with the conditions of Special Use Permit 00-009.

### *Signage & Outdoor Lighting*

If new site lighting is proposed, then a photometric plan must be submitted with the final site plan that shows outdoor lighting that is fully shielded and uses full cut-off lighting fixtures.

### *Stormwater Management*

The E&S inspector has commented that an erosion and sedimentation control plan may be required dependent on the level of disturbance associated with the construction of the new access easement. The applicant will need to contact Roger Black with Fluvanna County Building Inspections office prior to proceeding.

### *Septic and Water Usage*

No impact to septic and water usage is created by this project.

### **Technical Review Committee:**

At the September 25, 2014 Technical Review Committee meeting, VDOT stated they had conducted a site visit and reviewed the paved access entrance to the substation where a security fence, anti-ram barrier, and a new access road are proposed and offer the following comments:

-Rte. 761 (Branch Road) is a Rural Local Road with a posted speed limit of 45 mph. -  
-VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 480 vehicles.

-The proposed improvements are outside of VDOT's Right of Way and the existing paved access entrance is in good condition and has adequate sight distance.

-VDOT does not have any objections to this project.

-A Land Use Permit is not required by VDOT;

-Planning staff- asked what the fencing materials are made of, what the height of the fence will be, and if the access easement will be upgraded;

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

-Health Dept. – No comments;

-The Erosion and Sediment Control Inspector stated that an erosion and sediment control plan may be required depending on the level of disturbance. The applicant should contact Roger Black in Building Inspections directly. (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 any required Department of Environmental Health requirements (if any);
3. Meeting all VDOT requirements (if any);
4. Meeting all applicable conditions of SUP 00-009, as approved by the Fluvanna County Board of Supervisors on November 16, 2000.

**Suggested Motion:**

I move to approve SDP 14:07, a sketch site plan to construct an improved security fence, install an anti-ram barrier, and construct a new access road with respect to a portion of 365.65 acres of Tax Map 27, Section A, Parcels 45, 46, and 47, subject to the conditions listed in the staff report.

**Attachments:**

A – Application, site sketch plan

B – Aerial Vicinity Map

C – SUP 00-009 approval letter with conditions

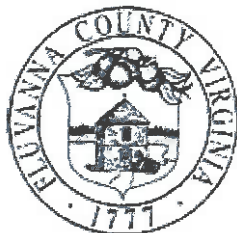
D – TRC Comment Letter, and email from VDOT

Copy:

Owner: Tenaska Virginia Partners, L.P., attention David T. Wingfield, 14302 FNB Parkway, Omaha, NE 68154

Applicant/Representative: Virginia Electric and Power Company (Benjamin Saunders), 701 E. Cary Street, Richmond, VA 23219

Engineer: Thomas Egeland, Jr., Burns & McDonnell, 6600 W. Broad Street, Suite 175, Richmond, VA 23230



**COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Site Development Application**

Virginia Electric and Power  
Company d/b/a

**Owner of Record:** Tenaska Virginia Partners, L.P

**Applicant of Record:** Dominion Virginia Power

E911 Address: 2300-2500 Branch Road Scottsville, VA 24590

E911 Address: 701 East Cary Street, 12th Floor

Phone: 402-691-9500 Fax: \_\_\_\_\_

Phone: 804-771-4061 Fax: 804-771-6303

Email: dwingfield@tenaska.com

Email: benjamin.a.saunders@dom.com

**Representative:** David T. Wingfield

**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: 14302 FNB Parkway Omaha, NE 68154

Phone: 804-691-9559 Fax: \_\_\_\_\_

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Email: dwingfield@tenaska.com

If Yes, what district: \_\_\_\_\_

**Tax Map and Parcel(s):** 27-A-45,46,47

**Deed Book Reference:** \_\_\_\_\_

**Acreage:** 122.65,180, 63 **Zoning:** A-1 Agriculture

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

**Location:** 2300-2500 Branch Road Scottsville, VA 24590

**Description of Property:** Electric Utility Substation

**Proposed Structure:** New fence replacement, install an anti-ram barrier, and construction of a new access road.

**Dimensions of Building:** N/A

**Lighting Standards on Site:** ☐ No ☐ Yes

**# of Employees:** N/A

**# of Parking Spaces:** N/A

**Noise Limitations:** Day Max is 60 dBA Night Max is 55 dBA

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.

Dominick Piccolomini Ben Saunders

Ben Saunders 8/11/14

**Applicant Name (Please Print)**

**Applicant Signature and Date**

**OFFICE USE ONLY**

Date Received: <u>9/2/14</u>	Fee Paid: <u>Ch# 420864 \$1100</u>	Application #: <u>SDP 14 : 007</u>
Election District: <u>Cunningham</u>	Planning Area: <u>Rural Residential</u>	Number of Lots: <u>3</u>
<b>Total Fees Due at Time of Submittal</b>		
Sketch Plan: \$150.00	Minor Plan: \$550.00	<u>Major Plan: \$1,100.00</u>
<b>Additional Fees Due at Time of Review</b>		
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		



August 29th, 2014

BY MAIL

Mr. Steve Tugwell  
Senior Planner  
132 Main Street  
Post Office Box 540  
Palmyra, VA 22963

**Received**  
**SEP 02 2014**  
**Fluvanna County**

**RE: Dominion Virginia Power's Cunningham Substation Major Site Plan Application**

Dear Mr. Tugwell:

On behalf of Virginia Electric and Power Company d/b/a Dominion Virginia Power, Burns & McDonnell is pleased to submit a Major Site Plan Application for a security project at Cunningham Substation. This Major Site Plan would allow Dominion Virginia Power to create a perimeter access road and build a twenty (20) foot tall fence, with twenty-five (25) foot poles and an anti-ram barrier to protect a critical Electrical Transmission asset, Cunningham Substation. Cunningham Substation is a 500 kilovolt ("kV") utility facility located at 2300-2500 Branch Road, known by the County of Fluvanna as parcel numbers 27-A-45 (in part), 27-A-46 (in part), and 27-A-47 (in part). The parcel is zoned A-1 Agricultural. The parcel size is a combined total of 365.65 acres. Pursuant to Major Site Plan application submission requirements, please see the following materials included in the packet:

- Site Development Application
- Application Fee - \$1,100
- Major Site Development Plan – Sketch Plan Checklist
- Tenaska Letter of Authorization
- 20 – 11"x17" Sketch Plans
- 3 – 24"x36" Sketch Plans

Thank you for your time and consideration. If you have any questions or would like to request any additional information please do not hesitate to contact me at (804) 200-6313 or via e-mail at [tegeland@burnsmcd.com](mailto:tegeland@burnsmcd.com). You may also contact John Bailey at (804) 730-8894 or via e-mail at [jbailey@burnsmcd.com](mailto:jbailey@burnsmcd.com).

Respectfully Submitted,

*Thomas Egeland, Jr.*

Thomas Egeland, Jr.  
Assistant Land Use Planner  
Burns & McDonnell

CC

Mr. Dominick Piccolomini, Dominion Virginia Power  
Mr. Jason Meidinger, Dominion Virginia Power  
Ms. Susan King, Dominion Virginia Power  
Mr. Benjamin Saunders, Dominion Virginia Power  
Mr. Shaun Tweed, Burns & McDonnell  
Mr. John Bailey, Burns & McDonnell  
Mr. Keith Stanley, Burns & McDonnell



14302 FNB Parkway  
Omaha, Nebraska 68154  
402-691-9500  
www.tenaska.com

July 28, 2014

Received

SEP 02 2014

Fluvanna County

Mr. Jason Stewart  
Planning and Zoning Administrator  
Fluvanna County  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963

RE: Dominion Virginia Power's Proposed Security Fence at Cunningham Substation

Dear Mr. Stewart:

Dominion Virginia Power ("Dominion") owns and operates an electric substation on Tenaska property at 2300 Branch Road in Scottsville, Virginia. Dominion informed us on June 12, 2014 of their intention to file an application with the County to construct a new 20' high security fence around the existing Cunningham Substation. We understand that the County will permit this improvement with an amendment to Tenaska's site plan. Tenaska supports the enhanced security project proposed by Dominion.

Dominion has submitted the site plan amendment for Tenaska's review. Tenaska has read the completed application, understands its intent, and freely consents to its filing.

If you have any questions, please feel free to contact me by phone at 402-691-9559 or via e-mail at [dwingfield@tenaska.com](mailto:dwingfield@tenaska.com).

Sincerely,

**TENASKA VIRGINIA PARTNERS, L.P.**

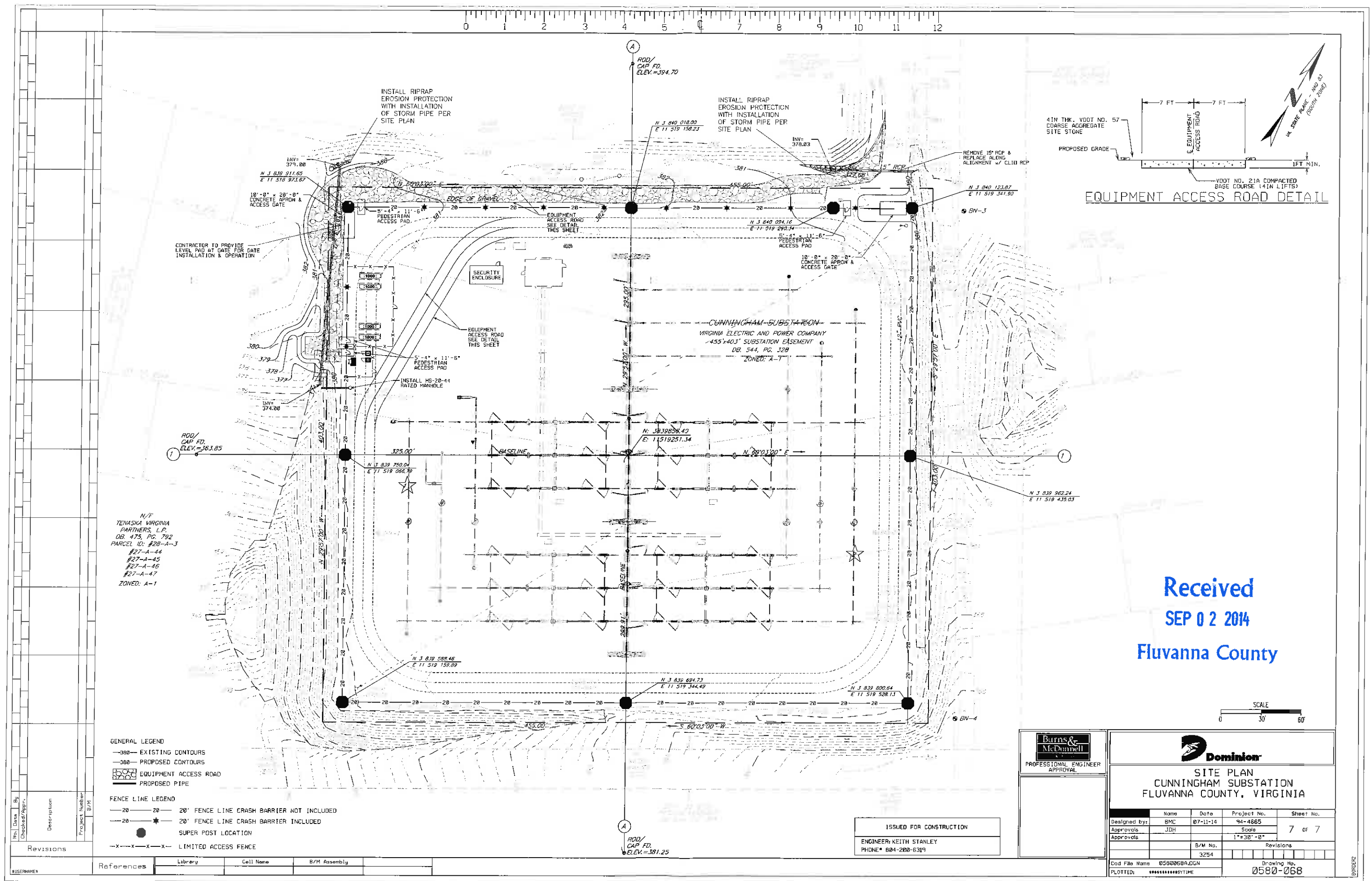
By: Tenaska Virginia, Inc., Its Managing General Partner

By:

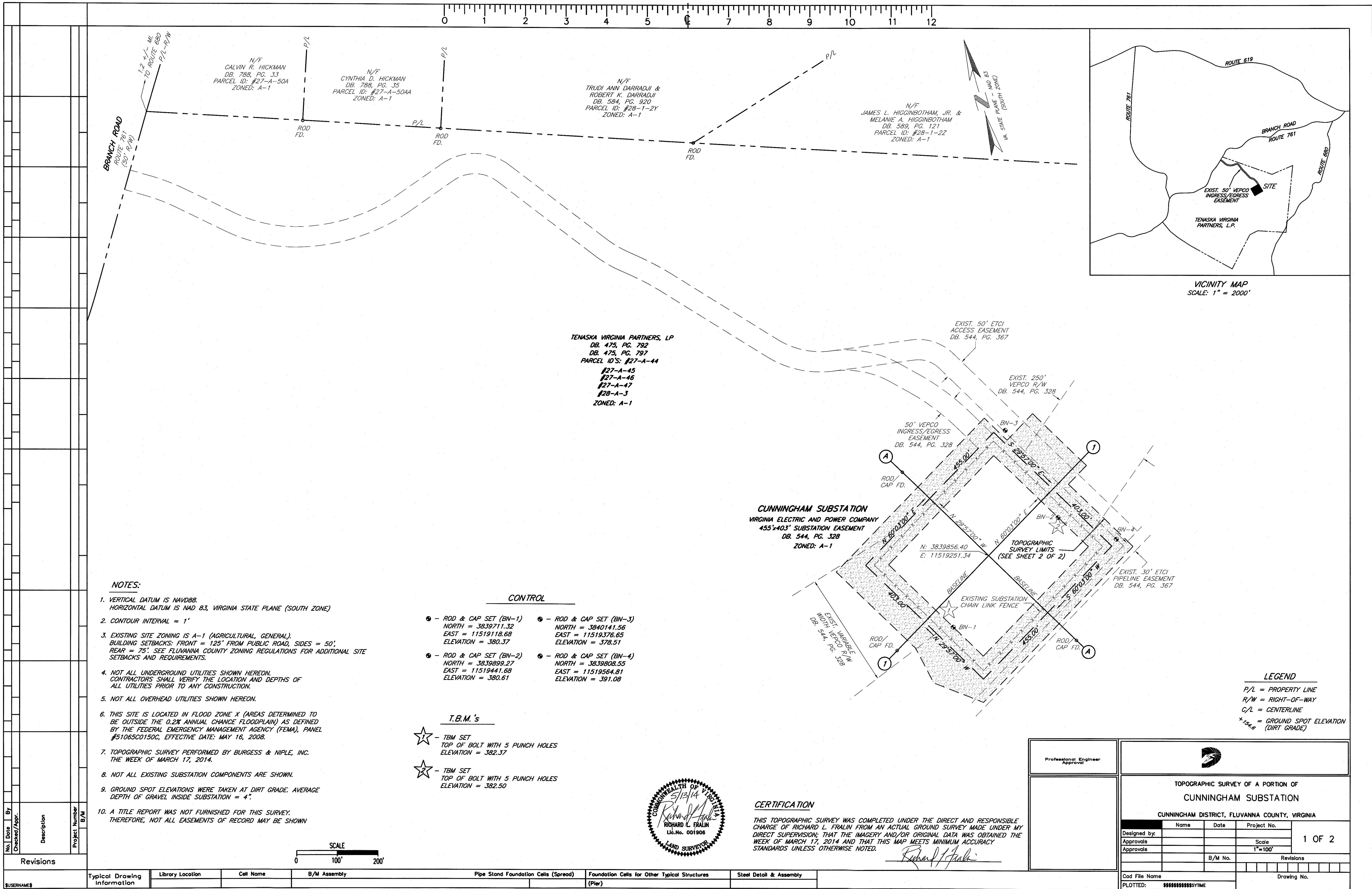
A handwritten signature in black ink, appearing to read 'David T. Wingfield', is written over a large, stylized 'X' mark.

David T. Wingfield  
Vice President

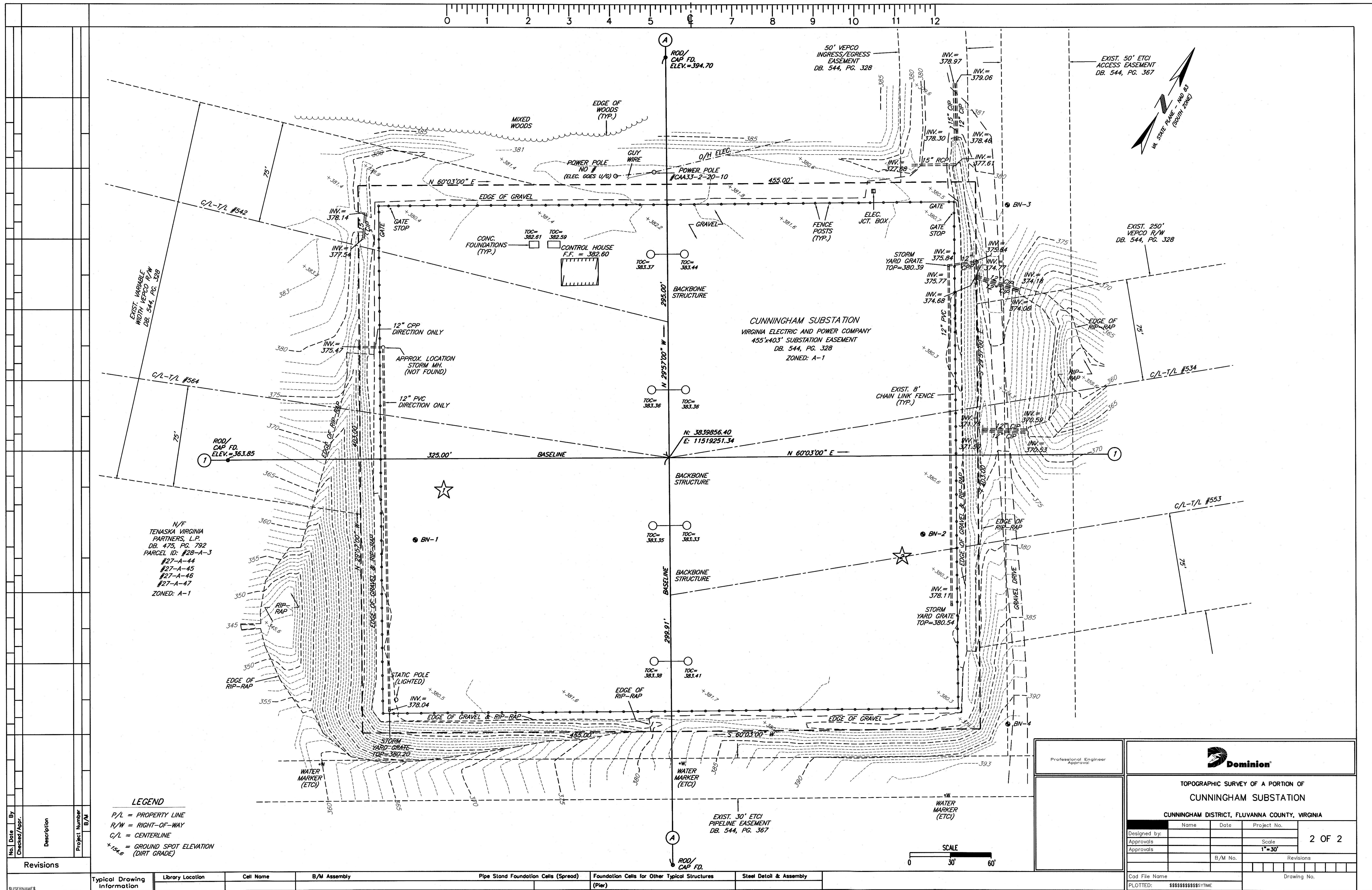




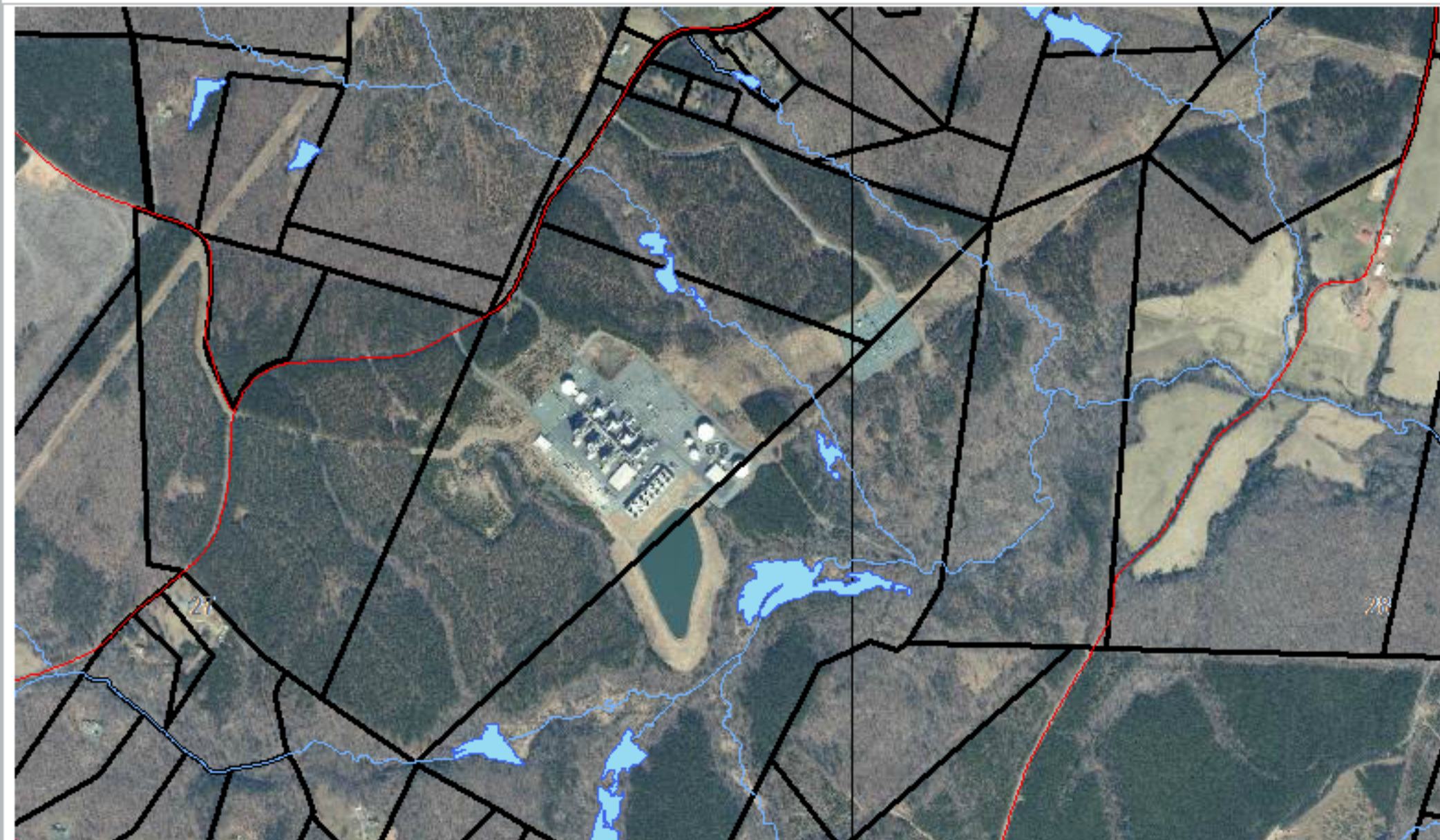












Scale: 1:18055.954822

Date: 10/15/2014

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).



