



FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING AGENDA
Circuit Courtroom, Fluvanna Courts Building
March 25, 2015, at 7:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

2 - DIRECTOR'S REPORT

3 - PUBLIC COMMENTS #1 (3 minutes each)

4 - APPROVAL OF MINUTES

Minutes of January 28th and February 25, 2015

5 - PUBLIC HEARINGS

ZMP 14:05 – Lake Monticello Volunteer Fire Dept. - An ordinance to amend the Fluvanna County Zoning Map with respect to 6.134 acres of Tax Map 18, Section A, Parcel 38F to rezone the same from A-1, Agricultural, General to R-4, Residential, Limited. The affected property is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

6 - PRESENTATIONS

7 - SITE DEVELOPMENT PLANS

SDP 15:02 – Rivanna Land Development - A site development plan request to construct a 8,900 +/- square foot medical office building with respect to 2.92 acres of Tax Map 18, Section 10, Parcel 7A. The property is zoned B-1, Business, General and is located approximately 220 feet southeast of South Boston Road (Route 600) at the intersection of Abby and Rebecca Roads. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

8 - SUBDIVISIONS

9 - UNFINISHED BUSINESS

Flood Plain Ordinance – A review of the proposed Flood Plain Ordinance as approved by the Department of Conservation and Recreation

10 - NEW BUSINESS

2014 Development Activity Report

11 - PUBLIC COMMENTS #2 (3 minutes each)

12 - ADJOURN



Planning/Zoning Administrator Review

PLEDGE OF ALLEGIANCE

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

ORDER

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

**Fluvanna County Planning Commission
PUBLIC HEARING RULES OF PROCEDURE**

1. Purpose:

The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.

2. Speakers:

- Speakers should approach the lectern so they may be visible and audible to the Commission.
- Each speaker should clearly state his/her name and address.
- All Comments should be directed to Commission.
- Each speaker is limited to three minutes and time may not be donated from other audience members.
- All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- Speakers with questions are encouraged to contact County staff prior to the public hearing.
- Speakers should be brief and avoid repetition of previously presented comments.
- County residents and taxpayers may be given priority in speaking order.

3. Action:

At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: March 18, 2015
Re: Planning Director's Report

1. Board of Supervisors Actions:

March 4, 2015:

Presentation regarding subdivision requirements.

March 18, 2015:

ZMP 15:01 (Approved) – Memory Lane Property, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 6.9 acres of Tax Map 4, Section A, Parcel 97A to rezone the same from I-1, Industrial, Limited, and I-2, Industrial, General, to I-2, Industrial, General. The affected property is located on the south side of Richmond Road (Route 250), approximately ¼ mile from Route 250 at the end of Memory Lane. The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.

2. Board of Zoning Appeals Actions:

No March meeting.

3. Technical Review Committee:

March 19, 2015:

SUP 15:01 – Stubben North America – A request to amend special use permit (SUP 04:25) to allow for “specialty retail sales” by appointment only with respect to 34.501 acres of Tax Map 10, Section A, Parcel 54A. The applicant is proposing to amend condition # 4 by deleting (“Regular (daily or weekly) influx of vendor or meeting traffic on the access road shall not be permitted. The warehouse shall not be used as a display center that is open to regular (daily or weekly) visitors.”) and replacing it with “specialty retail sales by appointment only.” The property is zoned A-1 and is located on west side of Wounded Knee Lane approximately ½ mile north west of Route 631 (Troy Road). The property is located in the Palmyra Election District and is within the Rural Residential Planning Area.



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
FEBRUARY 2015**

USE	Feb-14	VALUE	YTD 14	VALUE	Feb-15	VALUE	YTD 15	VALUE	Feb/Diff	VALUE	YTD	VALUE
											PERMITS	
New Homes	1	303,987	8	1,712,536	5	905,000	9	1,555,000	4	601,013	1	(157,536)
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	0	0	0	-	2	423,000	0	-	2	423,000
Adds&Alterations	12	117,339	34	470,189	30	397,077	51	531,708	18	279,738	17	61,519
Garages & Carports	0	0	2	141,000	2	25,000	4	65,500	2	25,000	2	(75,500)
Accessory Buildings	0	0	0	-	2	233,639	2	233,639	2	233,639	2	233,639
Single Wide MH	1	32,000	1	32,000	0	-	0	-	-1	(32,000)	-1	(32,000)
Swimming Pools	0	0	0	-	0	-	1	36,500	0	-	1	36,500
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	0	-	0	-	2	100,000	0	-	2	100,000
TOTALS	14	453,326	45	2,355,725	39	1,560,716	71	2,945,347	25	1,107,390	26	589,622

FEE	Feb-14	PREV TOT	YTD 14	Feb-15	PREV TOT	YTD 15	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 2,654.70	9,160.49	11,815.19	\$ 8,351.17	\$ 6,731.09	\$ 15,082.26	5,696.47	3,267.07
Land Disturb Permits	\$ 1,225.00	2,125.00	3,350.00	\$ 875.00	\$ 1,775.00	\$ 2,650.00	(350.00)	(700.00)
Zoning Permits/Proffers	\$ 250.00	1,000.00	1,250.00	\$ 1,000.00	\$ 1,200.00	\$ 2,200.00	750.00	950.00
TOTALS	\$ 4,129.70	12,285.49	16,415.19	\$ 10,226.17	\$ 9,706.09	\$ 19,932.26	\$ 6,096.47	3,517.07

INSPECTIONS	Feb-15	PREVIOUS	YTD 14	Feb-15	PREVIOUS	YTD 15		
INSPECTIONS	149	135	284	137	105	242	-12	-42


Darius S. Lester
 Building Official

() represents a negative

Monthly Approval Report February 2015

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>Approved</i>						
<i>Text75:</i>		SUB 15-001	Family subdivision/boundary adjustment	20, 20, 21	(A) 62, (A) 68A, (A)	0	
<i>Text75:</i>		SUB 15-003	Boundary Adjustment Application	12	(9) 2	11.517	
<i>Text75:</i>		ZMP 14-004		5	(11) L5A	24.19	
Cunningham							
	<i>Approved</i>						
<i>Text75:</i>		SUB 15-002	Boundary Adjustment	36	(A) 89A, 98		
Fork Union							
	<i>Approved</i>						
<i>Text75:</i>		BSP 14-023	Easement	48	(A) 61	0	
<i>Text75:</i>		SUB 15-005	Family Subdivision	38	(4) 2	0	
Palmyra							