**FLUVANNA COUNTY  
PLANNING DEPARTMENT**

P. O. BOX 299  
PALMYRA, VIRGINIA 22963  
(804) 589-3138 • (804) 286-2890  
FAX (804) 589-4976

G. Cabell Lawton, IV  
Director of Planning and Development  
E-mail: clawton@co.fluvanna.va.us

Cristi M. Shields  
Senior Planner  
E-mail: cshields@co.fluvanna.va.us

November 20, 2000

Tenaska, Inc.  
C/o Mr. William W. Brandt, Jr.  
1044 N. 115<sup>th</sup> St.  
Suite 400  
Omaha, Nebraska 68154

**RE: SUP 00:09 - Special Use Permit - Power Production Plants**

Dear Mr. Brandt:

This purpose of this letter is to notify you that the proposed special use permit referenced above was approved by the Board of Supervisors after a public hearing held on Thursday, November 16, 2000. The special use permit was requested in order to permit the operation of a power production plant at tax map parcels 27(A)44, 27(A)45, 27(A)46, 27(A)47, 27(A)48, 28(A)3, and 28(A)1. The property is zoned A-1 Agricultural General and located within the Cummingham Election District.

The Board of Supervisors approved the request referenced above and attached the following conditions:

The following uses shall be permitted by special use permit only:

- 1) The Board of Supervisors, or their designated representatives, reserves the right to inspect the site at any reasonable time without prior notice to insure the operation of the facility meets the requirements of this ordinance and any applicable permits.
- 2) The production of electrical power will occur through a combined cycle dual fuel gas turbine and steam turbine generating system that does not involve the use of burning coal or nuclear reaction. Back up fuel use shall not be more than 720 hours per year for the plant.
- 3) The applicant shall access both the overhead electric line and the gas pipeline on the subject property.
- 4) As a "wholesale power generator" as defined by the Federal Energy Regulatory Commission (FERC), the applicant shall not construct any off-site electrical transmission lines.

- 5) The only use of the property shall be electrical power production plant and accessory facilities with a nominal summer capacity of electrical generation of 900 megawatts. There shall be no other industrial uses on the subject property.
- 6) There shall be no abatement of local property taxes in association of this request.
- 7) The applicant is responsible for providing the first response to any emergency in relation to the operation of the power production plant.

#### Noise Attenuation

- 8) Noise attenuation measures will be implemented to ensure that noise levels attributable to plant operations will be kept to an L90 reading of 60 dBA (decibels) or less at the property lines and 50 dBA or less at any adjacent existing dwelling.
- 9) Construction activities that produce noise between the hours of 9:00 p.m. and 7:00 a.m. shall not exceed a noise level of 60 dBA (decibels) at the property line.

#### Light

- 10) Exterior lighting will be directed downward and inward to the extent feasible in order to prevent any glare on adjacent properties. In addition, the facility will be designed to enable exterior lighting for distinct areas of the plant to be switched off while not in use.
- 11) Light trespass shall be limited to and should not exceed 0.5 foot-candles at the property line. All exterior luminaires shall be of a "shoebox" design and utilize cut-off optics. All luminaires shall be equipped with I.E.S. (Illuminating Engineering Society) Type V lenses that give circular light distribution for a maximum coefficient of utilization.
- 12) Site lighting shall not exceed 5 foot-candles except where there are special requirements that are approved by the Zoning Administrator.

#### Landscape and Buffer Provisions

- 13) Driveways and parking areas will have asphalt surface or better and shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties. Any access road or utility easement will be designed with curvature to effectively screen the development from ground level view at the property line.
- 14) The power production plant shall be centrally located on the property to greatest extent feasible and shall conform generally to the layout shown on the photograph attached hereto as Exhibit I.
- 15) A chain link fence or similar security device shall be placed around the power production plant at least six (6) feet in height and will feature prominent "No Trespassing" signs.

- 16) A minimum of a 300 foot tree buffer will be maintained between the facility and adjoining property lines except for necessary access to existing electrical and gas utilities and access to the site. Security fencing may be placed inside the 300-foot buffer. To minimize impact to the surrounding area, the buffer area will be established, consisting of a natural terrain, and natural ground cover composed of existing trees, wetlands and streams in order to provide a permanent noise, light and sight abatement. Where no existing trees are present within this buffer area, evergreen trees of 2.5 inches in caliper will be planted 40 feet on center in a minimum of six staggered rows. The buffer area will surround the core property and will be kept in its natural state or maintained using good forestry practices to maximize its effect.
- 17) The construction footprint including the access and parking, buildings, utilities, and other impervious cover shall not exceed 13% of the gross acreage for the site. The balance of the property shall be restricted from future development and placed in an appropriate permanent conservation program as approved by the Zoning Administrator by January 1, 2004.
- 18) The following landscape requirements shall apply:
- a) A three or four-board fence or low stone wall, typical of the area should align the property's frontage with Route 761.
  - b) An area of sufficient width to accommodate the foregoing fencing should be reserved parallel to Route 761 and exclusive of road right of way and utility easements.
  - c) Where absent, trees shall be planted along all interior roads and shall not be smaller than 2.5 inches caliper. These trees shall be of a plant species common to the area and shall be located at a minimum of 40 feet on center. Trees shall align the perimeter of all parking areas and be located at a minimum of 40 feet on center.
  - d) Trees shall be located within the parking area at a density of one tree per eight parking spaces and shall be distributed evenly throughout the interior of the parking area. These trees shall be a minimum of 2.5 inches caliper and planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing.
  - e) Trees shall be planted between the front of any buildings and Route 761 if visible from Route 761. The length, height, and design of such walls shall determine the spacing, size, and type of these trees.
  - f) Shrubs shall be planted along the frontage of any other structures, dumpsters, or accessory building, service area, and signs. All planted shrubs on site shall be at least 24 inches in height.
- 19) There shall only be one (1) permanent detached sign for project identification purposes (exclusive of directional signs) which will be a ground-mounted monument type sign with landscaping. Any lighting of the sign shall be from above and shielded away from adjacent properties.



- 20) The applicant will provide a copy of the areas of the site that will be preserved and provide a forestry management plan for approval by the County in order to insure a healthy and growing stand of trees on the site.
- 21) There shall be a three hundred (300) foot setback from any state right of way for any structures except for any buildings or structures under 12 feet in height.
- 22) Structures above the tree height shall be a neutral earth tone color and shall be approved by the Zoning Administrator.

#### **Traffic Management**

- 23) The Virginia Department of Transportation shall approve access to the proposed facility and the applicant will provide all required improvements.
- 24) A construction traffic management plan shall be submitted as part of the overall site development plan. Review and approval by VDOT of the construction traffic management plan will ensure that temporary construction entrances and access roads are provided appropriately that "wide load" deliveries are scheduled during off-peak times, and that access routes to and from the site are planned to minimize conflicts.

#### **Environmental**

- 25) All necessary permits shall be acquired from all applicable regulatory bodies of the state and federal government and copies of such permits and the applicant shall maintain periodic reports on site. These permits and reports shall be provided to the County upon request and within a reasonable time period. The facility may not operate until it has received all approvals from all applicable regulatory bodies of the state, federal, and local government. In addition to complying with all other permits required by law, water withdrawal for power production shall be metered and the data therefrom provided to the zoning administrator from time to time, at such reasonable intervals as he may require, to ensure that maximum withdrawal shall not exceed an annual average of seven million gallons per day.
- 26) This facility shall utilize Best Available Control Technology (BACT) as determined by DEQ for this facility to minimize impacts on air quality.
- 27) Prior to site plan approval, the applicant must demonstrate that all wetland requirements, if any, have been achieved to the satisfaction of the U.S. Army Corps of Engineers.
- 28) No on site water wells shall be used for the power generation process. The applicant shall submit to the Zoning Administrator at least annually the results of testing requirements for any well on site.

- 29) At such time as the plant shall not be used for electrical power production, the site shall be restored substantially to its prior condition, or such other condition as may be approved by the Board of Supervisors, within a reasonable time.
- 30) There shall be no water withdrawal from the Rivanna River for the power generation process.

#### Compliance

- 31) If violations of the any state or federal permit are reported to the local government by the applicable regulatory agency, the Board of Supervisors, and/or the County Administrator, may request the applicant to provide, at the applicant's sole expense, the services of an appropriate firm to review the nature of the violation and any remedy, if any. This firm shall be selected by and report solely to the county.
- 32) A report will be prepared and provided to the County showing operational factors associated with the power plant that includes the name(s) and contact information for on site supervisors, and verification of current, valid state and federal licenses and permits. The County will be promptly notified of any changes, normally within five business days.
- 33) Any complaints or inquiries by the Board of Supervisors, County Administrator, or Zoning Administrator will be responded to promptly. In the event the applicant is notified of any violation of applicable federal, state, or local laws, regulations, or permit conditions, the applicant shall notify the Zoning Administrator in writing within two business days of receiving such notice and fully inform the Zoning Administrator of the steps being taken to correct and/or remediate the violation. Authorized county personnel or their authorized agents will be permitted to inspect the facility without prior notice to ensure that all physical structures and plant operations comply with local regulations.
- 34) Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

If you have any questions , please feel free to contact me at 804-589-3138.

Sincerely,



G. Cabell Lawton, IV

Director of Planning and Development

Cc: Mr. Fred Payne, County Attorney  
 Mr. Kent Loving, Commissioner of Revenue  
 Mr. Macon C. Sammons, Jr., County Administrator  
 Mr. Darius Lester, Building Official  
 File





## 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](http://www.co.fluvanna.va.us)

October 2, 2014

Tenaska Virginia Partners, L.P.  
2300-2500 Branch Road  
Scottsville, VA 24590

Delivered via email

**Re: SDP 14:07 Tenaska Virginia Partners, LP major site plan for security fencing**  
**Tax Map: 27, Section A, Parcels 45, 46, and 47**

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, September 25, 2014.

VDOT: – VDOT has made a site visit and reviewed the paved access entrance to the substation where a security fence, anti-ram barrier, and a new access road are proposed and offer the following comments:

-Rte. 761 (Branch Road) is a Rural Local Road with a posted speed limit of 45 mph. -

-VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 480 vehicles.

-The proposed improvements are outside of VDOT's Right of Way and the existing paved access entrance is in good condition and has adequate sight distance.

-VDOT does not have any objections to this project.

-A Land Use Permit is not required by VDOT;

-Planning staff- asked what the fencing materials are made of, what the height of the fence will be, and if the access easement will be upgraded;

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

-Health Dept. – No comments;

-The Erosion and Sediment Control Inspector stated that an erosion and sediment control plan may be required depending on the level of disturbance. The applicant should contact Roger Black in Building Inspections directly.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Tugwell", with a long, sweeping horizontal line extending to the right.

Steve Tugwell  
Senior Planner  
Dept. of Planning & Community Development

cc: Thomas Egeland  
File

**Steven Tugwell**

**From:** Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Wednesday, September 24, 2014 3:32 PM  
**To:** Steven Tugwell  
**Cc:** Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT); Jason Stewart  
**Subject:** September 25, 2014 Technical Review Committee Meeting (VDOT Comments)

**Importance:** High

Steve,

**SDP 14:07 – Tenaska Virginia Partners, LP (Cunningham Substation), Fluvanna County (Rte. 761, Branch Road)**

VDOT has made a site visit and reviewed the paved access entrance to the substation where a security fence, anti-ram barrier, and a new access road are proposed and offer the following comments:

- Rte. 761 (Branch Road) is a Rural Local Road with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 480 vehicles.
- The proposed improvements are outside of VDOT's Right of Way and the existing paved access entrance is in good condition and has adequate sight distance. VDOT does not have any objections to this project.
- A Land Use Permit is not required by VDOT.

**ZMP 14:03 – I&J Homebuilders, LLC, (Lafayette Village), Fluvanna County, Fluvanna County (Rte. 618, Lake Monticello Road)**

VDOT has made a site visit and reviewed the referenced proposal, VDOT offers the following preliminary comments:

- Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
- Provide an entrance analysis for the proposed development at full build out (residential and commercial) along with the recommended road improvements to support the proposed development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2013 Traffic Data (3000 AADT), the additional traffic generated by the proposed Lafayette Village at full build out and the projected traffic volumes from the existing approved developments (Village Oaks, River Oaks, etc.) along Rte. 618 that are under construction or have not been build yet .
- Rte. 618 (Lake Monticello Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Intersection Sight Distance will be measured from 14.5 ft. behind the edge of the right turn lane shown on the Preliminary Master Plan.
- If a left turn lane is not required for the development, ensure that there is a minimum of 425 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into Lafayette Village
- Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance (height of eye = 3.5 ft., height of object = 3.5 ft. and 14.5 ft. off edge of pavement).
- The Preliminary Master Plan shows the "Approximate Location of Existing Line of Sight Easement". Show the exact location of the existing sight easement on the site plan as well as the line of sight for the minimum 500 feet of sight distance in relationship to the existing sight easement. Provide the legal reference (Deed/Plat Book & Page Number) for the existing sight easement.
- Design of turn lane(s) shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).

- Rte. 618 improvements associated with Lafayette Village shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.
- A VDOT Land Use Permit and Security Bond will be required.

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](mailto:Mark.Wood@VDOT.Virginia.gov)



# COUNTY OF FLUVANNA

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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** ZMP 14:03  
**Tax Map:** Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G

**From:** Steve Tugwell  
**District:** Palmyra  
**Date:** October 22, 2014

**General Information:** This request is to be heard by the Planning Commission on Wednesday, October 22, 2014 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner/Applicant:** Rivanna Investments, LLC & Steger Investments, LLC

**Representative:** Justin M. Shimp, P.E., Shimp Engineering, P.C.

**Requested Actions:** 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 (conditional). (Attachment A)

**Location:** 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). (Attachment B)

**Existing Zoning:** A-1, Agricultural, General

**Planning Area:** Rivanna Community Planning Area

**Existing Land Use:** Four (4) contiguous parcels totaling 30.47 acres in size, two (2) parcel contain dwellings. Otherwise the parcels are mostly wooded. (Attachment C)

**Adjacent Land Use:** The surrounding parcels are zoned A-1 & R-4.

**Zoning History:** None.

## **Comprehensive Plan:**

### **VISION 2029**

The vision for Fluvanna County is based on key goals such as “preserving the rural character, promote economic development and protect individual property rights”. Protecting and preserving the rural character is essential as was expressed by Fluvanna citizens throughout the comprehensive planning process (see Appendix A in the Comprehensive Plan under the “2006 Planning Issues Survey”).

### **Land Use Chapter:**

The Comprehensive Plan designates these properties as within the Rivanna Community Planning Area. According to this chapter, *“additional services and infrastructure are needed to accommodate more growth”*. Additionally, *“medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neotraditional developments that are interconnected with surrounding development”*. This is a heavily populated area of the county, with a variety of retail establishments designed to support the existing residential community.

Further, *“surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development already in this community. Additional services and infrastructure are needed to accommodate more growth.”*

The proposed rezoning proposes a mixture of both residential and commercial, in a compact, neo-traditional like environment.

### **Economic Development:**

The 2009 Comprehensive Plan states that Goal 2 under the Course of Action Section is *“to implement the county’s community planning areas, as shown on the Future Land Use Map”*. The Rivanna Community Planning Area is the most developed planning area in the county, and represents a good mixture of residential and commercial uses to sustain the citizenry. A variety of retail, food service, and professional service oriented businesses are located in and around the Rivanna CPA.

## **Analysis:**

The applicant is requesting to rezone four (4) contiguous parcels that total 30.47 acres in area from A-1, Agricultural, General, to R-3, Residential, Planned Community (conditional). The parcels include Tax Map 9, Section A, Parcels 9, 11B, 11F, and 11G. The development will be accessed from Lake Monticello Road (Route 618), and will be served an internal private access easement that will be maintained by the Homeowners Association. This development will be served by water and sewer from Aqua Virginia. The Preliminary master plan shows a conceptual sanitary sewer line between the proposed development and Jefferson Drive East, and lies within the Lake Monticello Central Water/Sewer System Jurisdictional Area, which is operated by Aqua Virginia, Inc.

The applicant has submitted a preliminary master plan that shows forty-eight (48) attached, townhouse-like residential units, yielding a maximum gross residential density of 1.57 dwelling units per acre. R-3 zoning allows a maximum of 2.9 dwelling units per acre. The preliminary master plan demonstrates 30,000 square feet of commercial space, or 10% of the aggregate total area, which would be nestled between a landscaped berm and Lake Monticello Road. Due to the landscaped berm, the parking areas would not be visible from the public road (Lake Monticello Road), while some parking will be relegated behind one of the four (4) commercial buildings.

R-3 zoning requires the open areas to comprise not less than twenty-five (25) percent of the whole. The applicant is proposing 20.3 acres of open space with this development, or 67% of the total site area. Active recreation facilities are also required, and the applicant has chosen “*Group A and B*”, which is consistent with ordinance requirements for residential units that number between 15-60. Proposed recreational amenities include an open play area, primitive walking trails, a picnic pavilion, and an active playground with equipment.

A forty (40) foot open space buffer with supplemental screening trees is proposed between the development and the existing dwellings located in the Chestnut Court cul-de-sac, and a tree preservation area will remain to screen the existing dwellings located on Jefferson Drive.

Architectural and landscape standards for the proposed development are stated on sheet 6 of 6 in the preliminary master plan, and will become proffered with the approved final master plan. (Attachment D)

### **Neighborhood Meeting:**

Including the applicant, there were (7) attendees at the September 24, 2014 neighborhood meeting. (Attachment E)

### **Technical Review Committee:**

At the September 25, 2014 Technical Review Committee meeting:

1. Charles Miller with the Health Dept. stated It appears that I&J Homebuilders will use public water & sewer for their project (ZMP 14:03) so they had no further comments on the project;
2. Planning staff commented that parking be relegated to the rear of the commercial buildings per Sec. 22-26-3. F., and that per Sec. 22-26-4. C., a landscaped berm be provided along Lake Monticello Road (Route 618), between the commercial development and the public road; Per Sec. 22-26-4 L., sidewalks, pedestrian crosswalks, and other pedestrian facilities shall be provided within all parking facilities for five (5) or more vehicles; all proposed lighting shall be in compliance with Article 25 (outdoor light control) of the zoning ordinance, all tree protection requirements of Article 24 (landscaping and tree protection) shall be applicable to the final master plan and subsequent amendments;

VDOT has made a site visit and reviewed the referenced proposal, VDOT offers the following preliminary comments:

- Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
- Provide an entrance analysis for the proposed development at full build out (residential and commercial) along with the recommended road improvements to support the proposed development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2013 Traffic Data (3000 AADT), the additional traffic generated by the proposed Lafayette Village at full build out and the projected traffic volumes from the existing approved developments (Village Oaks, River Oaks, etc.) along Rte. 618 that are under construction or have not been build yet .
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- If a left turn lane is not required for the development, ensure that there is a minimum of 425 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into Lafayette Village
- Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance (height of eye = 3.5 ft., height of object = 3.5 ft. and 14.5 ft. off edge of pavement).
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- Design of turn lane(s) shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).
- Rte. 618 improvements associated with Lafayette Village shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.
- A VDOT Land Use Permit and Security Bond will be required.

(Attachment F)

### **Conclusion:**

In addition to conformance with the Comprehensive Plan, the Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential impacts to adjacent properties.



**Suggested Motion:**

I move that the Planning Commission recommend approval/denial of the attached ordinance for ZMP 14:03, a request 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 (conditional).

**Attachments:**

- A – Applications, owner’s letter of authorization, letter of complete application, and APO Letter
- B – Zoning map
- C – Aerial Vicinity Map
- D – Preliminary Master Plan, elevation drawing, townhome traffic study and submitted draft proffers
- E – Neighborhood meeting sign-in sheet and comments
- F – TRC Comment Letter, emails from the Health Dept. Mark Wood with VDOT, and Aqua Virginia
- G – Proposed ordinance

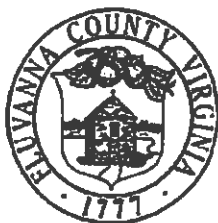
Copy:

Applicant – Rivanna Investments, LLC, 600 Peter Jefferson Place, Charlottesville, VA 22911  
Steger Investments, LLC, 3321 Fosters Branch, Charlottesville, VA 22911  
I&J Homebuilders, LLC, 21708 James Madison Highway, Troy, VA 22974  
File

Received

SEP 02 2014

Planning Dept.



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

Owner of Record: Steger Investments LLC (9-4-11)Applicant of Record: I & J Home Builders LLCE911 Address: 3321 Fosters Branch  
Charlottesville, VA 22911E911 Address: 21708 James Madison Highway  
Troy, VA 22974

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Phone: 434-591-1100 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Email: ijackson2272@gmail.comRepresentative: Shimp Engineering PC (Justin Shimp, PE)E911 Address: 201 East Market Street Suite M  
Charlottesville, VA 22901Phone: 434-953-6116 Fax: \_\_\_\_\_Email: justin@shimp-engineering.com

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

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district: \_\_\_\_\_

Tax Map and Parcel(s): 9-A-11, 11B, 11F, and 11GDeed Book Reference: 868-684 and 868-693Acreage: 30.47Zoning: A-1 AgriculturalDeed Restrictions? ☒ No ☐ Yes (Attach copy)Location of Parcel: 1/2 mile east of main gate to Lake Monticello on south side of Lake Monticello Road (SR 618)Requested Zoning: R-3 Residential Proposed use of Property: Single-fam. residential (48 units max.) and commercial center (20,000 sf)**Affidavit to Accompany Petition for Rezoning**

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

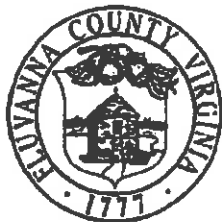
I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 9-1-2014 Signature of Owner/Applicant: Justin ForemanSubscribed and sworn to before me this 1st day of SEPTEMBER, 20 14 Register # 7500832My commission expires: DECEMBER 31st 2015 Notary Public: Donna Ann Danner**All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.****OFFICE USE ONLY**

Date Received: <u>9/2/14</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>\$90 9.2.14</u>	Application #: <u>ZMP 14 : 003</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <b>Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified</b>			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: _____	Planning Area: <u>Palmyra</u>		
<b>Public Hearing:</b>			
<b>Planning Commission</b>		<b>Board of Supervisors</b>	
Advertisement Dates: <u>10-9-14 + 10-16-14</u>	Advertisement Dates: <u>11-6-14 + 11-13-14</u>		
APO Notification: <u>10-8-14</u>	APO Notification: <u>11-5-14</u>		
Date of Hearing: <u>10-22-14</u>	Date of Hearing: <u>11-19-14</u>		
Decision: _____	Decision: _____		

Fluvanna County Department of Planning &amp; Community Development \* Box 540 \* Palmyra, VA 22963 \* (434)591-1910 \* Fax (434)591-1911

This form is available on the Fluvanna County website: [www.fluvannacounty.org](http://www.fluvannacounty.org)



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

Owner of Record: Rivanna Investments LLC (9-A-11B, 11F, 11G) Applicant of Record: I & J Home Builders LLC

E911 Address: 600 Peter Jefferson Place  
 Charlottesville, VA 22911

E911 Address: 21708 James Madison Highway  
 Troy, VA 22974

Phone: Fax:

Phone: 434-591-1100 Fax:

Email:

Email: ljackson2272@gmail.com

Representative: Shimp Engineering PC (Justin Shimp, PE)

E911 Address: 201 East Market Street Suite M  
 Charlottesville, VA 22901

Phone: 434-953-6116 Fax:

Email: justin@shimp-engineering.com

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

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district:

Tax Map and Parcel(s): 9-A-11, 11B, 11F, and 11G

Deed Book Reference: 868-684 and 868-693

Acreage: 30.47

Zoning: A-1 Agricultural

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location of Parcel: 1/2 mile east of main gate to Lake Monticello on south side of Lake Monticello Road (SR 618)

Requested Zoning: R-3 Residential Proposed use of Property: Single-fam. residential (48 units max.) and commercial center (20,000 sf)

**Affidavit to Accompany Petition for Rezoning**

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 9/1/14

Signature of Owner/Applicant:

Subscribed and sworn to before me this

1st

day of

SEPTEMBER 20 14

Register #

75010832

My commission expires:

DECEMBER 31st 2015

Notary Public:

Jennifer Ann Danner

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY	
Date Received:	Pre-Application Meeting:
PH Sign Deposit Received:	Application #: ZMP _____
\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs	
Election District:	Planning Area:
PUBLIC HEARINGS	
Planning Commission	Board of Supervisors
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing
Decision:	Decision:

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Planning Dept.

SEP 09 2014

Received


September 8, 2014

Steve Tugwell  
Senior Planner  
Department of Planning & Community Development  
Fluvanna County, VA

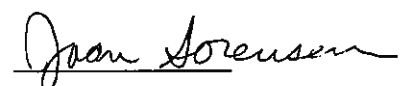
Dear Steve,

Steger Investments, LLC and Rivanna Investments LLC do hereby grant authorization to I&J Homebuilders, LLC and Shimp Engineering, PC to act on our behalf on all matters with respect to the ZMP application submitted on September 2, 2014; as they pertain to parcel 9-A-11 owned by Steger Investments, LLC and parcels 9-A-11B, 11F, and 11G owned by Rivanna Investments, LLC.

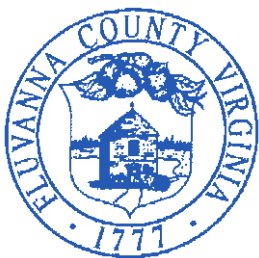
Sincerely,

  
\_\_\_\_\_  
Jack Sorensen

Owner  
Steger Investments, LLC

  
\_\_\_\_\_  
Joan Sorensen

Owner  
Rivanna Investments, LLC



## 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](http://www.co.fluvanna.va.us)

September 12, 2014

Justin M. Shimp, P.E. (Shimp Engineering, P.C.)  
201 E. Main Street, Suite M  
Charlottesville, VA 22902

**Re: Notice of a complete application regarding ZMP 14:03 Preliminary Master Plan  
of "Lafayette Village"  
Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G**

Dear Mr. Shimp:

Pursuant to Sec. 22-7-3 (b) of Article 7 of the Fluvanna County Zoning Ordinance, the preliminary master plan application (ZMP 14:03), is hereby deemed to be a complete application.

We have received the letter of authorization from the property owners, therefore this application may proceed with the regularly scheduled meetings that follow.

Planning staff is reviewing this application, and will provide written comments at the Technical Review Committee meeting that is scheduled for Thursday, September 25, 2014 at 10 a.m. in the Historic Courthouse in Palmyra, VA.

If you have any questions, do not hesitate to contact me at 434-591-1910 or [jstewart@fluvannacounty.org](mailto:jstewart@fluvannacounty.org).

Sincerely,

Jason M. Stewart, AICP  
Planning and Zoning Administrator  
Dept. of Planning & Community Development

Cc: Rivanna Investments, LLC, 600 Peter Jefferson Place, Charlottesville, VA 22911  
Steger Investments, LLC, 3321 Fosters Branch, Charlottesville, VA 22911  
I&J Homebuilders, LLC, 21708 James Madison Highway, Troy, VA 22974  
File



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## COUNTY OF FLUVANNA

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"Responsive & Responsible Government"

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

### NOTICE OF PUBLIC HEARING

October 7, 2014  
TMP# 18A (2) 403

**Re: Public Hearing on ZMP 14:03**

Dear APO:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, October 22, 2014** at **7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

**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.*

The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me at 434-591-1910.

Sincerely,

Steve Tugwell  
Senior Planner

**ZMP 14-03: I & J Homebuilders**

<b>TMP#:</b>	<b>Owner's Name</b>	<b>Address</b>	<b>City, State</b>	<b>ZIP</b>
18A (2) 403	JOSEPH & CLAIRE S CRAIN	9 Deerwood Lane	Palmyra, VA	22963
18A (2) 412	DANIEL J FOWLEY, JR	3791 Ruritan Lake Rd	Palmyra, VA	22963
9 A 9	GARDNER TRUST	3 Cover Circle	Palmyra, VA	22963
18A (2) 400	GOMOLA, MELISSA A	753 JEFFERSON DR	Palmyra, VA	22963
18A (2) 414	JOSEPH & ENCILIE GRIFFIN	781 JEFFERSON DR	Palmyra, VA	22963
18A (2) 413	OLIVA L & DILLON, JUSTIN M HART	779 JEFFERSON DR	Palmyra, VA	22963
18A 2 402	PATRICK A & ELSY Y HEALY	757 JEFFERSON DR	Palmyra, VA	20110
9 A 11C	PHOEBE R. & LARRY HERRING	2542 Thomas Jefferson Pkwy	Palmyra, VA	22963
9 (A ) 11A	TIMOTHY J HOFFMAN	2496 LAKE MONTICELLO RD	Palmyra, VA	22963
18A (2) 407	VIRGINIA P HOLMES	767 JEFFERSON DR	Palmyra, VA	22963
18A (2) 401	JUAN & IMELDA B HUERTA	755 JEFFERSON DR	Palmyra, VA	22963
18A (2) 405	RONALD E & GAIL L KING	763 JEFFERSON DR	Palmyra, VA	22963
18A (2) 396	PAUL A & JUANITA S LOWE	7 CHESTNUT CT	Palmyra, VA	22963
18A (2) 397	BONNIE WATSON MACKEY	5 CHESTNUT CT	Palmyra, VA	22963
18A (2) 408	MARC E & CHIRSTINA R MONFALCONE	769 JEFFERSON DR	Palmyra, VA	22963
18A (2) 406	NANCY NOWLIN MURPHY	765 JEFFERSON DR	Palmyra, VA	22963
18A (2) 410	RONALD L & SUSAN BELL NYLAND	773 JEFFERSON DR	Palmyra, VA	22963
18A (2) 398	WILLIAM W & BONNIE L OPYOKE	3 CHESTNUT CT	Palmyra, VA	22963
9 A 10	SUSAN & ALBERT RINGWOOD	2224 LAKE MONTICELLO RD	Palmyra, VA	22963
9 A 11B	RIVANNA INVESTMENTS LLC	2228 LAKE MONTICELLO RD	Palmyra, VA	22911
9 A 11E	GREGORY W & MARIA ANNE ROBERTS	2448 LAKE MONTICELLO RD	Palmyra, VA	22963
18A (2) 409	JAMIE L & AUBREY R SPROUSE JR	771 JEFFERSON DR	Palmyra, VA	22963
9 A 11	STEGER INVESTMENTS LLC	3321 Fosters Branch	Charlottesville, VA	22911
18A (2) 411	KAREN & TYLER THORNTON	775 JEFFERSON DR	Palmyra, VA	22963
18A (2) 404	FREEMAN S & EILEEN J WATKINS	761 JEFFERSON DR	Palmyra, VA	22963
18A (2) 20	Holly Degraff	3 Glen Burnie	Palmyra, VA	22963
18A (2) 21	Kimberly Dixon	5 Glen Burnie	Palmyra, VA	22963
18A (2) 22	Gerard Webber	7 Glen Burnie	Palmyra, VA	22963

**ZMP 14-03: I & J Homebuilders**

18A (2) 23	Vivian Kellogg	9 Glen Burnie	Palmyra, VA	22963
18A (2) 24	Marcus Badgett	11 Glen Burnie	Palmyra, VA	22963
18A (2) 25	William and Catherine Wright	13 Glen Burnie	Palmyra, VA	22963
18A (2) 26	Vickie Pond	15 Glen Burnie	Palmyra, VA	22963
18A (2) 27	Jordan & Joshua Guskind	3580 Turnbridge Lane	Keswick, VA	22947
18A (2) 28	Chris Owens	19 Glen Burnie	Palmyra, VA	22963
18A (2) 29	Melanie Stewart	21 Glen Burnie	Palmyra, VA	22963
18A (2) 19	James Taylor	801 Jefferson Drive East	Palmyra, VA	22963
18A (2) 121	Clarence Holmes	724A East 22354	Bronx, NY	10466
18A (2) 122	Brown Family Trust	802 Jefferson Drive East	Palmyra, VA	22963
18A (2) 123	David and Jennifer Jones	800 Jefferson Drive East	Palmyra, VA	22963
18A (2) 124	Richard Scampoli	798 Jefferson Drive East	Palmyra, VA	22963
18A (2) 125	Entrust Retirement	135 Colton Crest Dr	Alpharetta, GA	30005
18A (2) 126	Virginia Stromberg Trust	794 Jefferson Drive East	Palmyra, VA	22963





Scale: 1:9027.977411

Date: 10/15/2014

Printed By:





Scale: 1:9027.977411

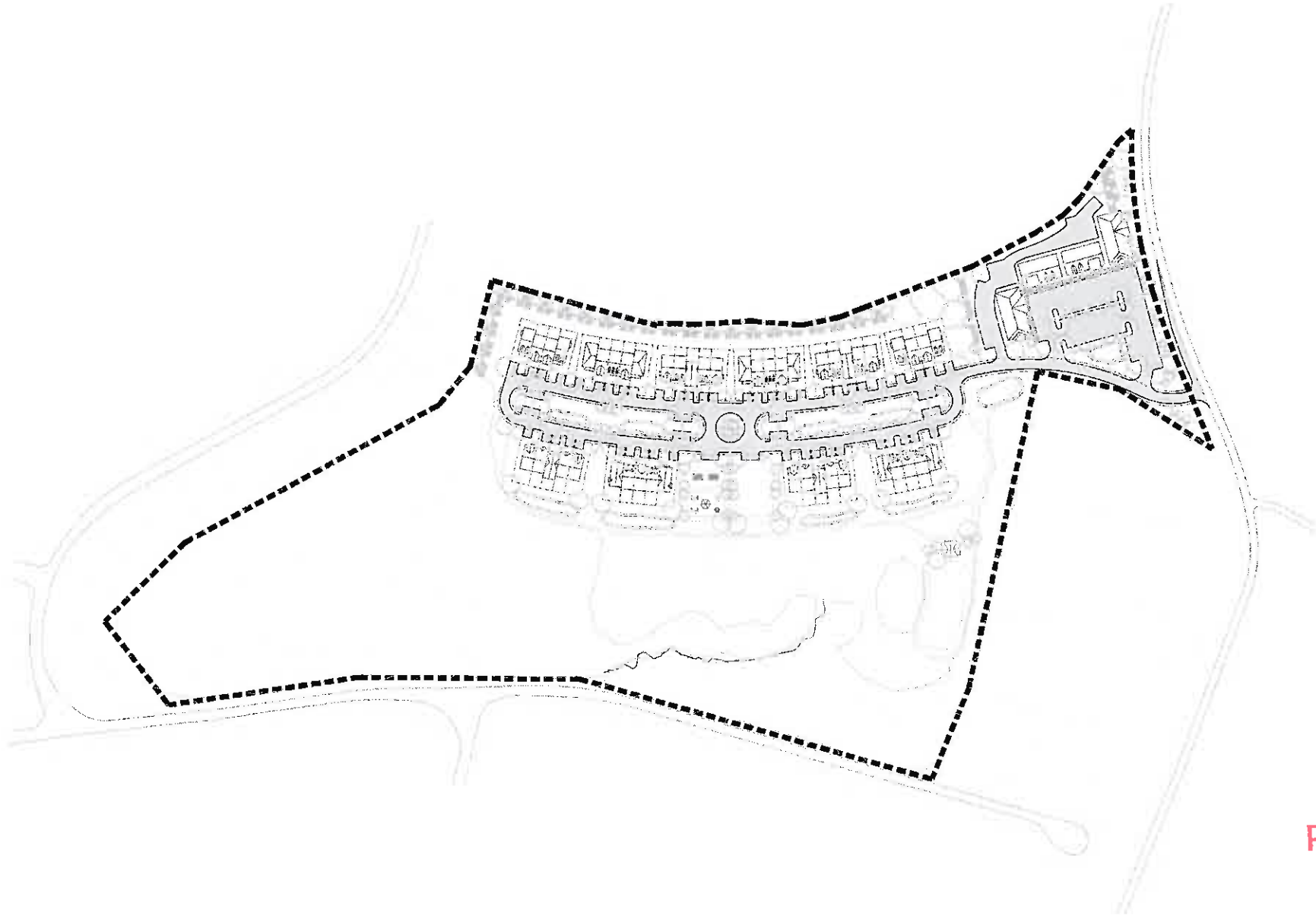
Date: 10/15/2014

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).



# PRELIMINARY MASTER PLAN FOR LAFAYETTE VILLAGE



Received  
OCT 06 2014  
Planning Dept.

TAX MAP 9, SECTION A, PARCEL 000.01B, 01F, and 01G  
PALMYRA MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
September 2, 2014  
Revised: October 2, 2014



201 EAST MAIN STREET, SUITE M  
CHARLOTTESVILLE, VA 22902  
(434) 207-8086

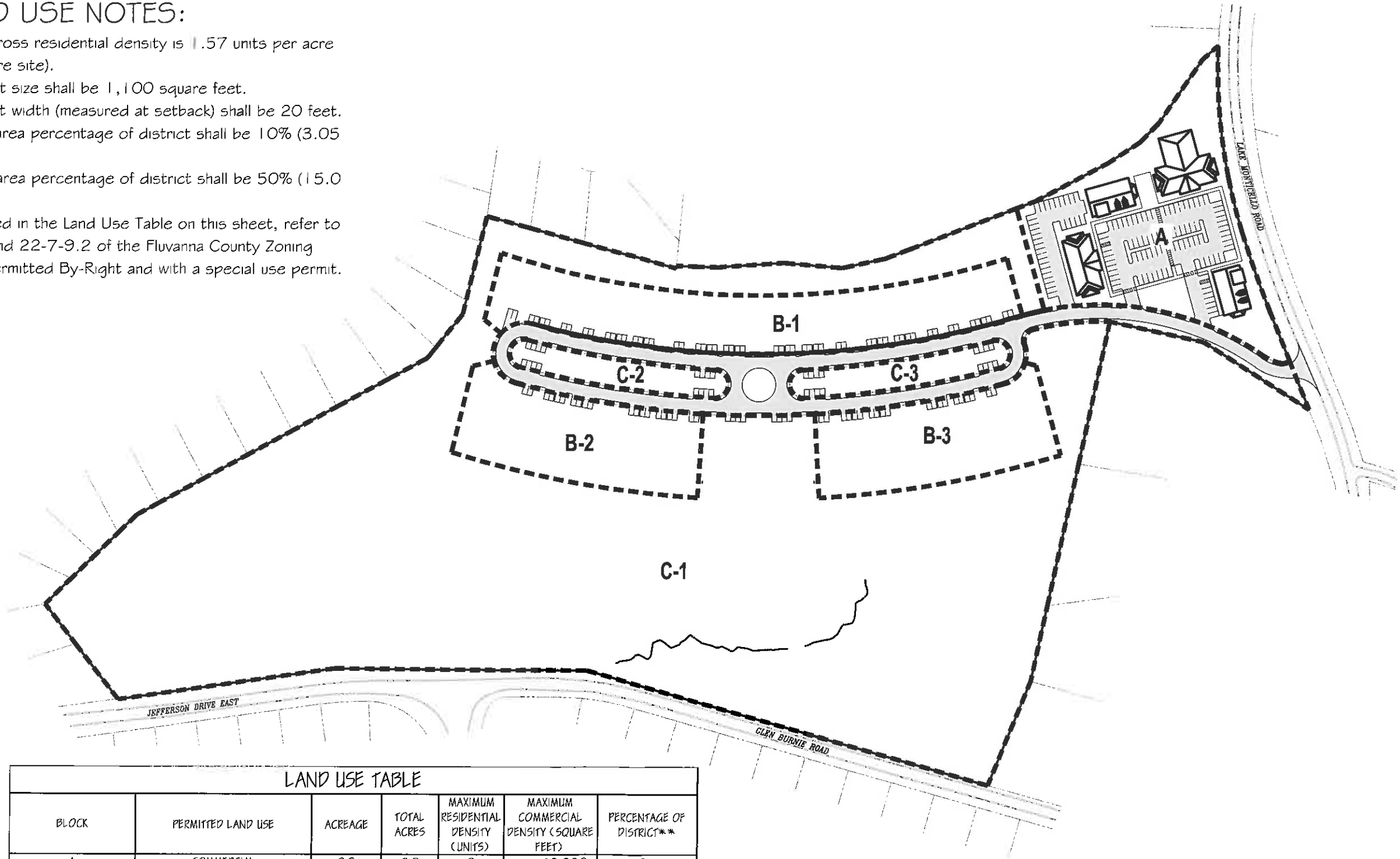
### SHEET INDEX

- C1 - COVER SHEET
- C2 - EXISTING CONDITIONS
- C3 - PRELIMINARY MASTER PLAN
- C4 - OPEN SPACE PLAN
- C5 - TRANSPORTATION & UTILITY PLAN
- C6 - DESIGN GUIDELINES AND DETAILS



LAND USE NOTES:

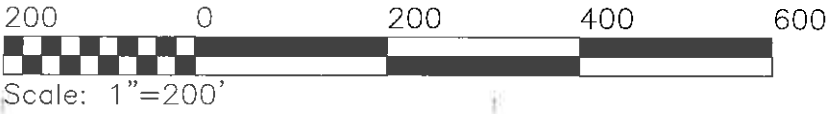
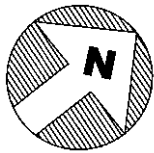
- Maximum permitted gross residential density is 1.57 units per acre (48 units on 30.5 acre site).
- Minimum residential lot size shall be 1,100 square feet.
- Minimum residential lot width (measured at setback) shall be 20 feet.
- Maximum commercial area percentage of district shall be 10% (3.05 acres).
- Minimum open space area percentage of district shall be 50% (15.0 acres).
- Unless otherwise noted in the Land Use Table on this sheet, refer to Sections 22-7-9.1 and 22-7-9.2 of the Fluvanna County Zoning Ordinance for uses permitted By-Right and with a special use permit.