Thursday, March 12, 2015

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<i>AFD - Agricultural Forestal District</i>	<i>BSP - Boundary Survey Plat</i>
<i>BZA - Board of Zoning Appeals (Variance)</i>	<i>CCE - Code Compliance Enforcement</i>
<i>CPA - Comprehensive Plan Amendment</i>	<i>SDP - Site Development Plan</i>
<i>SUB - Subdivisions</i>	<i>SUP - Special Use Permits</i>
<i>ZMP - Zoning Map Proposal (Rezoning)</i>	<i>ZTA - Zoning Text Amendment</i>

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
	<i>Approved</i>						
<i>Text75:</i>		SDP 15-001	Minor Sub Division	11	(A) 42A	0.0944	
<i>Text75:</i>		SUB 14-022	minor subdivision	4	(A) 29B	31.284	1

AFD - Agricultural Forestal District
BZA - Board of Zoning Appeals (Variance)
CPA - Comprehensive Plan Amendment
SUB - Subdivisions
ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat
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SUP - Special Use Permits
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Code Compliance Enforcement Activity Report

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

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

Transmittal Report February 2015

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
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Subdivision & Plat Review

BSP15002 \$50.00

Sum: \$50.00

10000013-318319

SIGNPT *Sign Permit*

MSC15001 \$155.00

SUP15001 \$90.00

Sum: \$245.00

10000013-318337

SITEPL *Site Plan Review*

SDP15002 \$1,100.00

Sum: \$1,100.00

10000013-318341

Subdivision & Plat Review

SUB15005 \$300.00

SUB15006 \$300.00

SUB15007 \$750.00

Sum: \$1,350.00

10000013-318342

SPUSEP *Special Use Permits*

SUP15001 \$400.00

Sum: \$400.00

Total: \$3,145.00

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

February 25th, 2015

7:00 p.m.

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

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

ABSENT: Donald Gaines
Tony O'Brien Board of Supervisors Rep

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

- **February 4, 2015: None**
- **February 18, 2015:**

Approved 5-0 ZMP 14:04 – Green Springs Timber, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 24.19 acres of Tax Map 5, Section 11, Parcel L5A to rezone the same from A-1, Agricultural, General to I-2, Industrial, General. The affected property is located on the east side of James Madison Highway (Route 15), at the terminus of Cedar Bend Drive, approximately 700 feet southeast of the intersection of Richmond Road (Route 250) and James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

2. Board of Zoning Appeals Actions:

February 10, 2015:

Zoning Administrator's determination was reversed 4-0 BZA 14:02 – JWS Enterprises LLC: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-1-7, that the appellant is in violation of Fluvanna County Code Sections 22-19-2 and 22-4-2.1, 22-4-2.2 and 22-22-1 at the property located at Tax Map parcels 3 (A) 31 & 32. The affected property is located in the Palmyra Election District northeast of Union Mills Road on Route 616. The subject property is zoned A-1, Agricultural, General.

Zoning Administrator's determination affirmed 4-0 BZA 14:03 – JWS Enterprises LLC: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-1-7, that the appellant is in violation of Fluvanna County Code Sections 22-19-2 and Section 22-17-9 at the property located at Tax Map parcels 51A-A-22. The affected subject property is located in Fork Union Election District at 4985 James Madison Highway Fork Union, VA 23055. The subject property is zoned B-1, Business, General and is located in the Fork Union Community Planning Area.

3. Technical Review Committee:

February 12, 2015:

SDP 15:02 – Rivanna Land Development - A site development plan request to construct a 8,900 +/- square foot medical office building with respect to 2.92 acres of Tax Map 18, Section 10, Parcel 7A. The property is zoned B-1, Business, General and is located approximately 220 feet southeast of South Boston Road (Route 600) at the intersection of Abby and Rebecca Roads. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

PUBLIC COMMENTS #1

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

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

APPROVAL OF MINUTES

MOTION:

Mrs. Eager moved to approve the minutes of the January 28, 2015 meeting with the amendment that Mr. Gaines entered the meeting after votes were conducted on **Selection of Dates for the Commission Meetings**. His first vote was to adopt The Resolution entitled, **“Organizational Meeting of the Fluvanna County Planning Commission 2015”** Planning Commission meeting as presented in which **Mr. Zimmer seconded. The motion carried a vote of 4-0-0. AYES: Bibb, Eager, Johnson and Zimmer NAYS: None. ABSTAIN: None**

SITE DEVELOPMENT PLANS: None

SUBDIVISIONS: None

Public Hearings:

ZMP 14:05 – Lake Monticello Volunteer Fire Dept. - An ordinance to amend the Fluvanna County Zoning Map with respect to 6.134 acres of Tax Map 18, Section A, Parcel 38F to rezone the same from A-1, Agricultural, General to R-4, Residential, Limited. The affected property is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

Senior Planner Steve Tugwell Presented

Mr. Bibb and Mr. Zimmer were in agreement that additional parking is needed.

Mrs. Eager: Is the project funded by the Fire Department, the county or in the C.I.P?

Applicant: Unsure the volunteer corporation just purchased the property and is looking for various options of funding. They have made a request through the county to assist with debt service if they take a loan. If the County is unable to do that the request is for the county to fund 100% of their operating cost. Last year 169,000 was provided by the volunteer corporation in conjunction with what the county gave to fund operations.

Mrs. Eager: So the County doesn't fund you?

Applicant: In which now the county only provides about 45% and through fundraising efforts they raise the rest of the money, bingo, golf tournaments etc. in which they bring in about 200,000.

PUBLIC COMMENTS #2

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

Dee McCauley: Advised that her mother, Mayme Garnett from 861 S Boston Rd. gifted the land to Elwood Tyler. The concern is changing the zoning to the R-4, residential zoning limited and if the project doesn't move forward, and does it leave that zoning and what happens to the area. The applicant advised that she has noticed

areas that were predominately African American home sites, commercial developments are coming in. The applicant expressed that building in African American home sites is not sending the message that Fluvanna respects all heritages equally. However she expressed no problem with the fire department but doesn't want to see section 8 or any other development.

Senior Planner Steve Tugwell: Draft proffer statements that exclude certain types of residential units were offered, single family detached/attached and town homes are excluded by right. There are certain uses by special use permits and or by right like conservation areas, public parks, and group homes that would still be subject to the special use permit process.

Payne: Discussed the different type of uses permitted specifically by right from the ordinance.

Dee McCauley: Is there any usage other than R-4 that would give the Fire Department what they need?

Payne: Advised the citizen that her point is legitimate and the plan doesn't bind the applicant and there could possibly be a multifamily dwelling on the property.

Dee McCauley: Asked the Planning Commission to think deeply about their decision. She also advised that her family has deep roots in the County and her family's property is gone. She advised that it is wrong that the zoning keeps occurring in certain areas and neighborhoods. She then asked the board to think about waking up tomorrow with a parking lot or 18 strangers living beside them?

Gwen Townsend: Advised that she lives at 959 S Boston Rd. and she believes that the public hearing is a formality because regardless of the fact of her opinion it's going to be done. Her concerns are related to too many people, loud music at the car wash, fast driving like the Indy 500 and her family land being clustered like a Northern Virginia area or Short Pump. However, she hopes the Fire Department gets what they need.

Mr. Bibb: Advised he understands their concerns because his family is from the same area, however the Fire Department purchased the property with the explicit purpose of adding extra parking. He then reiterated the issue of the horrible parking situation and explained it's done R-4 because of civic uses.

Chairman Bibb closed the second public comment section for the Planning Commission to have more discussion.

Mrs. Eager: Asked can't civic uses be covered under A-1 to fit the plan as well?

Stewart: Yes, they can still have some development related civic uses.

Applicants and Payne discussed civic units, accessory dwellings and Supreme Court rulings that explained what is permitted in one zone cannot go onto another zone if both zones are connected, setbacks have to be met and permitted uses honored.

Eager: The need for bunk houses was discussed at the TRC Meeting

Applicant: The bunk houses are needed for the volunteer fire/rescue workers who work 12hr shifts and the additional building would include shower, kitchen and bunk area.

Dee McCauley: Would that still be civic and under A-1?

Payne: The question is if it is an accessory use. There are a lot of things that have not been discussed but if you have a civic use and it is a rescue squad for example, you are going to need more usage then just parking the ambulance. You will need storage for material and equipment, facilities for eating, sleeping and dressing. It is more like transient housing then a dwelling unit.

Mr. Bibb: Advised his question at the TRC meeting was the reason it was R-4 the fact that people would be staying there?

Payne: It is not unusual to have an accessory dwelling for this type of situation. However, the citizen has raised a legitimate issue; the plan is a good faith plan and may not happen. It is being zoned R-4 and could be used for the other uses. Advised that he is not saying it's a bad idea because times have changed commercially, and it is in a growth area.

Bibb: Asked can the issue be deferred?

Payne: The Board may want to give everyone time to think about the decision.

Eager: Is it necessary for the Fire Department to have multifamily dwellings?

Payne: Advised that it is more like transient housing, an accessory to the emergency services use and he is more concerned with the zoning and how they match up.

Bibb: Advised the board that they have multiple choices, they can make a motion to accept, decline or defer

Zimmer: Would you want to allow the applicant to address some of the options or issues?

Bibb: Advised that the applicant can have a chance to speak

Payne: Advised he doesn't feel comfortable giving definitive advice on the subject matters at this time

Shimp: Advised that this is a growth area and it was purchased with an expectation of development. Also split zonings are very complicated especially if ordinances were to change over time. He advised that there are very significant setbacks in A-1 that could present issues and A-1 zoning is not an option for what they need to do.

MOTION

Lewis Johnson made a motion to defer until the next meeting; to allow the Board and County can study concerns and make recommendations. **The motion was seconded by Ms. Eager and the vote was 4-0-0. AYES: Bibb, Eager, Johnson and Zimmer NAYS: None. ABSTAIN: None**

ZMP 15:01 – Memory Lane Property, LLC - An ordinance to amend the Fluvanna County Zoning Map with respect to 6.746 acres of Tax Map 4, Section A, Parcel 97A to rezone the same from I-1, Industrial, Limited, and I-2, Industrial, General, to I-2, Industrial, General. The affected property is located on the south side of Richmond Road (Route 250), approximately ¼ mile from Route 250 at the end of Memory Lane. The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.

Senior Planner Steve Tugwell Presented

Justin Shimp: Advised he has been talking to the Fluvanna County Women's prison about using their affluent sewer for industrial uses. The I-2 zone allows more processed manufacturing. This part of the parcel is located downstream and the water can be used for cleaning of construction sites in the summer and dust downs. Prison Representatives are excited by the prospect and Shimp can't guarantee that it will happen but needs the zoning to get it accomplished.

Payne: Established with Shimp that the plan is to reuse the affluent (water) from FCCW, used for reuse applications

Zimmer: It also helps the county for a potential issue because there are two different zonings types in that area and no one knows exactly the boundaries of each.

Senior Planner Steve Tugwell: It would expand the options for usage on the property, however heavy Manufacturing would still require a special use permit

Payne: Using the sewer plant affluent could raise the capacity of the plant and be beneficial to the county

Zimmer: It would not count against the counties discharge because it is being used in a process

Payne: The County does have a contract with the D.O.C. for the water and sewer

PUBLIC COMMENTS #3

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

With no public present, Chairman Bibb closed the third public comment section.

Eager: It fits the comprehensive plan; it's attractive to the county to get more business in the area and a good thing.

MOTION:

Mrs. Eager moved to recommend approval of ZMP 15:01 –Memory Lane LLC, which **Mr. Johnson seconded**. The motion carried **with a vote of 4-0-0. AYES: Bibb, Eager, Johnson and Zimmer NAYS: None. ABSTAIN: None**

PRESENTATIONS: NONE

UNFINISHED BUSINESS:

Comprehensive Plan update

Zimmer and Bibb: Wanted to know if Emergency services on board.

Bibb: Requested the Zoning administrator speak with Mr. Nichols to get that information to him promptly.

Zoning Administrator: All information for the March 11th work session meeting will be put on the Planning Commission agenda meeting on March 25th

Storm water issues are being worked out by Christina Guidry, Fred Payne, Jay Lindsey and Nabil, no dramatic changes to report at this time

NEW BUSINESS:

Discussion of potential changes to the Zoning Ordinance regarding Agri-business and Agricultural activities was postponed due to the absence of County Attorney, Fred Payne.

Stewart: Advised that the Planning Department has been asked to better align the ordinance with state code and encouraging Agri-business. He advised that his team had previously substantially developed the model in Dinwiddie and as a starting point for discussion he took some of the elements in the ordinance to generate discussion. Mr. Lindsey applied them to how our current ordinance is now to compare to see how they wanted to proceed.

Bibb: Have the new state regulations been incorporated?

Payne: Maybe, some are still pending in the general assembly

Planner Lindsey: Read the new state provision and definitions for Agricultural operations 32300.