LAND USE TABLE						
BLOCK	PERMITTED LAND USE	ACREAGE	TOTAL ACRES	MAXIMUM RESIDENTIAL DENSITY (UNITS)	MAXIMUM COMMERCIAL DENSITY (SQUARE FEET)	PERCENTAGE OF DISTRICT**
A	COMMERCIAL	2.8	2.8	0	30,000	9%
B-1	SINGLE-FAMILY RESIDENTIAL*	2.3	5.3	48	0	17%
B-2	SINGLE-FAMILY RESIDENTIAL*	1.5				
B-3	SINGLE-FAMILY RESIDENTIAL*	1.5				
C-1	OPEN SPACE	19.5	20.3	0	0	67%
C-2	OPEN SPACE	0.4				
C-3	OPEN SPACE	0.4				
ROAD RIGHT-OF-WAY	N/A	2.1	2.1	N/A	N/A	7%
TOTAL R-3 DISTRICT			30.5	48	30,000	100%

\* Note: PERMITTED SINGLE FAMILY RESIDENTIAL USES INCLUDE: TOWNHOMES, SINGLE-FAMILY ATTACHED, SINGLE-FAMILY DETACHED, GROUP HOMES, AND ACCESSORY DWELLINGS. MULTI AND TWO FAMILY DWELLINGS ARE PROHIBITED.

\*\* Note: LAND USE PERCENTAGES SHOWN ARE CONCEPTUAL AND MAY VARY IN ACCORDANCE WITH GUIDELINES PROVIDED ON THIS SHEET.

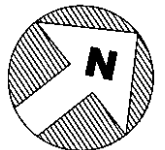
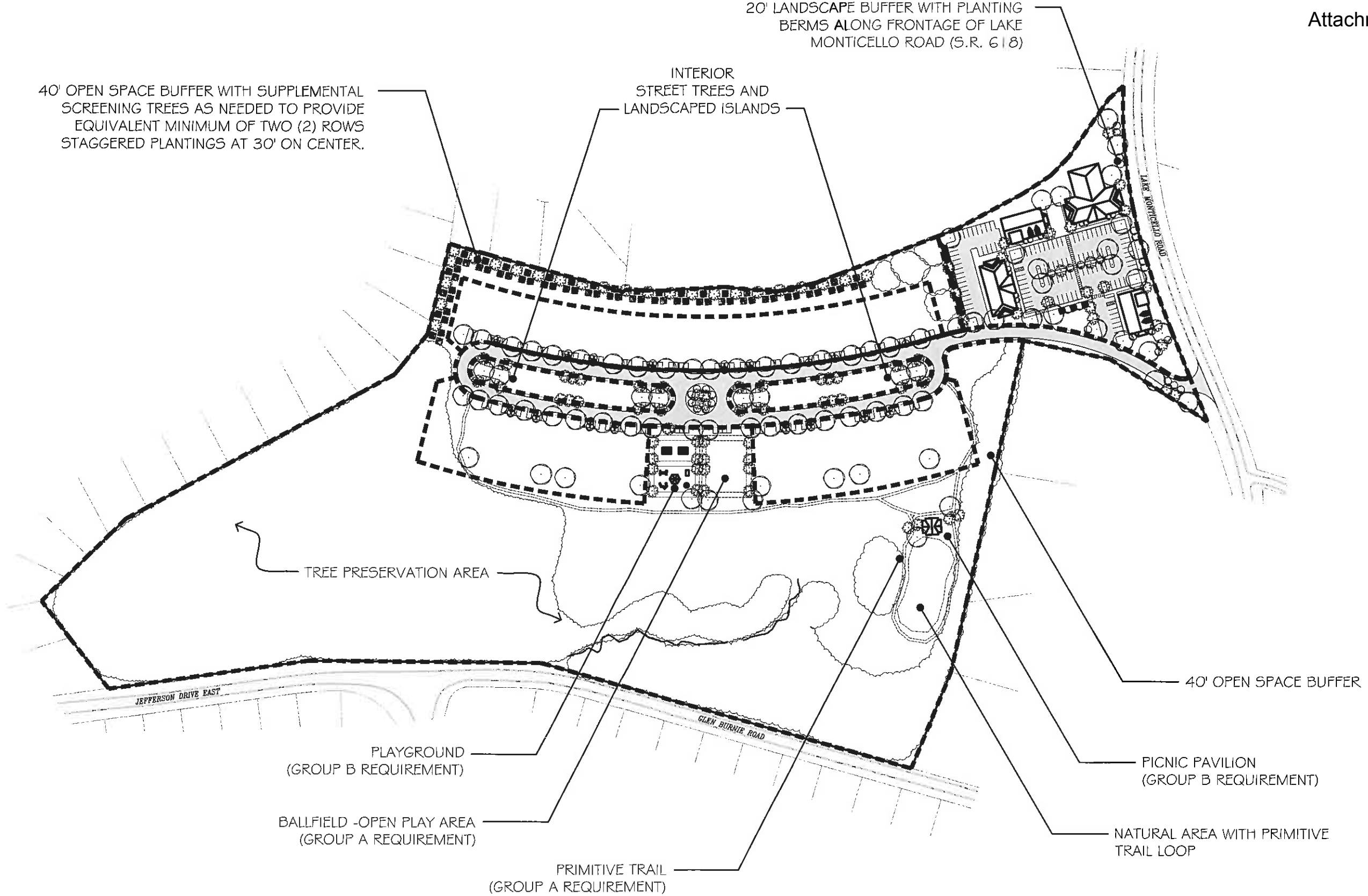


SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
201 E. MAIN ST. SUITE 14  
CHARLOTTESVILLE, VA 22902  
PHONE: (434) 207-8008  
JUSTIN@SHIMP-ENGINEERING.COM

PRELIMINARY MASTER PLAN OF DEVELOPMENT		
Rev	Date	Description
1	10-02-2014	0001 / County Comments

PRELIMINARY MASTER PLAN FOR:  
**LAFAYETTE VILLAGE**  
FLUVANNA COUNTY, VIRGINIA

Date	09/02/2014
Scale	1"=200'
Sheet No.	3 OF 6
File No.	14.012



PROPOSED R-3 RECREATIONAL REQUIREMENTS	
GROUP A	GROUP B
OPEN PLAY AREA (MIN. 1/2 ACRE)	PICNIC PAVILION (3-4 PICNIC TABLE UNITS WITH GRILL)
PRIMITIVE WALKING TRAILS	ACTIVE PLAYGROUND WITH EQUIPMENT

PRELIMINARY MASTER PLAN FOR:  
**LAFAYETTE VILLAGE**  
FLUVANNA COUNTY, VIRGINIA

OPEN SPACE PLAN OF DEVELOPMENT

Rev	Date	Description
Rev 1	10-02-2013	0307 / County Comments

Date: 09/02/2014  
Scale: 1"=200'  
Sheet No.: 4 OF 6  
File No.: 14.012

Architectural and Landscape Standards:

Architectural Guidelines:

General Requirements:

- Exterior materials used within Lafayette Village shall be chosen from the materials listed herein and be of a low maintenance character in the interest of maintaining a quality appearance.
- A centrally located mailbox bank shall be provided for all residential addresses within the development.
- Streetlamps, if provided in the residential blocks, shall be restricted to 10' height and shall match in architectural style and color with other streetlamps in the district.
- Storefront and monument signs in the commercial block shall match in architectural style and color with other signage within the district.

Architectural Standards for all permitted uses:

Structure and Massing:

- Massing of commercial and civic structures shall be broken up in such a manner as to avoid boxy appearing buildings. Use of gables, offsets, and similar details to break down the mass of the building is strongly encouraged.
- Residential single-family dwellings shall have a minimum size of 1,100 square feet.
- Buildings shall maintain architectural fronts along a consistent street edge with at least one street oriented entrance.
- Use of multiple, yet compatible wall materials is encouraged.
- Use of arches, columns, quoins, and similar details is encouraged.
- Storefront metal shall be factory finished. Mill finish aluminum is prohibited.
- Accessory structures shall be constructed of materials similar to the main structure on the lot.

Permitted Wall Materials

- A. Brick
- B. Stone, natural or portland cement simulated (Cultured Stone or similar)
- C. Fiber reinforced cementitious siding (Hardiplank or similar)
- D. Wood siding, painted or stained
- E. Wood or fiber reinforced cement shingles
- F. Architectural precast concrete (cast stone)
- G. Stucco

Permitted Visible Roofing Materials

- A. Standing seam metal
- B. Slate
- C. Simulated slate
- D. Architectural shingles
- E. Architectural shingles designed to simulate wood shakes (Timbertline or similar)

Permitted Trim Materials

- B. Fiber reinforced cementitious trim (Hardietrim, Hardiesoffit, or similar)
- C. Cellular PVC
- D. Wood, painted or stained
- E. Factory finished aluminum clad wood (fascia & rake boards)
- F. Vented or unvented aluminum or vinyl soffit panels
- G. Vinyl shutters and trim.

Permitted Window Materials

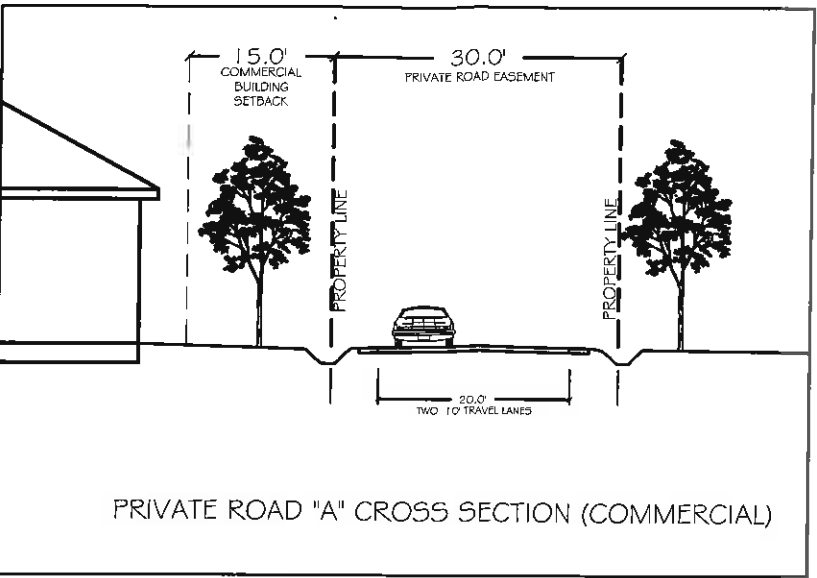
- A. Painted Wood
- B. Clad (aluminum or fiberglass) wood
- C. Extruded fiberglass or aluminum
- D. Aluminum Storefront
- E. Divided light windows shall have SDL or true divided light muntins.
- F. Vinyl

Permitted Door Materials

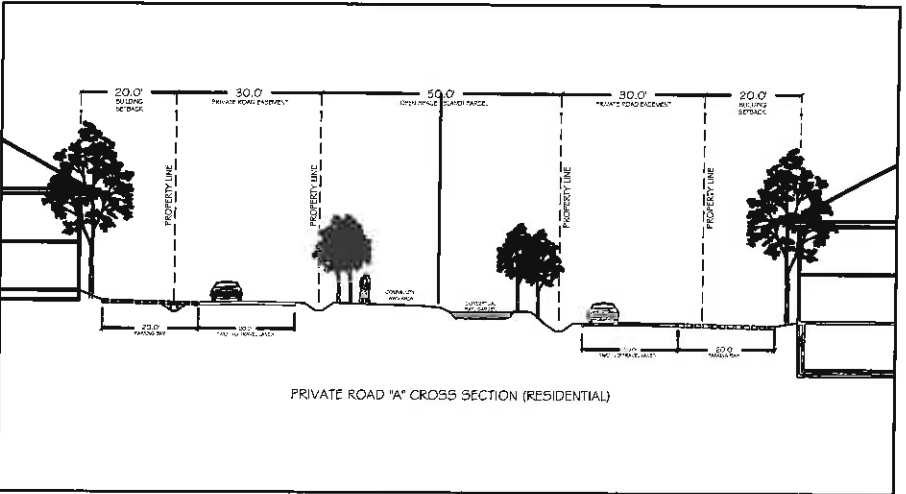
- A. Wood
- B. Insulated metal
- C. Fiberglass
- D. Aluminum storefront

Other Permitted Materials

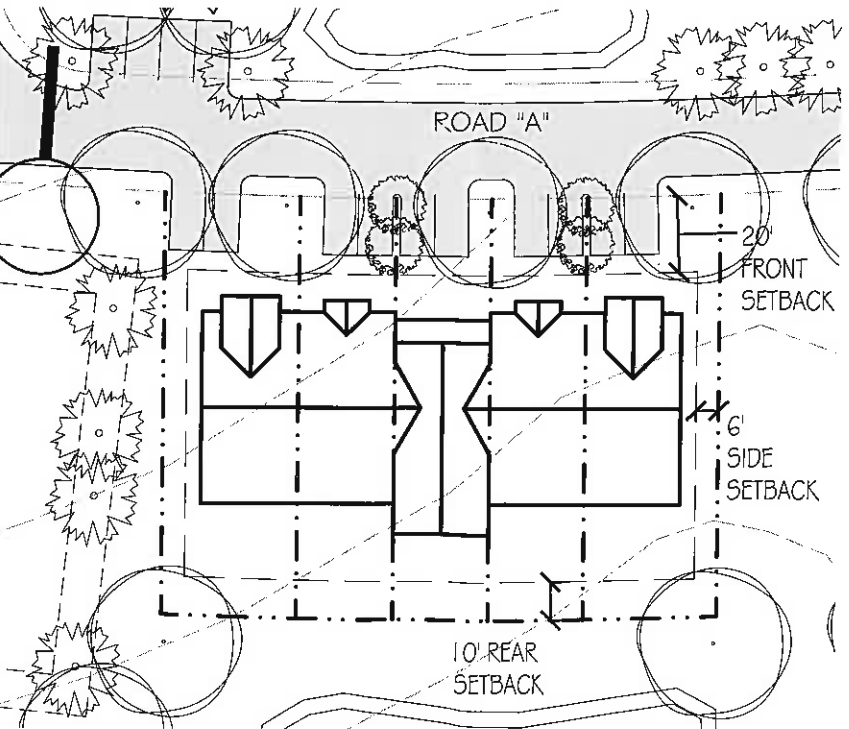
- A. Fabric awnings
- B. Cellular PVC railings
- C. Metal railings
- D. Factory finished aluminum or natural copper gutters & downspouts
- E. Wood or vinyl shutters



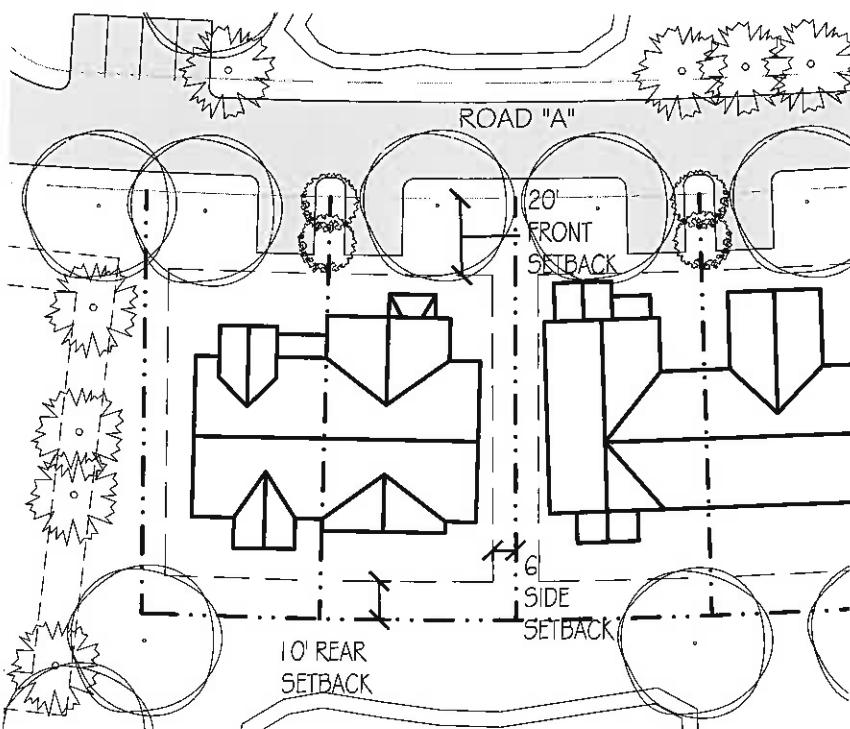
1 PRIVATE ROAD "A": TYPICAL CROSS SECTION  
C6 SCALE: 1"=20'



2 PRIVATE ROAD "A": TYPICAL RESIDENTIAL CROSS SECTION  
C6 SCALE: 1"=40'



3 TYPICAL TOWNHOME LOT LAYOUT  
C6 SCALE: 1"=50'



4 TYPICAL SINGLE-FAMILY ATTACHED LOT LAYOUT  
C6 SCALE: 1"=50'

SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
201 E. MAIN ST., SUITE 100  
CHARLOTTEVILLE, VA 22802  
PHONE: (434) 207-8088  
JUSTIN@SHIMP-ENGINEERING.COM