****Various discussion of Agri-business and the Noise Ordinance****

Planner Lindsey: Explained the definition of Agri-Tourism activity and discussed farm Brewery, brewery events, wineries and winery events.

Eager: Had questions about the sections regarding the number of animals citizens are allowed to have and why there is a site plan requirement and the setbacks.

Planner Lindsey: Advised that the information came from the state code.

Stewart: Advised that in Dinwiddie the number of animals as well as the proximity was related to how many chicken farms are in neighborhoods and how they produce odors.

Eager: Advised that she will go back and read the ordinances to get clarification

****Various discussion regarding how fast the number of animals can change depending on the animal and how much they typically breed.****

Eager: If the Agri-Business plan is against traditional farming then she is not in support of the plan.

Bibb: Advised that Mr. Payne should read the information an offer the Board

Stewart: Advised Planner Lindsey to get specific comments from Jonathan on the Agri-Business plan and how it relates to the current Fluvanna's intensive poultry and livestock facilities conditions, then next time conversations can be generated.

Brief discussion of slaughter regulations

ADJOURN

There being no further business, Mr. Bibb adjourned the Planning Commission meeting of February 25th, 2015 at 8:45 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

DRAFT

Memorandum

DATE: 10 March 2015
RE: APO'S for **ZMP 14:05** Public Hearing Letters
TO: Jason Stewart
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 25, 2015 Planning Commission Meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

NOTICE OF PUBLIC HEARING

March 10, 2015

«Owner»

«Address»

«City_State» «Zip_Code»

TMP# «TMP»

Re: Public Hearing on ZMP 14:05

Dear «Owner»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, March 25, 2015** at **7:00 PM** in the Morris Room at the Fluvanna County Administration Building in Palmyra, VA. The request is described as follows:

ZMP 14:05 – Lake Monticello Volunteer Fire Dept. - An ordinance to amend the Fluvanna County Zoning Map with respect to 6.134 acres of Tax Map 18, Section A, Parcel 38F to rezone the same from A-1, Agricultural, General to R-4, Residential, Limited. The affected property is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham 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,

Steven Tugwell
Senior Planner

14:05 LMFD APOS

TMP	Owner	Address	Ctiy, State	Zip
18 A	38B BROWN, BROADUS L. & WIFE	1133 SOUTH BOSTON RD	Palmyra, Va	22963
18 A	39 GARNETT, MAMIE M	861 SOUTH BOSTON RD	Palmyra, Va	22963
18A 4	14 SHIFFLETT, CLIFFORD A & CAROLYN J	8 SLICE RD	Palmyra, Va	22963
18 A	38A MARTIN, CHARLOTTE E	1035 SOUTH BOSTON RD	Palmyra, Va	22963
18 A	38D TOWNSEND, MARVIN LAVERA & GWEN	959 SOUTH BOSTON RD	Palmyra, Va	22963
18A 4	13B LAKE MONTICELLO VOLUNTEER FIRE	10 SLICE RD	Palmyra, Va	22963
18A 4	13B LAKE MONTICELLO VOLUNTEER FIRE	14 SLICE RD	Palmyra, Va	22963
18 A	38E PERVALL, GINA C ET AL	2903 St Regis Way	Mitchellville, Md	20721



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STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZMP 14:05
Tax Map: Tax Map 18, Section A, Parcel 38F

From: Steve Tugwell
District: Cunningham
Date: March 25, 2015

General Information: This request is to be heard by the Planning Commission on Wednesday, March 25, 2015 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner/Applicant: Lake Monticello Volunteer Fire Dept. & Rescue

Representative: Keith B. Smith

Requested Action: To amend the Fluvanna County Zoning Map with respect to approximately 6.134 acres of Tax Map 18, Section A, Parcel 38F, to conditionally rezone the same from A-1, Agricultural, General, to R-4, Residential, Limited, subject to the submitted draft proffer. (Attachment A)

Location: The affected property is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area). (Attachment B)

Existing Zoning: A-1, Agricultural, General (Attachment C)

Proposed Zoning: R-4, Residential, Limited with submitted draft proffer

Existing Land Use: Vacant land

Planning Area: Rivanna Community Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1, Agricultural, General to the west and south, R-4, Residential, Limited to the north, and B-1 (Business, General) to the east on the eastern side of Route 600 (South Boston Road).

Zoning History:

SUB 08:09 was approved on April 9, 2010.

Submitted Proffers:

The applicant has submitted a draft proffer letter to staff indicating that “*single-family detached, single-family attached, and townhouse dwellings shall not be permitted (by right or by special use) on this property.*” Attachment D

Neighborhood Meeting:

Including the applicant, there were three (3) attendees present at the January 14, 2015 Neighborhood meeting.

Technical Review Committee:

The following comments were generated from the January 15, 2015 Technical Review Committee meeting:

1. Charles Miller stated that they have no comments with regard to this request;
2. Mike Brent with the Fire Dept. stated they are ok with the request;
3. Planning staff asked for clarification as to what the building will be used for, planning staff also inquired about the means of ingress and egress;
 - and whether or not the site will contain any residential units; applicant stated they would submit a proffer that addresses this concern, and they did so on February 3, 2015;
 - Any development will require site development plan review and approval;
4. VDOT has made a site visit and reviewed the referenced proposal, VDOT offers the following preliminary comments:
 - Rte. 600 (South Boston 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 4700 vehicles.
 - A traffic signal is located at the intersection of Rte. 600 and Slice/Abby Roads. VDOT’s Access Management Standards for minimum entrance spacing standards apply. Feasibility of lining up the proposed commercial entrance opposite Rebecca Drive should be considered.
 - Provide an entrance analysis for the proposed development 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 (4700 AADT), and the projected traffic volumes from the existing approved developments along Rte. 600 that are not at full build out yet such as Sycamore Square.

- Rte. 600 (South Boston 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 northbound travel lane or 14.5 ft. behind the edge of the right turn lane if the entrance analysis shows that a right turn lane is necessary.
- 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).
- Design of turn lane(s), if needed, 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. 600 improvements associated with development of this property 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 E)

Planning Commission: February 25, 2015

After the public hearing, the Planning Commission deferred this request in order to allow staff to analyze the uses and setbacks between the A-1 and R-4 zoning classifications. (Attachment F)

Statement of Intent:

This district is composed of certain low to medium density concentrations of residential uses, together with certain complementary public, semi-public, institutional, commercial and recreational uses, all of which are intended to be at a scale appropriate to support the residential needs of the district. It is intended that this district be applied to the existing community of Lake Monticello and Community Planning Areas as defined by the Comprehensive Plan. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life and to permit certain related public, semi-public, institutional and recreational uses and certain commercial uses of a character compatible with such residential uses and which are unlikely to develop general concentrations of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses.

Analysis:

The applicant is requesting to conditionally rezone 6.134 acres of (Tax Map 18, Section A, Parcel 38F) from A-1, Agricultural, General, to R-4, Residential, Limited. The subject parcel is contiguous to the Lake Monticello Fire House building and the Rescue Squad building. The applicant has stated on their application that the proposed use of this property is “*auxiliary space for Lake Monticello Volunteer Fire and Rescue Department*”. The applicant has submitted a draft proffer statement which excludes single-family detached, single-family attached, and townhouse dwellings from being permitted on this property either by-right, or by special permission.

“Public uses” are a by-right use in the R-4 zoning district, which by definition includes public safety and emergency facilities.

The applicant has submitted a parcel exhibit that delineates the property boundaries, and shows a twenty (20) foot access easement serving “lot A” on the parcel behind the subject parcel. The applicant has stated that this parcel will be accessed internally from the Fire House property, and not from Route 600 (South Boston Road).

(Attachment G)

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.

Conclusion:

This rezoning request appears to meet the intent of the Comprehensive Plan in the proposed rezoning may contribute to “*medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neo-traditional developments that are interconnected with surrounding development*”. Additionally, the applicant has provided a proffer statement excluding single-family detached, single-family attached, and townhouse dwellings.

In addition to conformance with the Comprehensive Plan, the Planning Commission may want to 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 14:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 6.134 acres of Tax Map 18, Section A, Parcel 38F, to conditionally rezone the same from A-1, Agricultural, General, to R-4, Residential, Limited, subject to the submitted draft proffer.

Attachments:

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Existing zoning map
- D – submitted draft proffer statement
- E – Neighborhood meeting sign-in sheet, TRC comment letter and emails
- F - Zoning Administrator’s analysis of the uses between the A-1 and R-4 zoning districts
- G – Parcel exhibit
- H – Proposed ordinance

Copy: File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Received

DEC 30 2014

Fluvanna County

Owner of Record: Lake Monticello Volunteer Fire Dept. & Rescue **Applicant of Record:** Same as Owner of Record

E911 Address: **926 East Jefferson Drive Palmyra, VA 22963**

E911 Address:

Phone: **(434)531-0795** Fax:

Phone: Fax:

Email: **keithsmith011163@gmail.com**

Email:

Representative: Keith Smith

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: **35 Acre Lane Palmyra, VA 22963**

Phone: **(434) 531-0795** Fax:

Is property in Agricultural Forestal District? No Yes

Email: **keithsmith011163@gmail.com**

If Yes, what district:

Tax Map and Parcel(s): Tax Map 18A Parcel 38F

Deed Book Reference: DB 819 / P 261

Acreage: 6.134 Zoning: A-1

Deed Restrictions? No Yes (Attach copy)

Location of Parcel: **west side of South Boston Road approximately 500 ft. south of Slice Road**

Requested Zoning: **R4**

Proposed use of Property: **Auxilliary Space for Lake Monticello Vol. Fire and Rescue Department**

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: **12-19-14**

Signature of Owner/Applicant:

James Boyd, President of L.M. Fire & Rescue, Inc.
 20 Register #

Subscribed and sworn to before me this _____ day of _____, 20____

My commission expires: _____

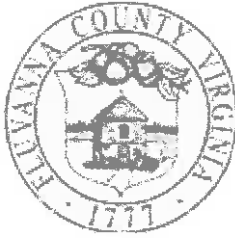
Notary Public: _____

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: 12/30/2014	Pre-Application Meeting:	PH Sign Deposit Received: 12/30/14 (1/10/15)	Application #: ZMP 14 :05
\$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: Warrington	Planning Area: Palmyra Community Plan		
Planning Commission		Board of Supervisors	
Advertisement Dates:	Advertisement Dates:		
APO Notification:	APO Notification:		
Date of Hearing:	Date of Hearing		
Decision:	Decision:		

Fluvanna County Department of Planning & 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



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Received
DEC 30 2014
Fluvanna County

Name: Lake Monticello Fire Department & Rescue
Address: 926 East Jefferson Drive
City: Palmyra
State: VA Zip Code: 22963

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

James Boyer as president for Lake Monticello Fire Dept 12-19-14
Applicant Signature Date

*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ ; _____ ZMP _____ : _____ ZTA _____ : _____	
\$90 deposit paid per sign*:	Approximate date to be returned:

Memorandum

DATE: 10 March 2015
RE: APO'S for **ZMP 14:05** Public Hearing Letters
TO: Jason Stewart
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 25, 2015 Planning Commission Meeting.



COUNTY OF FLUVANNA

“Responsive & Responsible Government”

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

NOTICE OF PUBLIC HEARING

March 10, 2015

«Owner»
«Address»
«City_State» «Zip_Code»
TMP# «TMP»

Re: Public Hearing on ZMP 14:05

Dear «Owner»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, March 25, 2015** at **7:00 PM** in the Morris Room at the Fluvanna County Administration Building in Palmyra, VA. The request is described as follows:

ZMP 14:05 – Lake Monticello Volunteer Fire Dept. - An ordinance to amend the Fluvanna County Zoning Map with respect to 6.134 acres of Tax Map 18, Section A, Parcel 38F to rezone the same from A-1, Agricultural, General to R-4, Residential, Limited. The affected property is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham 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,

Steven Tugwell
Senior Planner

14:05 LMFD APO's					
TMP			Owner	Address	Ctiy, State
18	A	38B	BROWN, BROADUS L. & WIFE	1133 SOUTH BOSTON RD	Palmyra, Va
18	A	39	GARNETT, MAMIE M	861 SOUTH BOSTON RD	Palmyra, Va
18A	4	14	SHIFFLETT, CLIFFORD A & CAROLYN J	8 SLICE RD	Palmyra, Va
18	A	38A	MARTIN, CHARLOTTE E	1035 SOUTH BOSTON RD	Palmyra, Va
18	A	38D	TOWNSEND, MARVIN LAVERA & GWEN	959 SOUTH BOSTON RD	Palmyra, Va
18A	4	13B	LAKE MONTICELLO VOLUNTEER FIRE	10 SLICE RD	Palmyra, Va
18A	4	13B	LAKE MONTICELLO VOLUNTEER FIRE	14 SLICE RD	Palmyra, Va
18	A	38E	PERVALL, GINA C ET AL	2903 St Regis Way	Mitchellville, Md