DESIGN GUIDELINES & DETAILS		
Rev	Date	Description

PRELIMINARY MASTER PLAN FOR:  
**LAFAYETTE VILLAGE**  
FLUVANNA COUNTY, VIRGINIA

Date	09/02/2014
Scale	AS SPECIFIED
Sheet No.	6 OF 6
File No.	14.012





FRONT ELEVATION

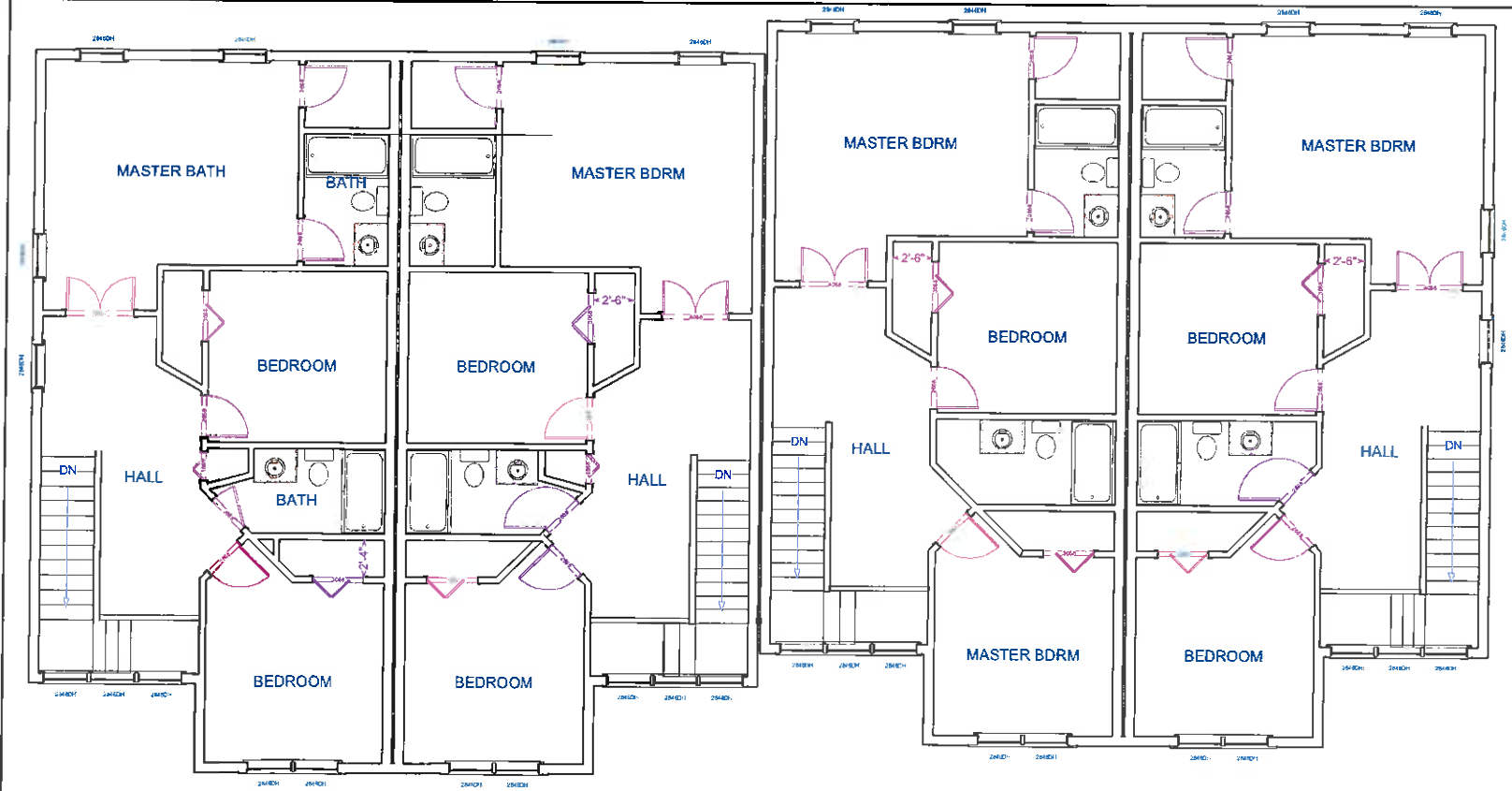


REAR ELEVATION



NO.		DESCRIPTION	BY	DATE
SHEET TITLE: SHEET TITLE				
PROJECT DESCRIPTION: Apartment 23				
DRAWINGS PROVIDED BY:				
DATE: 9/2/2014				
SCALE:				
SHEET: A-1				



[illegible]

Sheet Title

DESCRIPTION:  
Apartment 23

DRAWINGS PROVIDED BY:

DATE:

9/2/2014

SCALE:

SHEET:

**A-2**



October 3, 2014

Mr. Steven Tugwell, Senior Planner  
Department of Planning & Community Development  
Fluvanna County, Virginia

Received

OCT 06 2014

Planning Department

**Regarding: ZMP 14: 03 Lafayette Village R-3 Preliminary Master Plan**  
**Tax Map: 9-A-11, 9-A-11B, 9-A-11F, 9-A-11G**

**September 25th, 2014 TRC Comment Responses**

Dear Mr. Tugwell,

Thank you for your comments from the TRC meeting last week. The attached revised plan for Lafayette Village addresses Fluvanna County comments, along with VDOT comments, in the following manner:

1. The commercial building layout in Block A is reconfigured to depict less parking and more architectural frontage along Lake Monticello Road. This was achieved by moving one of the buildings near the back of the commercial site to the front corner, near the entrance from Lake Monticello Road.
2. Conceptual Fire Hydrant locations have been provided on Sheet 5 along with a note specifying that the design and location of the hydrants will be determined at the time that a site plan, road plan, or subdivision plat is approved.
3. The site entrance has been shifted further to the east on Lake Monticello Road and the right turn lane has been eliminated. Enclosed, along with the revised Preliminary Master Plan, is a copy of "Route 618 Townhomes Traffic Study" prepared by Engineering & Planning Resources, dated September 2014. The study finds that turn lanes (left or right) are not warranted for this project.
4. A Sight Easement exhibit, showing horizontal and vertical sight lines, is attached showing that adequate intersection and stopping sight distance is available for the proposed entrance on Lake Monticello Road. The deed book and page number has been referenced on the exhibit and on the Preliminary Master Plan, showing a sight easement across parcels C, D, and E.

Please feel free to contact us with any further questions or comments. We look forward to presenting this plan to the Planning Commission and Board of Supervisors in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Shimp", is written over a horizontal line.

Justin Shimp, P.E



EPR, P.C. "ENGINEERING & PLANNING RESOURCES"  
637 BERKMAR CIRCLE, CHARLOTTESVILLE, VA 22901

OCT 06 2014

Planning Dept.

TO: JUSTIN SHIMP, P.E.

FROM: BILL WUENSCH, PE, PTOE

ORGANIZATION: SHIMP ENGINEERING

DATE: SEPTEMBER 2014

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: ROUTE 618 TOWNHOMES TRAFFIC STUDY

YOUR REFERENCE NUMBER:

## MEMORANDUM

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☒ FOR YOUR USE

### Route 618 Townhomes Traffic Study

#### Introduction

The memorandum provides a summary of a turn lane analysis study for the proposed Route 618 Townhomes development, which will be located adjacent to Lake Monticello Road (Route 618) on the south, in Fluvanna County, Virginia.

As requested, two development scenarios have been addressed:

- Scenario 1 – 48 townhome units, 6,000 square feet of office space, and 24,000 square feet of specialty retail; and
- Scenario 2 – 48 townhome units only.

For the analyses, both of the two scenarios are assumed to be completed in 2020.

Thus, this memorandum addresses turn lane warrants at the intersection of Lake Monticello Road and the site entrance in 2020 in the two scenarios as stated above.

**Figure 1** illustrates the site location and its vicinity, as well as the study intersection.

#### 2020 Background Traffic Volumes

The 2020 background morning and afternoon peak hour traffic volumes on Lake Monticello Road were calculated by examining VDOT's most recently available online traffic count data, 2012 Virginia Department of Transportation Jurisdiction Report Daily Traffic Volume Estimates Including Vehicle Classification Estimates, and factoring up the traffic volumes to the year 2020 with a 1% per year growth rate.



EPR, P.C. "ENGINEERING & PLANNING RESOURCES"  
637 BERKMAR CIRCLE, CHARLOTTESVILLE, VA 22901

**Table 1** summarizes the calculation of the 2020 background morning and afternoon peak hour traffic volumes.

**Table 1 2020 Background Morning and Afternoon Peak Hour Traffic Volumes Calculation**

2012 ADT	2,900
K Factor	0.104
Directional Factor	0.519
Peak Hour Traffic Volumes	302
2012 AM Eastbound	145
2012 AM Westbound	157
2012 PM Eastbound	157
2012 PM Westbound	145
<b>2020 AM Eastbound</b>	<b>157</b>
<b>2020 AM Westbound</b>	<b>170</b>
<b>2020 PM Eastbound</b>	<b>170</b>
<b>2020 PM Westbound</b>	<b>157</b>

**Figure 2** illustrates the 2020 background morning and afternoon peak hour traffic volumes.

### Site Trip Generation and Distribution

ITE's Trip Generation 9th Edition was used to calculate the trip generation for the proposed development. Land use code 230, land use code 710, and land use code 826 are used for townhomes, office space, and specialty retail, respectively. In Scenario 1, an internal capture rate of 15% of residential or 15% of nonresidential trips generated, whichever is less, and no pass-by are assumed per ITE standard practices; and in Scenario 2, no internal capture or pass-by is assumed.

**Table 2** summarizes the trip generation for the proposed development in Scenario 1.

**Table 3** summarizes the trip generation for the proposed development in Scenario 2.

**Table 2 Site Trip Generation – Scenario 1**

				AM		PM	
Use Description	ITE	Qty	Daily	in	out	in	out
Townhomes	230	48	340	5	24	22	11
General Office	710	6,000	155	18	2	14	71
Specialty Retail	826	24,000	1,064	0	0	35	44
<b>totals</b>			<b>1,558</b>	<b>23</b>	<b>26</b>	<b>71</b>	<b>126</b>
internal capture			51	1	0	3	2
<b>total new external trips</b>			<b>1,507</b>	<b>22</b>	<b>26</b>	<b>68</b>	<b>124</b>
			<b>1,507</b>	<b>48</b>		<b>192</b>	



EPR, P.C. "ENGINEERING & PLANNING RESOURCES"  
637 BERKMAR CIRCLE, CHARLOTTESVILLE, VA 22901

**Table 3 Site Trip Generation – Scenario 2**

Use Description	ITE	Qty	Daily	AM		PM	
				in	out	in	out
Townhomes	230	48	340	5	24	22	11
<b>total new external trips</b>			<b>340</b>	<b>5</b>	<b>24</b>	<b>22</b>	<b>11</b>
			<b>340</b>	<b>29</b>		<b>33</b>	

The site trip distributions used in the memorandum are generated based on the existing traffic patterns on Lake Monticello Road. **Figure 3** illustrates the assumed site trip distribution percentages; **Figure 4** and **Figure 5** illustrate the site trips in Scenario 1 and Scenario 2.

## 2020 Build Traffic Volumes

The site trips generated by the proposed development in the two scenarios were calculated (as described above) and assigned to the intersection of Lake Monticello Road and the site entrance as documented in the previous sections, were added to the 2020 background morning and afternoon peak hour traffic volumes.

**Figure 6** and **Figure 7** illustrate the 2020 build morning and afternoon peak hour traffic volumes in Scenario 1 and Scenario 2.

## Turn Lane Analyses

Turn lane needs at the intersection of Lake Monticello Road and the site entrance were evaluated using VDOT turn lane warrants for both morning and afternoon peak hours in 2020 in the two scenarios. The results are as summarized in **Table 4**.

The VDOT turn lane warrants are provided in **Appendix A**.

**Table 4 Turn Lane Warrants Summary**

		AM	PM
<b>Scenario 1</b>	<b>WBL</b>	No Left-Turn Lane Required	No Left-Turn Lane Required
	<b>EBR</b>	Right-Turn Radius Required	Right-Turn Radius Required
<b>Scenario 2</b>	<b>WBL</b>	No Left-Turn Lane Required	No Left-Turn Lane Required
	<b>EBR</b>	Right-Turn Radius Required	Right-Turn Radius Required

The analysis results indicate that no turn lanes are warranted at the intersection of Lake Monticello Road and the site entrance in either Scenario 1 or Scenario 2.



EPR, P.C. "ENGINEERING & PLANNING RESOURCES"  
637 BERKMAR CIRCLE, CHARLOTTESVILLE, VA 22901

## Findings

The memorandum leads to following principal findings:

- Per ITE's Trip Generation 9th Edition, the proposed Route 618 Townhomes development generates 1,507 new daily trips, 48 new morning peak hour trips, and 192 new afternoon peak hour trips in Scenario 1; and generates 340 new daily trips, 29 new morning peak hour trips, and 33 new afternoon peak hour trips in Scenario 2.
- Per VDOT the turn lane warrants, neither a right nor left turn lane is warranted at the intersection of Lake Monticello Road and the site entrance.

## END OF MEMORANDUM

## ATTACHMENTS

### Figures:

- Figure 1 – Site Location, Vicinity, and Study Intersection
- Figure 2 – 2020 Background Morning and Afternoon Peak Hour Traffic Volumes
- Figure 3 – Assumed Site Trip Distribution Percentages
- Figure 4 – Site Trips - Scenario 1
- Figure 5 – Site Trips - Scenario 2
- Figure 6 – 2020 Build Morning and Afternoon Peak Hour Traffic Volumes - Scenario 1
- Figure 7 – 2020 Build Morning and Afternoon Peak Hour Traffic Volumes - Scenario 2

### Tables:

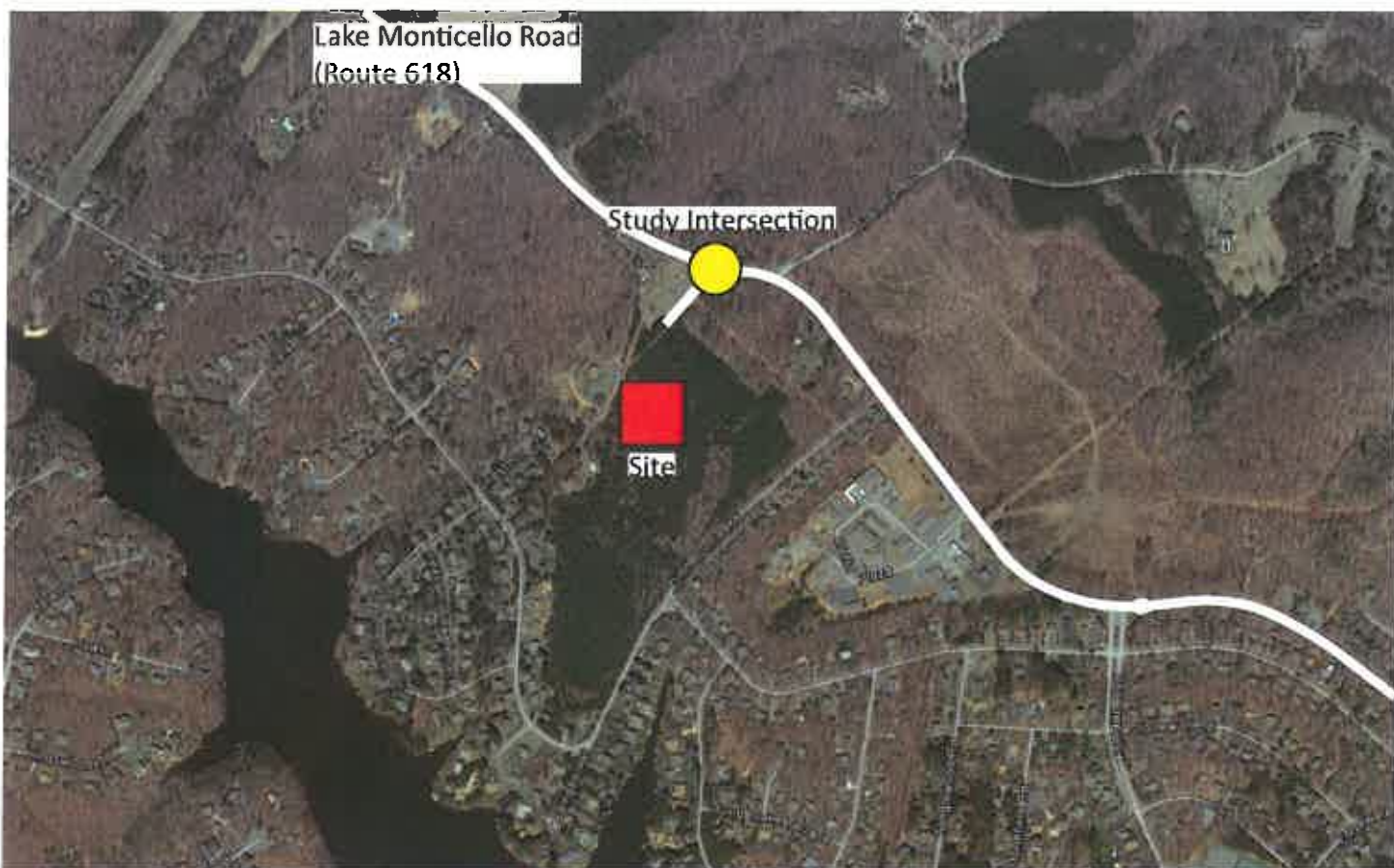
- Table 1 – 2020 Background Morning and Afternoon Peak Hour Traffic Volumes Calculation
- Table 2 – Site Trip Generation – Scenario 1
- Table 3 – Site Trip Generation – Scenario 2
- Table 4 – Turn Lane Warrants Summary

### Appendices:

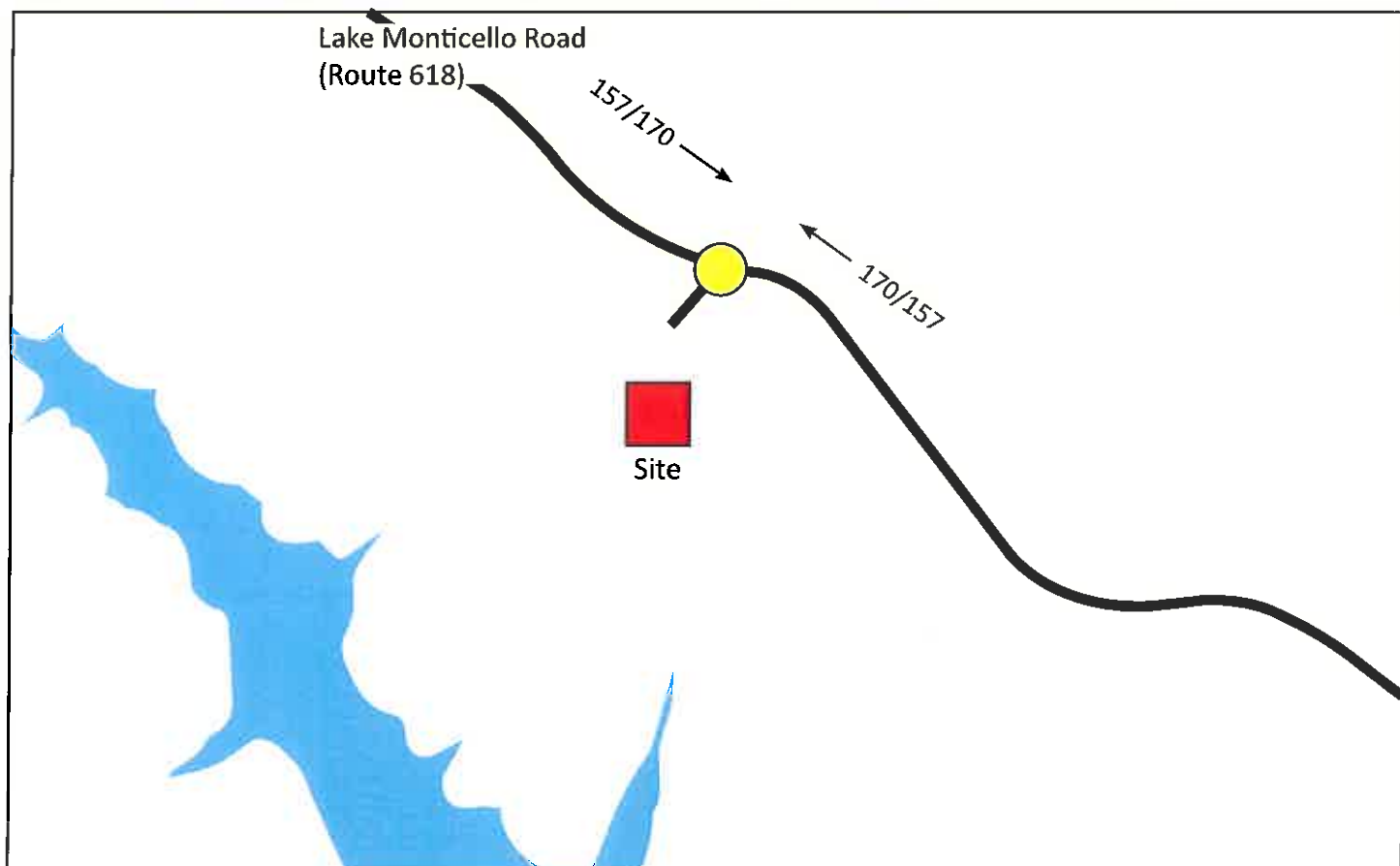
- Appendix A – VDOT Turn Lane Warrant Forms