Zip Code

22963

22963

22963

22963

22963

22963

22963

20721



OFFICIAL RECEIPT
FLUVANNA COUNTY CIRCUIT COURT
DEED RECEIPT

DATE: 11/06/14 TIME: 11:22:58 ACCOUNT: 065CLR1403104 RECEIPT: 14000006966
 CASHIER: ANN REG: VU16 TYPE: DBS PAYMENT: FULL PAYMENT
 INSTRUMENT : 1403104 BOOK: 927 PAGE: 955 RECORDED: 11/06/14 AT 11:22
 GRANTOR: TYLER, ELWOOD;JR & TYLER,BESSIE EX: N LOC: CO
 GRANTEE: LAKE MONTICELLO VOLUNTEER FIRE DEPT EX: N PCT: 100%
 AND ADDRESS : 10 SLICE ROAD PALMYRA, VA.
 RECEIVED OF : TGB DATE OF DEED: 10/30/14
 CHECK: \$476.33 1010
 DESCRIPTION 1: PALMYRA DISTR LOT B 6.134 AC PAGES: 3 OP: 0
 2: NAMES: 0
 CONSIDERATION: 100,000.00 A/VAL: 61,100.00 MAP: 18-A-38F
 PIN:
 301 DEEDS 14.50 145 VSLE 1.50
 038 DEEDS OF CONV. 50.00 220 GRANTOR TAX 50.00
 039 DEEDS & CONTRACTS 250.00 213 COUNTY GRANTEE TAX 83.33
 212 TRANSFER FEE 1.00 106 TECHNOLOGY TRST FND 5.00
 035 VOF FEE 1.00 TENDERED : 476.33
 036 DEED PROCESSING FEE 20.00 AMOUNT PAID: 476.33
 CHANGE AMT : .00

CLERK OF COURT: BOUSON E. PETERSON

PAYOR'S COPY
RECEIPT COPY 1 OF 3

Prepared by Barbara Wright Goshorn VSB #20484

Tax Map 18-A-38F

Assessed Value: \$ 61,100.00

Title Insurance Underwriter: Chicago Title Insurance Company

THIS DEED OF BARGAIN AND SALE, made and entered into this 30th day of October, 2014, by and between **ELWOOD TYLER, JR.** and **BESSIE TYLER**, husband and wife, Grantors, and **LAKE MONTICELLO VOLUNTEER FIRE DEPARTMENT AND RESCUE SQUAD, INC.**, a Virginia non-stock corporation, Grantee, whose address is: 10 Slice Road, Palmyra, Virginia 22963.

WITNESS ETH:

That for and in consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00), cash in hand paid, the receipt of which is hereby acknowledged by the Grantors, the Grantors hereby grant, bargain, sell and convey with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE unto the said Grantee, the following described real property, to-wit:

All that certain tract or parcel of land, with the improvements thereon and the appurtenances thereunto belonging, lying and being situate in the Palmyra District of Fluvanna County, Virginia, containing 6.134 acres, more or less, shown and described as Lot B, on a plat made by Lum, Stanley and Associates, PLC, dated June 26, 2009 and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 819, pages 258 and 259; BEING the property conveyed to the Grantors herein by deed from Mamie M. Garnett, widow and not remarried, dated October 21, 2009 and recorded in the aforesaid Clerk's Office in Deed Book 819, page 261.

This conveyance is made subject to the perpetual non-exclusive easement of right of way twenty (20) feet in width shown as "20' Access Easement" on the aforesaid plat dated June 26, 2009 and recorded in the aforesaid Clerk's Office in Deed Book 819, page 258 and 259; and to easements, covenants, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or have not otherwise become ineffective.

WITNESS the following signatures and seals:

Elwood Tyler, Jr. (SEAL)
Elwood Tyler, Jr.

Bessie Tyler (SEAL)
Bessie Tyler

STATE OF VIRGINIA

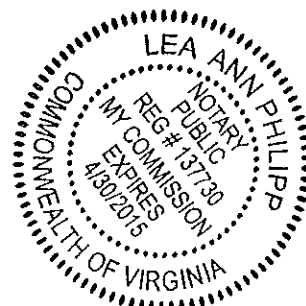
~~CITY OR~~ COUNTY OF FLOUANNA, to-wit:

The foregoing instrument was acknowledged before me this 5th day of November, 2014, by Elwood Tyler, Jr. and Bessie Tyler.

My commission expires: 4/30/2015

(NOTARIAL SEAL)