**Figure 1 Site Location, Vicinity, and Study Intersection**



**Figure 2 2020 Background Morning and Afternoon Peak Hour Traffic Volumes**



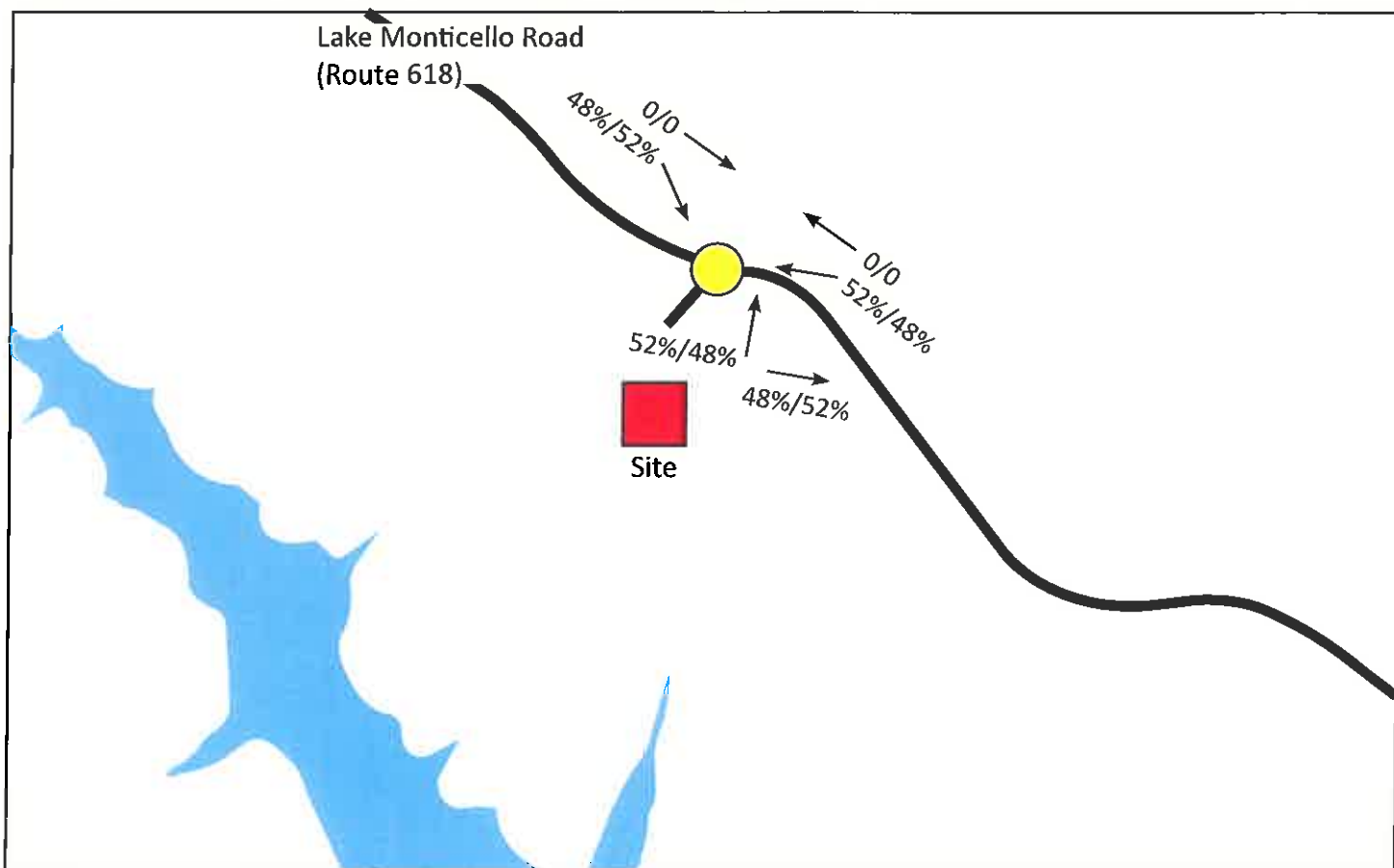
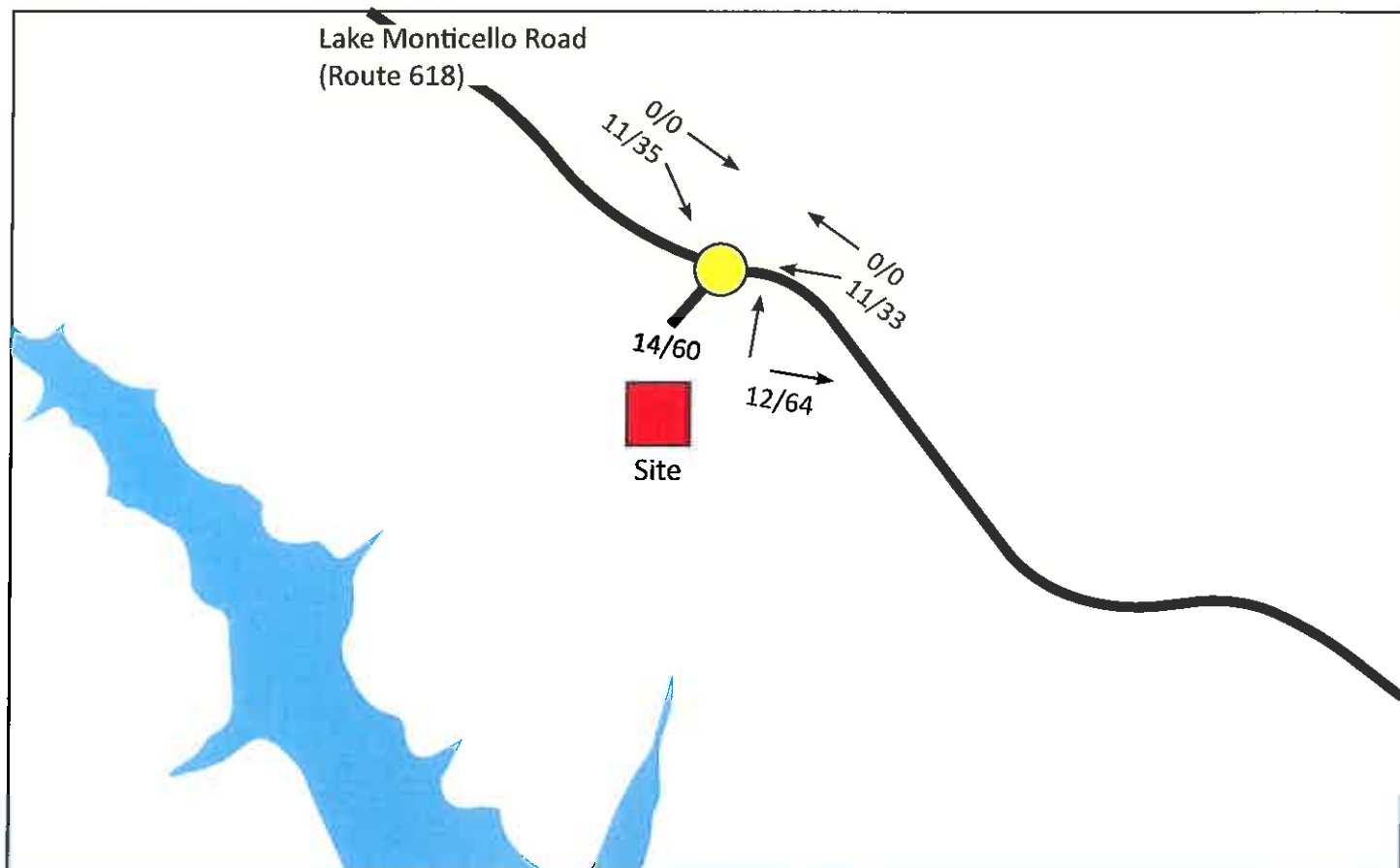
**Figure 3 Assumed Site Trip Distribution Percentages****Figure 4 Site Trips - Scenario 1**



Figure 5 Site Trips - Scenario 2

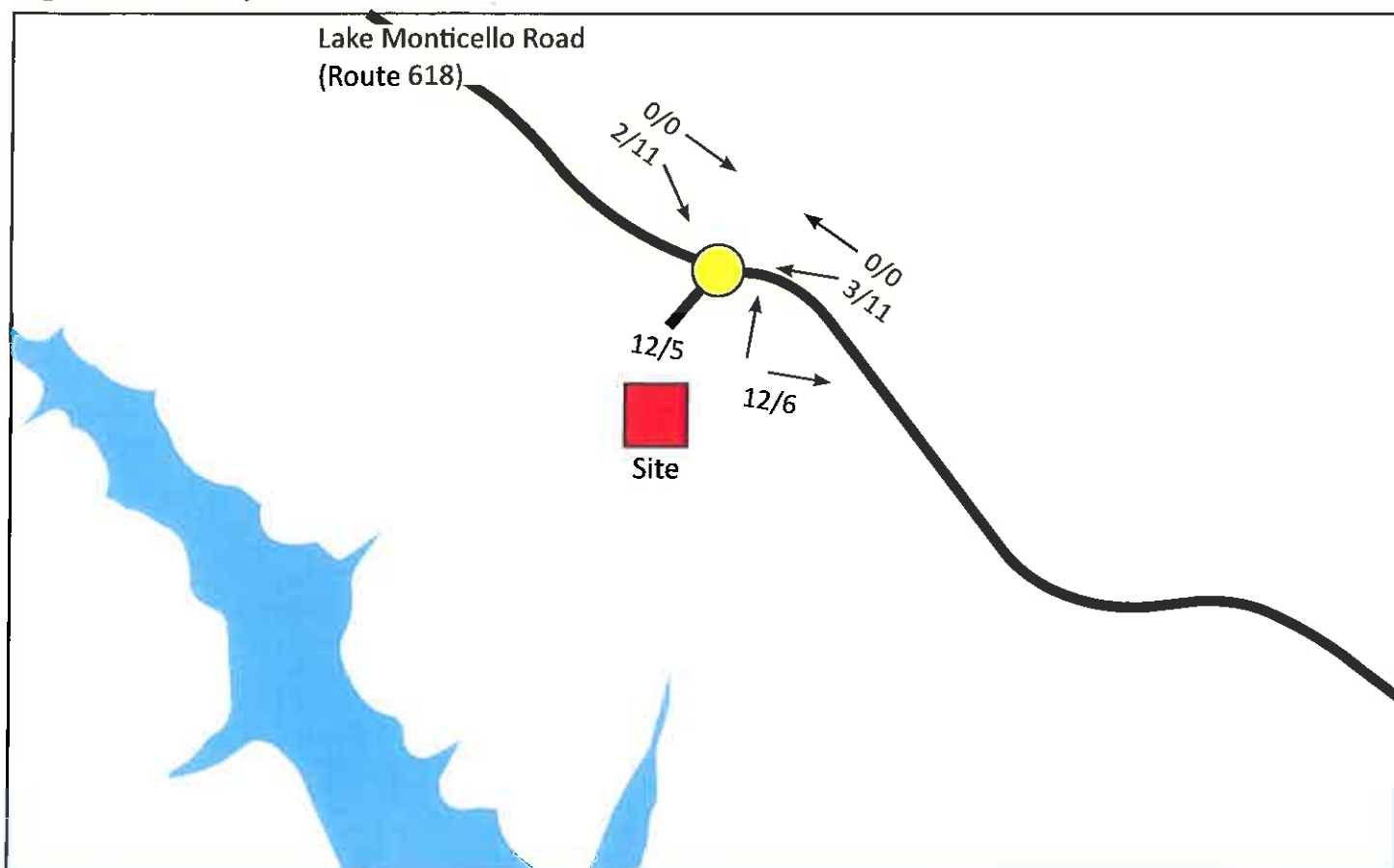
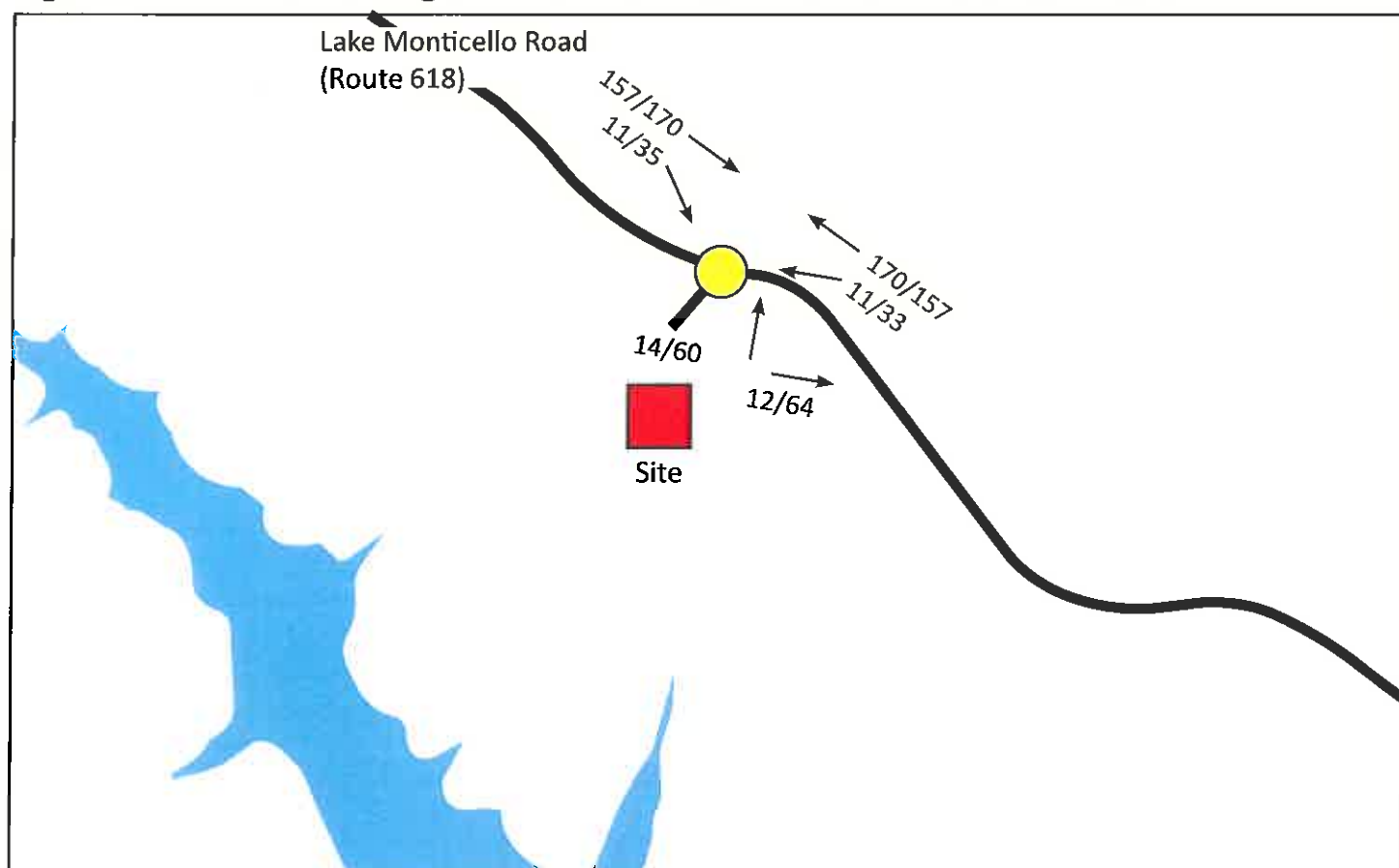
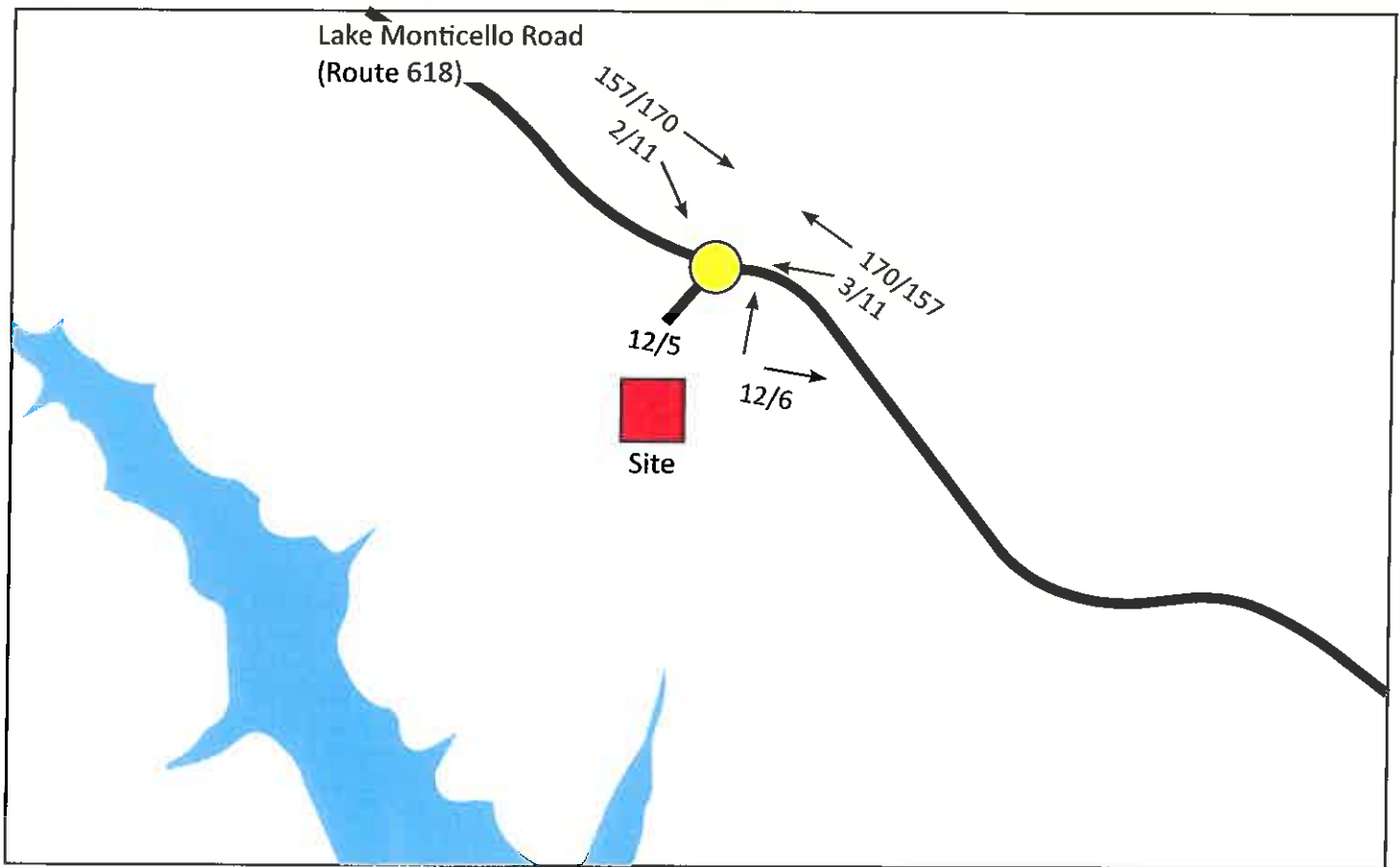
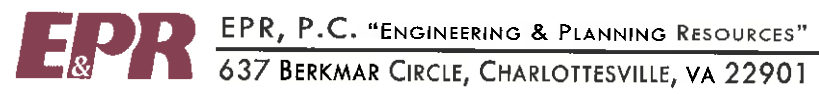


Figure 6 2020 Build Morning and Afternoon Peak Hour Traffic Volumes - Scenario 1



**Figure 7 2020 Build Morning and Afternoon Peak Hour Traffic Volumes - Scenario 2**

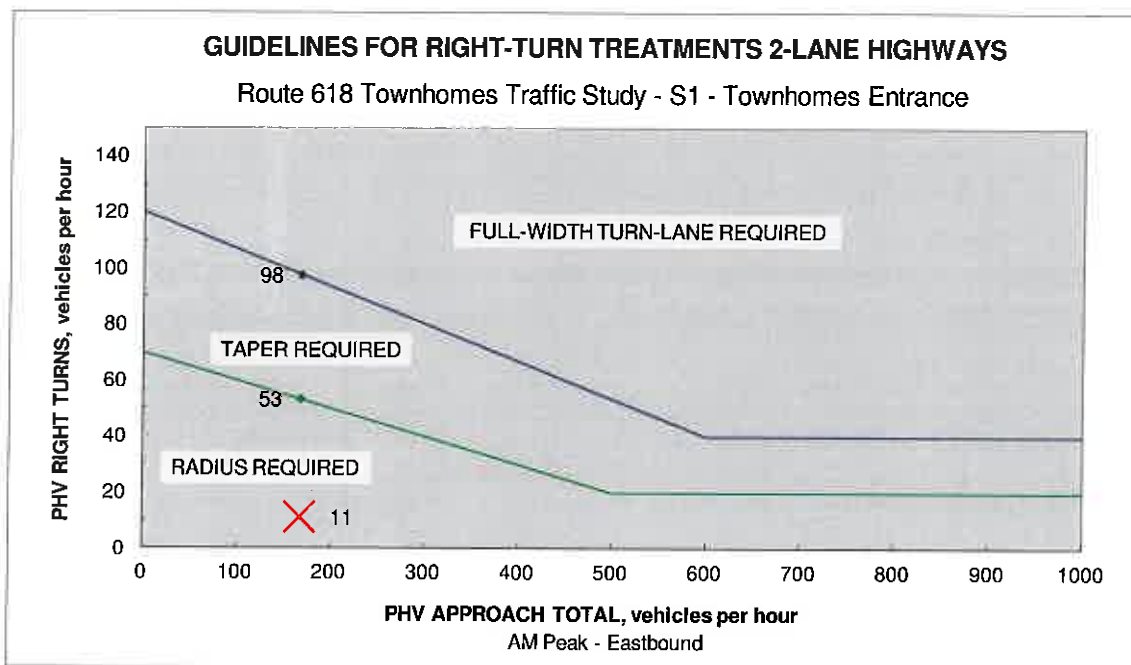


## **Appendix A – VDOT Turn Lane Warrant Forms**

### **GUIDELINES FOR RIGHT-TURN TREATMENTS ON 2-LANE HIGHWAYS**

Project:	Route 618 Townhomes Traffic Study - S1		
Intersection:	Townhomes Entrance		
Approach Direction:	Eastbound	Analysis Date:	2014
Peak Hour:	AM Peak	Data Date:	2012
PHV Right Turns:	11	Projection Year:	2020
PHV Approach Total:	168		
	vph		
	vph		