LeAnn Philip
Notary Public



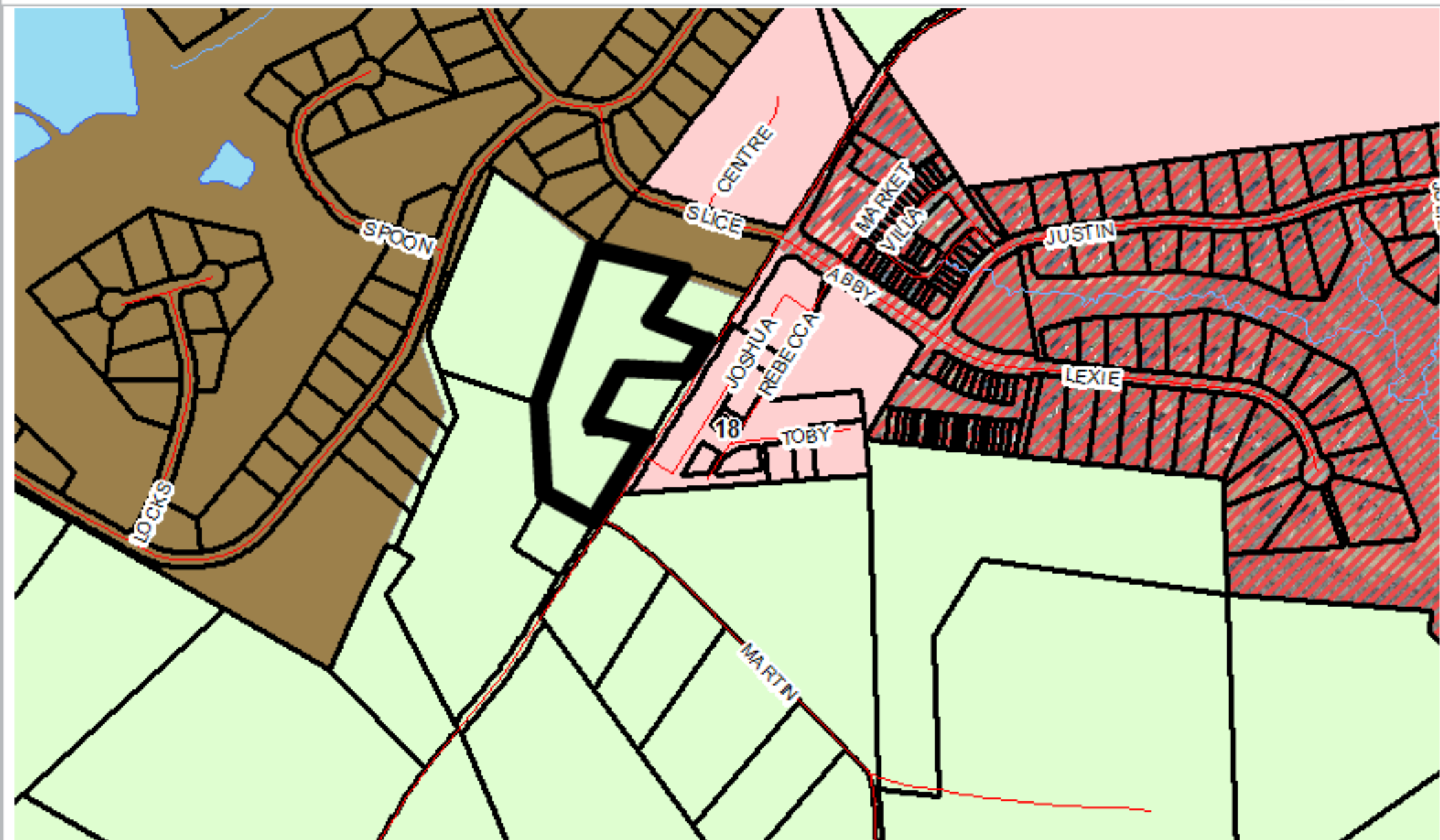


Scale: 1:9027.977411

Date: 02/20/2015

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).



Scale: 1:9027.977411

Date: 02/20/2015

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).

Received

FEB 03 2015

DRAFT PROFFER STATEMENT

Planning Dept.

Lake Monticello Volunteer Fire and Rescue Department

Date of Proffer: February 2, 2015
 Project Name: Lake Monticello Volunteer Fire Department
 ZMP Number: 14:05
 Owners: Lake Monticello Volunteer Fire Department & Rescue Squad, Inc.
 926 East Jefferson Drive
 Palmyra, VA 22963

Existing Zoning: A-1 Agricultural
 Zoning Requested: R-4 Residential
 Acreage of Parcels: 6.134 acres
 Magisterial District: Cunningham
 Tax Map #: Tax Map 18 Section A Parcel 38F (6.134 acres)
 Legal Reference: Fluvanna County Deed Book 819 Page 261 (deed)

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-4 District in accordance with Fluvanna County Zoning Ordinance, 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 14:05 is denied, these proffers shall immediately be null and void and of no force and effect.

I) Permitted Uses. Single-family detached, single-family attached, and townhouse Dwellings shall not be permitted (by right or by special use) on this property.

WITNESS the following signatures:
Lake Monticello Volunteer Fire Department & Rescue Squad, Inc.

By: Leonard Bozza, President of LMVFRS, INC.
Owner and/or designated Agent

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

The foregoing instrument was acknowledged before me this 3 day of February 2015 by Leonard Bozza, Owner of Lake Monticello Volunteer Fire Department & Rescue Squad

My Commission expires: 10/31/2015

[Signature]
Notary Public



January 14, 2015 Neighborhood Meeting

SIGN IN SHEET FOR:

ZMP 14:05 – Lake Monticello Volunteer Fire Dept. - An ordinance to amend the Fluvanna County Zoning Map with respect to 6.134 acres of Tax Map 18, Section A, Parcel 38F to rezone the same from A-1, Agricultural, General to R-4, Residential, Limited. The affected property is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

Please Print Your Name & Address:

1. LEONARD BOZZA 26 FLEETWOOD DRIVE PALMYRA VA
2. PATRICIA BOZZA 26 Fleetwood Dr Palmyra Va
3. KEITH SMITH 35 ACRE LA. PALMYRA VA
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____



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

February 4, 2015

Lake Monticello Volunteer Fire Dept. & Rescue (Mr. Keith B. Smith)
926 East Jefferson Drive
Palmyra, VA 22963

**Re: TRC comments ZMP 14:05 Rezoning from A-1 to R-4
Tax Map 18-A-38F**

Dear Mr. Smith:

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

1. Charles Miller stated that they have no comments with regard to this request;
2. Mike Brent with the Fire Dept. stated they are ok with the request;
3. Planning staff asked for clarification as to what the building will be used for, planning staff also inquired about the means of ingress and egress;
 - and whether or not the site will contain any residential units; applicant stated they would submit a proffer that addresses this concern, and they did so on February 3, 2015;
 - Any development will require site development plan review and approval;
4. VDOT has made a site visit and reviewed the referenced proposal, VDOT offers the following preliminary comments:
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 - Provide an entrance analysis for the proposed development 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 (4700 AADT), and the projected traffic volumes from the existing approved developments along Rte. 600 that are not at full build out yet such as Sycamore Square.

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- Design of turn lane(s), if needed, 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. 600 improvements associated with development of this property 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.

The Planning Commission public hearing is scheduled for Wednesday, February 25, 2015 at 7 p.m. in the Morris Room of the County Administration Building in Palmyra, VA.

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: Shimp Engineering, P.C., 201 E. Main Street, Suite M, Charlottesville, VA 22902
File

Steven Tugwell

From: Mike-Kathy Brent <mkbrent7@gmail.com>
Sent: Thursday, January 22, 2015 6:18 PM
To: Steven Tugwell
Subject: Re: January 15th TRC meeting comments

Steve
I'm OK with both request.

Mike

On Thu, Jan 22, 2015 at 10:08 AM, Steven Tugwell <stugwell@fluvannacounty.org> wrote:

Hi Mike- did you want to provide me with any comments on either one or both of last week's rezoning applications from the TRC meeting? I attached the agenda for your reference.