**CONCLUSION: RIGHT-TURN RADIUS REQUIRED**

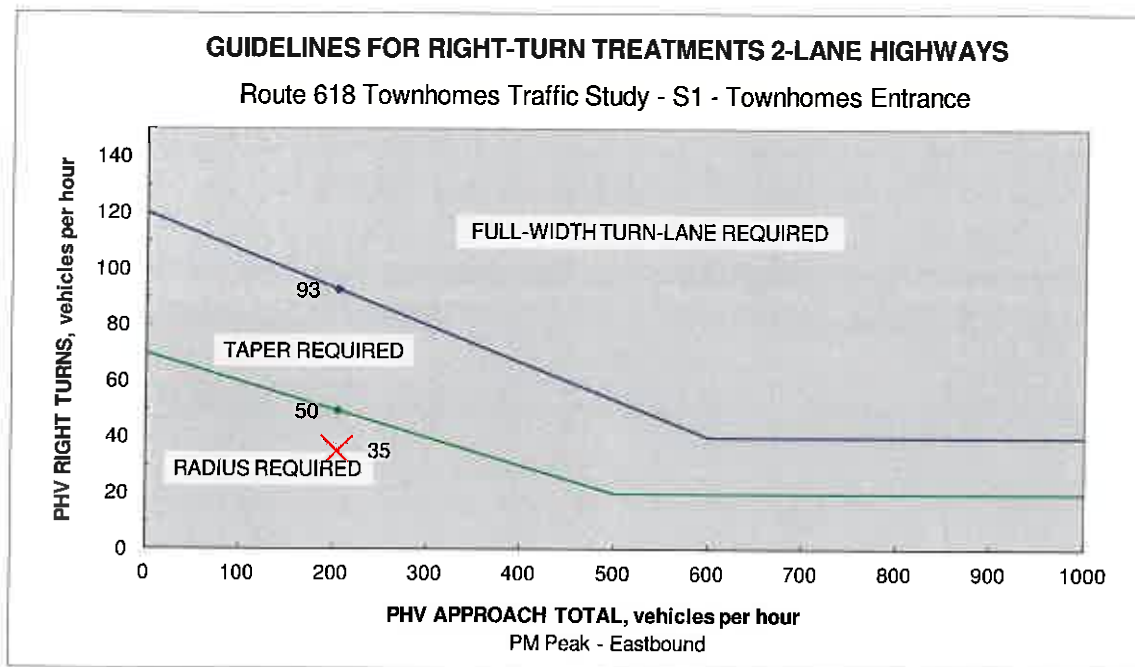


Source: VDOT Minimum Standards of Entrances to State Highways - Figure 5

### **GUIDELINES FOR RIGHT-TURN TREATMENTS ON 2-LANE HIGHWAYS**

Project:	Route 618 Townhomes Traffic Study - S1		
Intersection:	Townhomes Entrance		
Approach Direction:	Eastbound		Analysis Date: 2014
Peak Hour:	PM Peak		Data Date: 2012
PHV Right Turns:	35	vph	Projection Year: 2020
PHV Approach Total:	205	vph	

CONCLUSION: **RIGHT-TURN RADIUS REQUIRED**

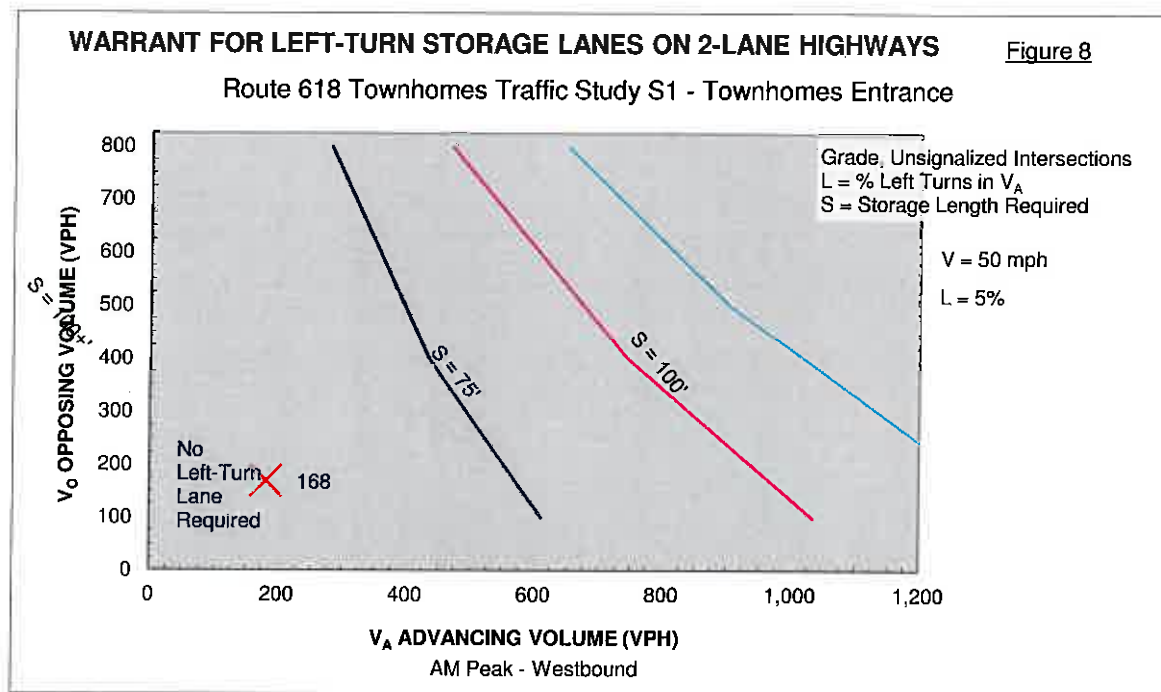


Source: VDOT Minimum Standards of Entrances to State Highways - Figure 5

### WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAYS

Project:	Route 618 Townhomes Traffic Study S1	Analysis Date:	2014
Intersection:	Townhomes Entrance	Data Date:	2012
Approach Direction:	Westbound	Projection Year:	2020
Peak Hour:	AM Peak		
Peak Hour Left Turns ( $V_L$ ):	11	vph	
Advancing Volume ( $V_A$ ):	181	vph (Westbound Approach)	
Opposing Volume ( $V_O$ ):	168	vph (Eastbound Approach)	
Operating/Design Speed ( $V$ ):	50	mph	
% Left Turns in $V_A$ ( $L$ ):	5%	(Calculated Value: 6.1%)	
Optional % Left Turn Override:			
(0' storage required based on chart)			
% Trucks in $V_L$ :	0%	(0' additional storage for trucks)	

**CONCLUSION: No Left-Turn Lane Required**

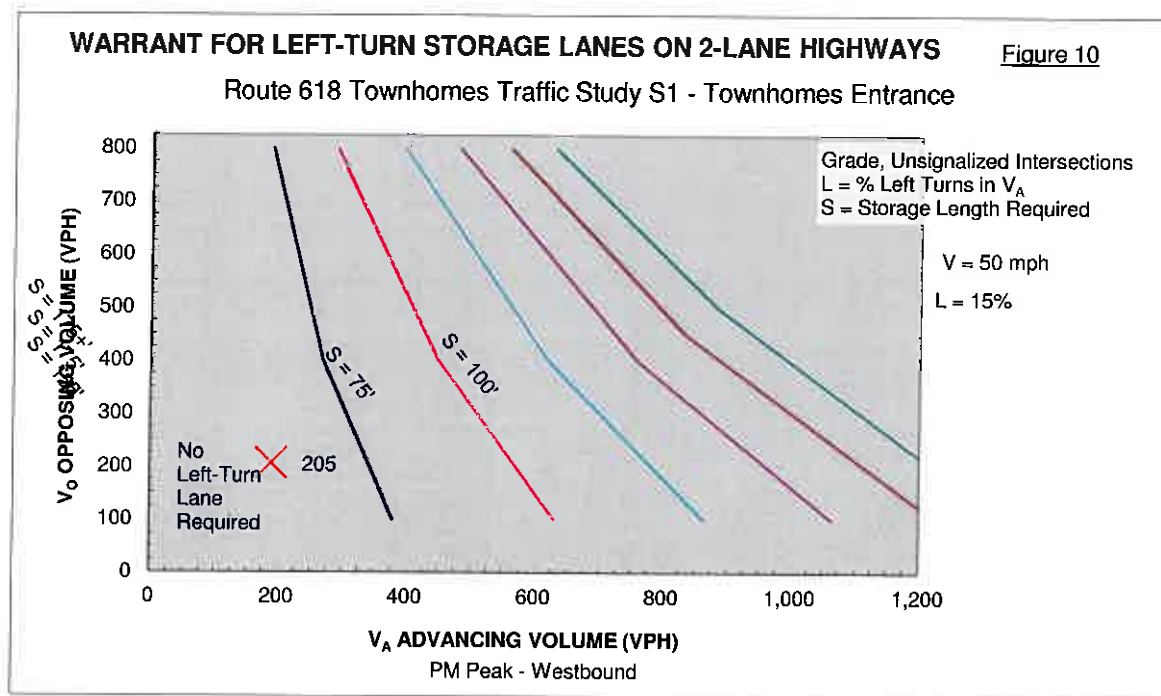


Source: Highway Research Record Number 211 - Figure 8

### WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAYS

Project:	Route 618 Townhomes Traffic Study S1	Analysis Date:	2014
Intersection:	Townhomes Entrance	Data Date:	2012
Approach Direction:	Westbound	Projection Year:	2020
Peak Hour:	PM Peak		
Peak Hour Left Turns ( $V_L$ ):	33	vph	
Advancing Volume ( $V_A$ ):	190	vph (Westbound Approach)	
Opposing Volume ( $V_O$ ):	205	vph (Eastbound Approach)	
Operating/Design Speed ( $V$ ):	50	mph	
% Left Turns in $V_A$ ( $L$ ):	15%	(Calculated Value: 17.4%)	
Optional % Left Turn Override:			
		(0' storage required based on chart)	
% Trucks in $V_L$ :	0%	(0' additional storage for trucks)	

**CONCLUSION: No Left-Turn Lane Required**

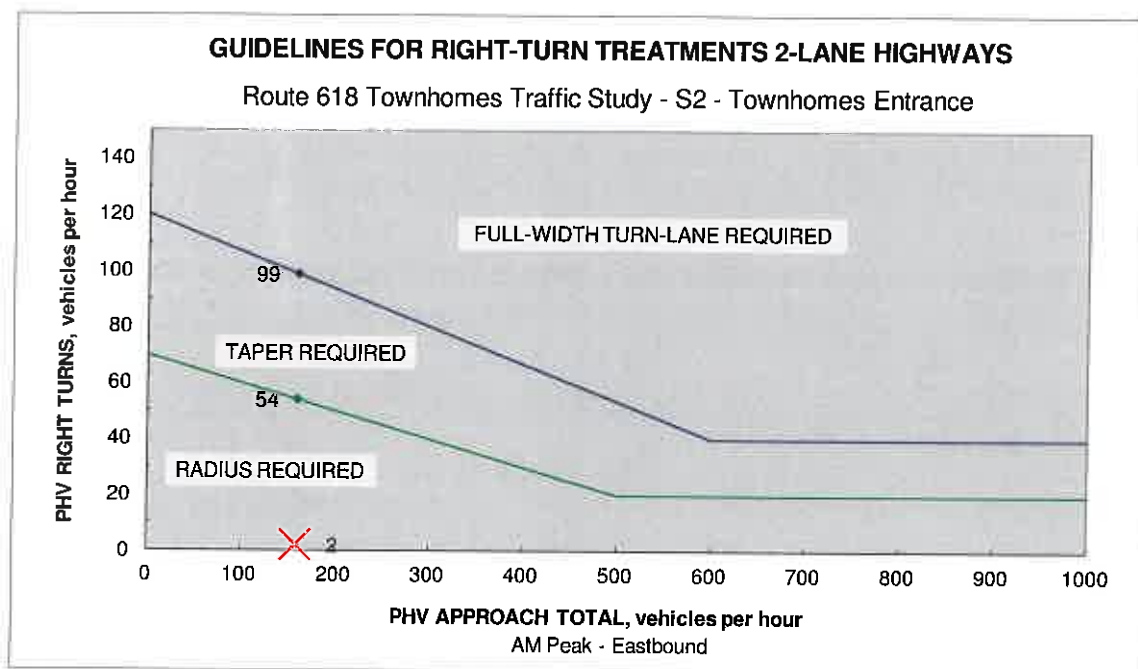


Source: Highway Research Record Number 211 - Figure 10

### **GUIDELINES FOR RIGHT-TURN TREATMENTS ON 2-LANE HIGHWAYS**

Project:	Route 618 Townhomes Traffic Study - S2		
Intersection:	Townhomes Entrance		
Approach Direction:	Eastbound	Analysis Date:	2014
Peak Hour:	AM Peak	Data Date:	2012
PHV Right Turns:	2 vph	Projection Year:	2020
PHV Approach Total:	159 vph		

**CONCLUSION: RIGHT-TURN RADIUS REQUIRED**



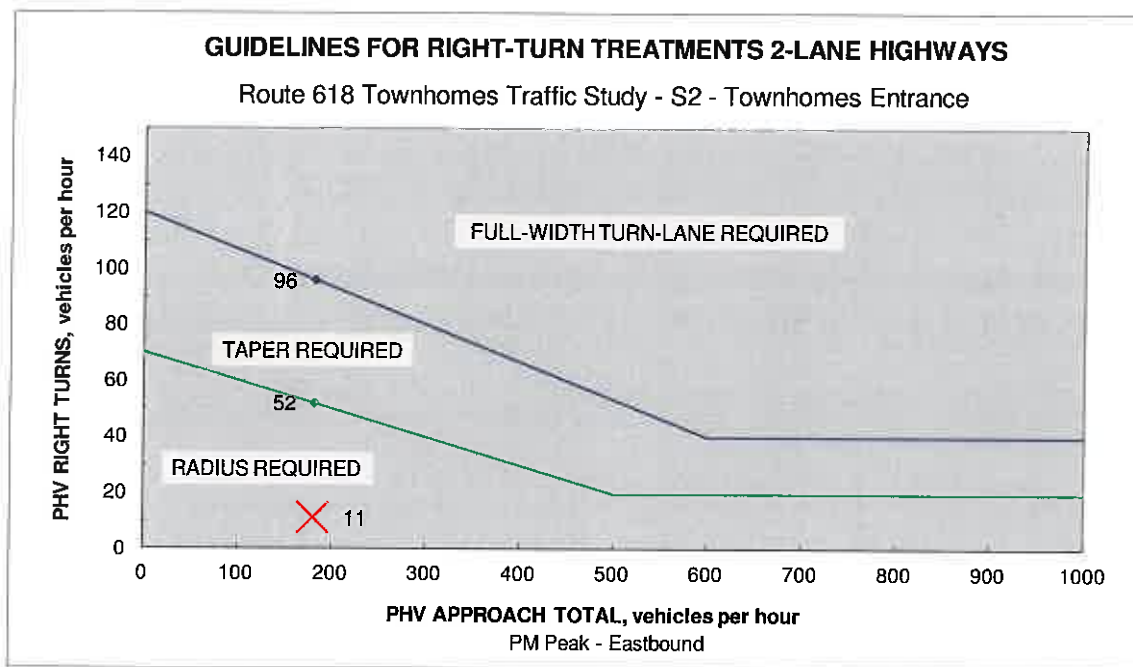
Source: VDOT Minimum Standards of Entrances to State Highways - Figure 5



**GUIDELINES FOR RIGHT-TURN TREATMENTS ON 2-LANE HIGHWAYS**

Project:	Route 618 Townhomes Traffic Study - S2		Analysis Date:	2014
Intersection:	Townhomes Entrance		Data Date:	2012
Approach Direction:	Eastbound		Projection Year:	2020
Peak Hour:	PM Peak			
PHV Right Turns:	11	vph		
PHV Approach Total:	181	vph		

CONCLUSION: **RIGHT-TURN RADIUS REQUIRED**

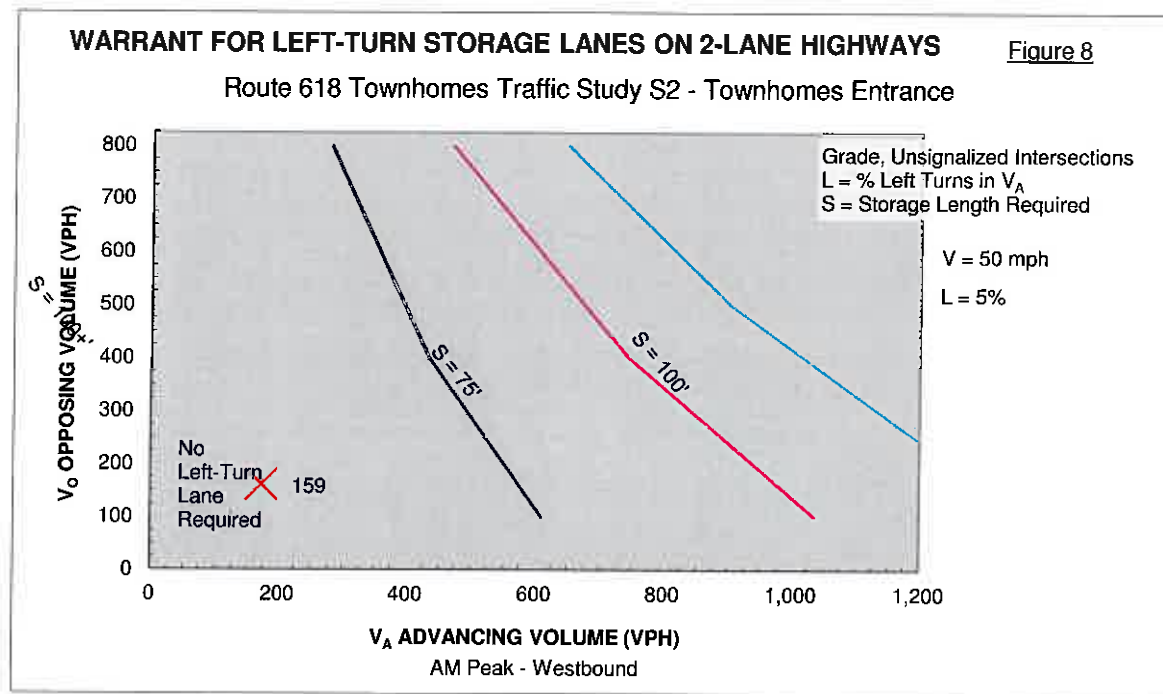


Source: VDOT Minimum Standards of Entrances to State Highways - Figure 5

### WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAYS

Project:	Route 618 Townhomes Traffic Study S2	Analysis Date:	2014
Intersection:	Townhomes Entrance	Data Date:	2012
Approach Direction:	Westbound	Projection Year:	2020
Peak Hour:	AM Peak		
Peak Hour Left Turns ( $V_L$ ):	3 vph		
Advancing Volume ( $V_A$ ):	173 vph (Westbound Approach)		
Opposing Volume ( $V_O$ ):	159 vph (Eastbound Approach)		
Operating/Design Speed ( $V$ ):	50 mph		
% Left Turns in $V_A$ ( $L$ ):	5% (Calculated Value: 1.7%)		
Optional % Left Turn Override:			
		(0' storage required based on chart)	
% Trucks in $V_L$ :	0%	(0' additional storage for trucks)	

**CONCLUSION: No Left-Turn Lane Required**

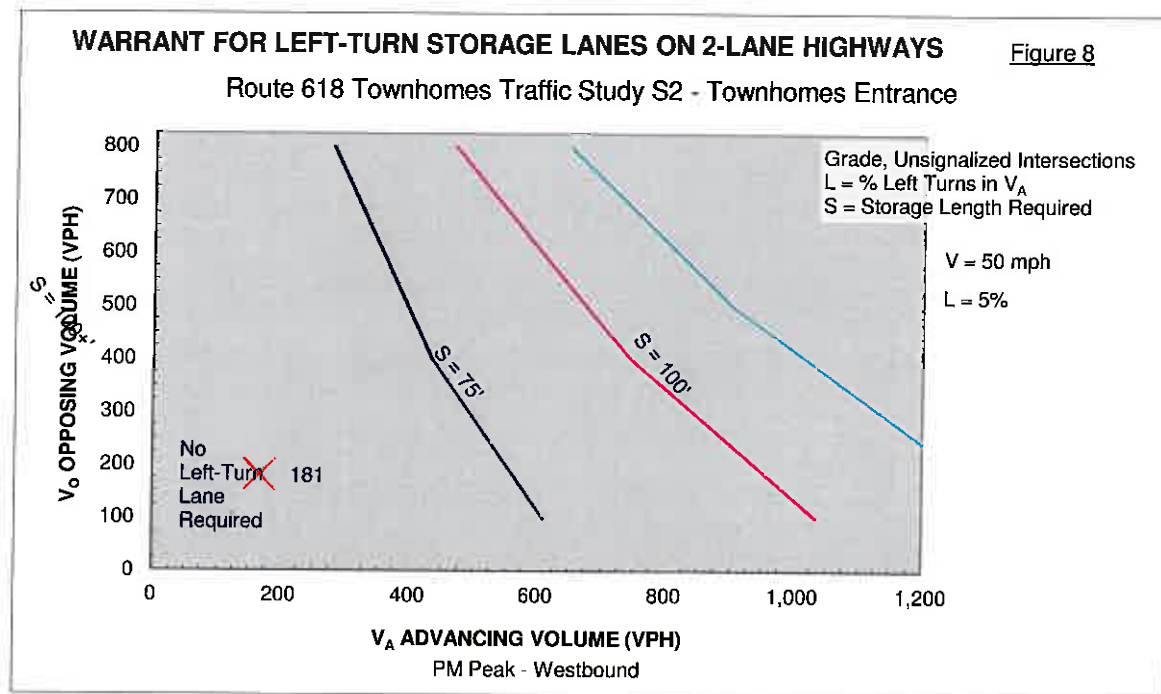


Source: Highway Research Record Number 211 - Figure 8

### WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAYS

Project:	Route 618 Townhomes Traffic Study S2	Analysis Date:	2014
Intersection:	Townhomes Entrance	Data Date:	2012
Approach Direction:	Westbound	Projection Year:	2020
Peak Hour:	PM Peak		
Peak Hour Left Turns ( $V_L$ ):	11	vph	
Advancing Volume ( $V_A$ ):	168	vph (Westbound Approach)	
Opposing Volume ( $V_O$ ):	181	vph (Eastbound Approach)	
Operating/Design Speed ( $V$ ):	50	mph	
% Left Turns in $V_A$ ( $L$ ):	5%	(Calculated Value: 6.5%)	
Optional % Left Turn Override:			
% Trucks in $V_L$ :	0%	(0' storage required based on chart)	
		(0' additional storage for trucks)	

**CONCLUSION: No Left-Turn Lane Required**



Source: Highway Research Record Number 211 - Figure 8

**DRAFT PROFFER STATEMENT****Lafayette Village**

Date of Proffer: October 14, 2014

Project Name: Lafayette Village

ZMP Number: 14:03

Owners: Steger Investments LLC  
3321 Fosters Branch  
Charlottesville, VA 22911

**Received**  
**OCT 16 2014**  
**Fluvanna County**

Rivanna Investments LLC  
600 Peter Jefferson Place  
Charlottesville, VA 22911

Existing Zoning: A-1 Agricultural

Zoning Requested: R-3 Residential

Acreage of Parcels: 30.47 acres

Magisterial District: Palmyra

Tax Map #(s): Tax Map 9 Section A Parcel 11 (18.451 acres)  
Tax Map 9 Section A Parcel 11B ( 4.019 acres)  
Tax Map 9 Section A Parcel 11F ( 2.000 acres)  
Tax Map 9 Section A Parcel 11G ( 6.000 acres)

Legal Reference: Fluvanna County Deed Book 868 Page 684 (deed)  
Fluvanna County Deed Book 868 Page 693 (deed)  
Fluvanna County Plat Book 3 Page 76 (plat)  
Fluvanna County Deed Book 234 Page 647 (easement)

Exhibit(s)/References: 1) Rezoning Application Plan for Lafayette Village (sheets C1 through C6 dated September 2, 2014 with last revision date October 2, 2014), prepared by Justin Shimp, P.E.

---

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers that if the Fluvanna County Board of Supervisors acts to rezone the Property from the A-1 District to the R-3 District in accordance with the Preliminary Master Plan as requested, the Owner shall develop the Property in accord with the following proffered development conditions (each, a “Proffer,” and collectively, the “Proffers”), which the Owner acknowledges are reasonable, pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and pursuant to Section 22-14-2 of the Fluvanna County Zoning Ordinance. If rezoning application ZMP 14:03 is denied, these proffers shall immediately be null and void and of no force and effect.

- 1) **The Preliminary Master Plan.** The Preliminary Master Plan is proffered for land use, residential density calculations, density classification, onsite and offsite improvements, amenities, landscaping, and vegetative buffering.

**Cash Proffer Methodology:**

- a. Cash Proffers are provided only for residential units approved in excess of the 16 units allowed in a By-Right development prior to ZMP 14:03.
  - b. Specific Cash Proffers for CIP projects are in accordance with the attached Fluvanna County Capital Improvements Plan FY 2015-19, adopted by the Board of Supervisors on April 16, 2014.
  - c. The amount of Cash Proffer is based on the pro-rata share of the FY 2015-19 CIP budget, based on an estimate of 10,000 dwellings currently located within Fluvanna County.
- 2) **The Fluvanna/Louisa Housing Authority.** Beginning with the 17<sup>th</sup> residential dwelling unit constructed on the Property and continuing for each subsequent dwelling unit constructed on the Property, the Owner shall contribute to The Fluvanna / Louisa Housing Authority Five Hundred Dollars (\$500.00) for each dwelling unit. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the certificate of occupancy for the respective dwelling unit.
- 3) **Cash Proffer for “Community Services”.** Beginning with the 17<sup>th</sup> residential dwelling unit constructed on the Property and continuing for each subsequent dwelling unit constructed on the Property, the Owner shall contribute cash to Fluvanna County for funding items as delineated in the attached adopted FY 2014-19 Capital Improvement Plan under the heading **“Community Services”**, as follows: Five Hundred Dollars (\$500.00) for each dwelling unit. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the certificate of occupancy for the respective dwelling unit.
- 4) **Cash Proffer for “Public Safety”.** Beginning with the 17<sup>th</sup> residential dwelling unit constructed on the Property and continuing for each subsequent dwelling unit constructed on the Property, the Owner shall contribute cash to Fluvanna County for funding items as delineated in the attached adopted FY 2014-19 Capital Improvement Plan under the heading **“Public Safety”**, as follows: Five Hundred Dollars (\$500.00) for each dwelling unit. The

cash contribution for each dwelling unit shall be paid at the time of the issuance of the certificate of occupancy for the respective dwelling unit.

- 5) **Cash Proffer for "Schools"**. Beginning with the 17<sup>th</sup> residential dwelling unit constructed on the Property and continuing for each subsequent dwelling unit constructed on the Property, the Owner shall contribute cash to Fluvanna County for funding items as delineated in the attached adopted FY 2014-19 Capital Improvement Plan under the heading **"Schools"**, as follows: Two Thousand Dollars (\$2,000.00) for each dwelling unit. The cash contribution for each dwelling unit shall be paid at the time of the issuance of the certificate of occupancy for the respective dwelling unit.

WITNESS the following signatures:

**Steger Investments, LLC**

By: *Jack Sorenson*  
Owner and/or designated Agent

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF FLUVANNA, to wit:

The foregoing instrument was acknowledged before me this 16 day of OCTOBER 2013  
by JACK SORENSON, Owner of Hotel Street Capital, LLC, a Virginia  
Corporation.

My Commission expires:

DECEMBER 31<sup>ST</sup> 2015

*Jennifer Lynn Durrer*  
Notary Public

**Rivanna Investments, LLC**

By: *Joan Sorenson*  
Owner and/or designated Agent

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF FLUVANNA, to wit:

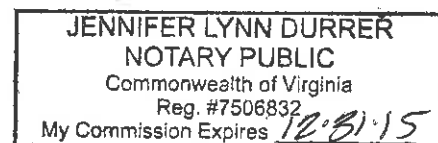
The foregoing instrument was acknowledged before me this 16 day of OCTOBER 2013  
by JOAN SORENSON, Owner of Hotel Street Capital, LLC, a Virginia  
Corporation.

My Commission expires:

DECEMBER 31<sup>ST</sup> 2015

*Jennifer Lynn Durrer*  
Notary Public

Lafayette Village Proffer Statement : Page 4





## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

### MEMORANDUM

TO: Area Property Owners and Residents  
 FROM: Jason Stewart, AICP, Planning Director  
 DATE: September 11, 2014, 2014  
 SUBJECT: Neighborhood Meeting – September 24, 2014

The following meetings have been scheduled to consider these requests:

**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.

**Neighborhood Meeting:** The Neighborhood Meeting is scheduled for Wednesday, September 24, 2014 beginning at 4:30 p.m. at the County Administrative Building's Morris Room (former Board Room) – Main Level. This is an informal meeting that will give the applicant the opportunity to present his/her plan, and residents the opportunity to ask questions and express their views regarding the application prior to the Planning Commission and Board of Supervisors public hearings.

**Technical Review Committee:** This Committee Meeting is scheduled for Thursday, September 25, 2014 from 10:00a.m.-12:00 p.m. at the County Administrative Building's Morris Room (former Board Room) – Main Level. The Committee will review the application and send a recommendation to the Planning Commission.

**Fluvanna County Planning Commission Public Hearing:** The Planning Commission's Public Hearing is scheduled for Monday, October 22, 2014, at 7:00 p.m. in the Circuit Court Room – Main Level of the Fluvanna County Courts Building. The Planning Commission will hold a public hearing, where there will be an opportunity for public comment, and forward a recommendation to the Board of Supervisors. A separate notice will be sent to adjacent property owners.

**Fluvanna County Board of Supervisors Public Hearing:** The Fluvanna County Board of Supervisors' Public Hearing is scheduled for Wednesday, November 19, at 7:00 p.m. in the Circuit Court Room – Main Level of the Fluvanna County Courts Building. The Board of Supervisors will hold a public hearing, where there will be an opportunity for public comment. A separate notice will be sent to adjacent property owners.

If you have further questions or need additional information, please contact the Fluvanna County Planning & Community Development Department at (434) 591-1910.

Meeting dates may be subject to change. Please contact the Planning Dept. to confirm the meeting dates above.

**YOUR NEIGHBORS MAY NOT HAVE RECEIVED THIS MAILING.  
PLEASE SHARE THIS INFORMATION.**



## September 24, 2014 Neighborhood Meeting

### SIGN IN SHEET FOR:

**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.

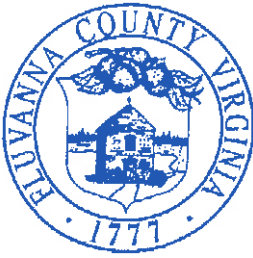
### Please Print Your Name & Address:

1. Vivian Kellogg 9 Glen Burnie Rd. Palmyra
2. Va. Holm (Jenny) 761 Jefferson Dr. Palmyra, VA 22963
3. Ronnie + Gail King 763 Jefferson Dr Palmyra
4. Catherine Neelley/LMOA 41 Ashlawn Blvd - Palmyra, VA 22963
5. Len Gardner 3 Cove Circle, Palmyra, Va
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_

**Comments from the September 24, 2014 Neighborhood Meeting –**

ZMP 14:03 I&J Homebuilders, LLC, A-1 to R-3, Residential, Planned Community

- How will stormwater runoff be treated?
- Will this development implement rain-gardens? If so, who will maintain them?
- What and where will the open space area be located?
- Concern for retaining the tree-preservation area between the proposed development and the dwellings located on Jefferson Drive and Chestnut Court
- Will the project be phased?
- Will there be future development within this area? In the open space?
- What is planned for the commercial areas?



## 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](http://www.co.fluvanna.va.us)

October 2, 2014

Justin M. Shimp, P.E. (Shimp Engineering, P.C.)  
201 E. Main Street, Suite M  
Charlottesville, VA 22902

**Re: TRC comments ZMP 14:03 Preliminary Master Plan of "Lafayette Village"**  
**Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G**

Dear Mr. Shimp:

The following comments are the result of the Technical Review Committee meeting. Comments are outlined below:

1. Charles Miller with the Health Dept. stated It appears that I&J Homebuilders will use public water & sewer for their project (ZMP 14:03) so they had no further comments on the project;
2. Planning staff commented that parking be relegated to the rear of the commercial buildings per Sec. 22-26-3. F. , and that per Sec. 22-26-4. C., a landscaped berm be provided along Lake Monticello Road (Route 618), between the commercial development and the public road; Per Sec. 22-26-4 L., sidewalks, pedestrian crosswalks, and other pedestrian facilities shall be provided within all parking facilities for five (5) or more vehicles; all proposed lighting shall be in compliance with Article 25 (outdoor light control) of the zoning ordinance, all tree protection requirements of Article 24 (landscaping and tree protection) shall be applicable to the final master plan and subsequent amendments;

VDOT has made a site visit and reviewed the referenced proposal, VDOT offers the following preliminary comments:

- Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
- Provide an entrance analysis for the proposed development at full build out (residential and commercial) along with the recommended road improvements to support the proposed development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2013 Traffic Data (3000 AADT), the additional traffic generated by the proposed Lafayette Village at full build out and the projected traffic volumes from the existing approved developments (Village

Oaks, River Oaks, etc.) along Rte. 618 that are under construction or have not been build yet .

- Rte. 618 (Lake Monticello Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Intersection Sight Distance will be measured from 14.5 ft. behind the edge of the right turn lane shown on the Preliminary Master Plan.
- If a left turn lane is not required for the development, ensure that there is a minimum of 425 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into Lafayette Village
- Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance (height of eye = 3.5 ft., height of object = 3.5 ft. and 14.5 ft. off edge of pavement).
- The Preliminary Master Plan shows the "Approximate Location of Existing Line of Sight Easement". Show the exact location of the existing sight easement on the site plan as well as the line of sight for the minimum 500 feet of sight distance in relationship to the existing sight easement. Provide the legal reference (Deed/Plat Book & Page Number) for the existing sight easement.
- Design of turn lane(s) shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).
- Rte. 618 improvements associated with Lafayette Village shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.
- A VDOT Land Use Permit and Security Bond will be required.

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:** Wednesday, September 24, 2014 3:32 PM  
**To:** Steven Tugwell  
**Cc:** Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT); Jason Stewart  
**Subject:** September 25, 2014 Technical Review Committee Meeting (VDOT Comments)

**Importance:** High

Steve,

**SDP 14:07 – Tenaska Virginia Partners, LP (Cunningham Substation), Fluvanna County (Rte. 761, Branch Road)**

VDOT has made a site visit and reviewed the paved access entrance to the substation where a security fence, anti-ram barrier, and a new access road are proposed and offer the following comments:

- Rte. 761 (Branch Road) is a Rural Local Road with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 480 vehicles.
- The proposed improvements are outside of VDOT's Right of Way and the existing paved access entrance is in good condition and has adequate sight distance. VDOT does not have any objections to this project.
- A Land Use Permit is not required by VDOT.

**ZMP 14:03 – I&J Homebuilders, LLC, (Lafayette Village), Fluvanna County, Fluvanna County (Rte. 618, Lake Monticello Road)**

VDOT has made a site visit and reviewed the referenced proposal, VDOT offers the following preliminary comments:

- Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3000 vehicles.
- Provide an entrance analysis for the proposed development at full build out (residential and commercial) along with the recommended road improvements to support the proposed development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2013 Traffic Data (3000 AADT), the additional traffic generated by the proposed Lafayette Village at full build out and the projected traffic volumes from the existing approved developments (Village Oaks, River Oaks, etc.) along Rte. 618 that are under construction or have not been build yet .
- Rte. 618 (Lake Monticello Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Intersection Sight Distance will be measured from 14.5 ft. behind the edge of the right turn lane shown on the Preliminary Master Plan.
- If a left turn lane is not required for the development, ensure that there is a minimum of 425 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into Lafayette Village
- Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance (height of eye = 3.5 ft., height of object = 3.5 ft. and 14.5 ft. off edge of pavement).
- The Preliminary Master Plan shows the "Approximate Location of Existing Line of Sight Easement". Show the exact location of the existing sight easement on the site plan as well as the line of sight for the minimum 500 feet of sight distance in relationship to the existing sight easement. Provide the legal reference (Deed/Plat Book & Page Number) for the existing sight easement.
- Design of turn lane(s) shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).

- Rte. 618 improvements associated with Lafayette Village shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.
- A VDOT Land Use Permit and Security Bond will be required.

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](mailto:Mark.Wood@VDOT.Virginia.gov)

**Steven Tugwell**

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**From:** Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Thursday, October 16, 2014 10:15 AM  
**To:** Steven Tugwell  
**Cc:** Justin Shimp  
**Subject:** RE: Lafayette Village (Rte. 618, Monticello Road), Fluvanna County

**Importance:** High

Steve,

VDOT received an email from Kelly Strickland of EPR, P.C. on October 3, 2014 which included a .pdf of the "ROUTE 618 TOWNHOMES TRAFFIC STUDY" prepared by EPR, P.C. dated September 2014. VDOT reviewed the study and the assumptions and analysis are reasonable for this level of development. The only comment VDOT has is that the data provided in the VDOT report used in the analysis generally reflects the PM Peak Hour period (usually the worst period of the day) and the assumptions for the AM may be different than just reversing the direction of the traffic volume. In the AM Period the directional split is usually greater and the overall volumes are usually less than in the PM period. For this analysis they neither met warrants for the right turn lane or left turn lane and therefore the analysis is acceptable.

VDOT also received a .pdf of a "SIGHT DISTANCE EXHIBIT" from Kelly Strickland demonstrating that the proposed entrance location provides the necessary 500 feet of Intersection Sight Distance once the existing sight easement to the east of the entrance is cleared. In addition, a plan view of the minimum 425 feet of Stopping Sight Distance for westbound traffic on Rte. 618 was provided.

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

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**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Thursday, October 16, 2014 8:32 AM  
**To:** Wood, Mark, P.E., L.S (VDOT)  
**Cc:** Justin Shimp  
**Subject:** Lafayette Village  
**Importance:** High


Mark,

I'm wrapping up the staff report for the A-1 to R-3 rezoning on Lake Monticello Road (618).

Before I do that, does VDOT have any latest and greatest comments to add? I attached your TRC comments for your reference.

Thanks!  
Steve

**Steve Tugwell**  
**Senior Planner**  
**Dept. of Planning & Community Development**  
**Fluvanna County, VA**  
**434-591-1910**  
[stugwell@fluvannacounty.org](mailto:stugwell@fluvannacounty.org)

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**Steven Tugwell**

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**From:** Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>  
**Sent:** Tuesday, September 23, 2014 10:39 AM  
**To:** Steven Tugwell  
**Subject:** RE: September 25, 2014 TRC agenda

Steve,

It appears that I&J Homebuilders will use public water & sewer for their project (ZMP 14:03) so we have no comments on either. Thanks.

Charles

**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Wednesday, September 10, 2014 10:53 AM  
**To:** Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Donald Gaines; Ed Zimmer; 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@forvec.com](mailto:solson@forvec.com); Tony O'Brien; Wayne Stephens  
**Cc:** Kelly Harris  
**Subject:** September 25, 2014 TRC agenda  
**Importance:** High

Dear TRC members:

We've scheduled this month's TRC meeting on the 25<sup>th</sup> to allow adequate time for staff review and comments.

Please reply and let me know if you have comments or not, and I look forward to hearing back from everyone and/or seeing you at the meeting.

Any questions let me know.

Thanks!  
 -Steve

**Steve Tugwell**  
**Senior Planner**  
**Dept. of Planning & Community Development**  
**Fluvanna County, VA**  
**434-591-1910**  
[stugwell@fluvannacounty.org](mailto:stugwell@fluvannacounty.org)

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## Steven Tugwell

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**From:** Kelly Strickland <kelly@shimp-engineering.com>  
**Sent:** Wednesday, October 15, 2014 4:54 PM  
**To:** Steven Tugwell  
**Cc:** justin@shimp-engineering.com  
**Subject:** FW: Lafayette Village Rezoning near Lake Monticello  
**Attachments:** Lake Monticello Water\_4.pdf; Lake Monticello Water\_4.pdf

FYI...

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**From:** Hutchinson, Brent A. [mailto:[BAHutchinson@aquaaamerica.com](mailto:BAHutchinson@aquaaamerica.com)]  
**Sent:** Wednesday, October 01, 2014 10:10 AM  
**To:** 'kelly@shimp-engineering.com'; 'justin@shimp-engineering.com'  
**Cc:** Parker IV, Clifton L.; Castillo, Timothy E.  
**Subject:** RE: Lafayette Village Rezoning near Lake Monticello

Our system maps for this area are attached. The water connection is generally in the right location. The closest sewer manhole is at the back of the property line of the lots on the opposite side of Glen Burnie Drive. I think what you have shown should be sufficient for rezoning purposes.

Brent

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**From:** Castillo, Timothy E.  
**Sent:** Wednesday, October 01, 2014 6:15 AM  
**To:** Hutchinson, Brent A.  
**Cc:** Parker IV, Clifton L.  
**Subject:** FW: Lafayette Village Rezoning near Lake Monticello

Brent,

Can you verify and or send copy of map area to Kelly?  
 Thanks

Tim



**Timothy E. Castillo**  
**Manager of Operations**  
 Aqua Virginia  
 2414 Granite Ridge Road  
 Rockville, VA 23146  
 O: 804-749-8868 M: 434-906-9964




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**From:** Kelly Strickland [mailto:[kelly@shimp-engineering.com](mailto:kelly@shimp-engineering.com)]  
**Sent:** Tuesday, September 30, 2014 9:39 AM  
**To:** Castillo, Timothy E.  
**Cc:** [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)  
**Subject:** Lafayette Village Rezoning near Lake Monticello

Mr. Castillo,

Please find attached a rezoning application that was submitted to Fluvanna County at the beginning of the month for review.

Justin was told in a Technical Review Committee meeting last week that the locations for sewer and water hookups shown on sheet 5 of 6 (intersection of Jefferson Drive East and Glen Burnie Road) may not be correct. Will you please verify where sewer and water are available for this project?

Thanks,  
Kelly Strickland  
Shimp Engineering, PC  
434.981.6029

**An Ordinance** to amend the Fluvanna County Zoning Map with respect to approximately 30.47 acres of Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G, to amend the same from A-1, Agricultural, General to R-3, Residential, Planned Community (conditional). **(ZMP 14:03)**

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

That 30.47 acres of Tax Map 9, Section A, Parcels 11, 11B, 11F, and 11G, to amend the same from A-1, Agricultural, General to R-3, Residential, Planned Community (conditional) subject to the submitted draft proffers as set out in the letter dated October 14, 2014, which is attached hereto.