Thanks,

Steve

Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

Fluvanna County, VA

[434-591-1910](tel:434-591-1910)

stugwell@fluvannacounty.org

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

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Thursday, January 08, 2015 11:57 AM
To: Steven Tugwell
Subject: RE: January 15, 2015 TRC meeting agenda

Steve,

We have no comments regarding the two items for the Jan. 15th TRC Committee Meeting. (ZMP 14:05 & ZMP 15:01)

Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Thursday, January 08, 2015 9:32 AM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; 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@forcvec.com; Tony O'Brien; Wayne Stephens
Subject: January 15, 2015 TRC meeting agenda
Importance: High

Dear TRC members,

The January TRC meeting is scheduled for the 3rd Thursday this month, because we were waiting on additional information from both applicants.

Hope to see you at the meeting, and let me know if you have any questions.

Thanks,
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@fluvannacounty.org

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

Steven Tugwell

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Monday, February 02, 2015 12:15 PM
To: Steven Tugwell
Cc: Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT)
Subject: ZMP 14:05 - Lake Monticello Vol. Fire Dept. & ZMP 15:01 Memory Lane Property, LLC, Fluvanna County

Importance: High

Steve,

ZMP 14:05 – Lake Monticello Volunteer Fire Dept. (TMS 18A – 38F), Fluvanna County (Rte. 600, South Boston Road)
 VDOT has made a site visit and reviewed the parcel exhibit for the proposed rezoning from A-1, Agricultural, General to R-4, Residential, Limited and offers the following comments:

- Rte. 600 (South Boston 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 4700 vehicles.
- A traffic signal is located at the intersection of Rte. 600 and Slice/Abby Roads. VDOT's Access Management Standards for minimum entrance spacing standards apply. Feasibility of lining up the proposed commercial entrance opposite Rebecca Drive should be considered.
- Provide an entrance analysis for the proposed development 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 (4700 AADT), and the projected traffic volumes from the existing approved developments along Rte. 600 that are not at full build out yet such as Sycamore Square.
- Rte. 600 (South Boston 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 northbound travel lane or 14.5 ft. behind the edge of the right turn lane if the entrance analysis shows that a right turn lane is necessary.
- 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).
- Design of turn lane(s), if needed, 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. 600 improvements associated with development of this property 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.

ZMP 15:01 – Memory Lane Property, LLC (TMS 4 - 110), Fluvanna County (Rte. 698, Memory Lane)

VDOT has made a site visit and reviewed the project narrative for the proposed rezoning from I-1, Industrial, Limited and I-2, Industrial General to I-2 Industrial, General. The applications states that the rezoning will allow potential manufacturing uses. VDOT offers the following comments:

- Rte. 698 (Memory Lane) is a Rural Local Road with a pavement width of approximately 22 ft. VDOT's 2013 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 140 vehicles for Rte. 698.

- Rte. 698 is currently served by an existing Right Turn Taper and Right Turn Lane off eastbound Rte. 250 (Rural Major Collector with an AADT of 3500).
- Rte. 698 is approximately 0.35 miles long and dead ends at a cul-de-sac beside TMS 4A-20A (currently used as an office/construction yard for A.G. Dillard).
- If a site plan is submitted that significantly increases the traffic on Rte. 698, provide an entrance analysis for the intersection of Rte. 250 and Rte. 698 along with the recommended road improvements to support the proposed development, VDOT will review the entrance analysis and provide comments if applicable. Design of turn lane(s) on Rte. 250, if needed, 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.).

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

Steven Tugwell

From: Andrea Gaines <againes@FluvannaSheriff.com>
Sent: Thursday, January 08, 2015 4:50 PM
To: Steven Tugwell
Subject: RE: January 15, 2015 TRC meeting agenda

Steve,

I will review any materials forwarded but won't be able to attend on the 3rd Thursday.

Andrea

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Thursday, January 08, 2015 9:32 AM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; charles.miller@vdh.virginia.gov; chuck.wright@dof.virginia.gov; Deidre Creasy; Donald Gaines; Ed Zimmer; gary.rice@vdh.virginia.gov; Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Mark Wood; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; solson@forcvec.com; Tony O'Brien; Wayne Stephens
Subject: January 15, 2015 TRC meeting agenda
Importance: High

Dear TRC members,

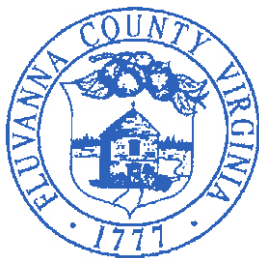
The January TRC meeting is scheduled for the 3rd Thursday this month, because we were waiting on additional information from both applicants.

Hope to see you at the meeting, and let me know if you have any questions.

Thanks,
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@fluvannacounty.org

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



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

Memo

To: Planning Commission
 From: Jason M. Stewart, AICP, Planning & Zoning Administrator *JMS*
 Date: March 16, 2015
 Re: **Analysis of uses and setbacks between A-1 and R-4**

At the February 25, 2015 Planning Commission meeting, discussion was generated during the public hearing with regard to the proposed uses and setbacks as they pertain to rezoning request ZMP 14:05 (Lake Monticello Volunteer Fire Dept.) The Planning Commission deferred this request until their regular meeting on March 25, 2015 in order to allow staff to make a determination and comparison as to the allowed uses and setbacks within the two (2) zoning districts.

The A-1 (Agricultural, General) district allows public uses, such as the proposed EMS facility, two-family dwellings, and group homes by-right, as well as adult retirement communities, assisted living facilities, hotels, and boarding houses by special use permit. Multi-family dwellings are not permitted by-right or by special use permit.

The following building setbacks are applicable in the A-1 zoning district:

Front yard: 200 feet (Routes 250, 15, 6, 53, 616); 125 feet (all other public roads)

Side yard: 50 feet

Rear Yard: 75 feet

The issue of compliance with these setbacks and the existing property line was brought up, and the applicant's intent to consolidate the parcels into one parcel to alleviate this issue.

Staff believes the best practice is usually to have a uniform zoning classification with minimal interfering property lines.

The R-4 (Residential, Limited) district allows public uses, as well single-family attached, single-family detached, and townhouse dwellings, all of which the applicant has proffered out. Multi-family dwellings are also allowed by-right, and have not been proffered out.

The following building setbacks are applicable in the R-4 zoning district:

Front yard: 25 feet

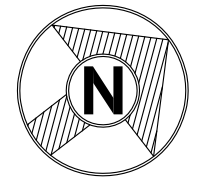
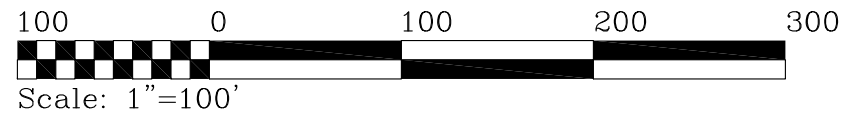
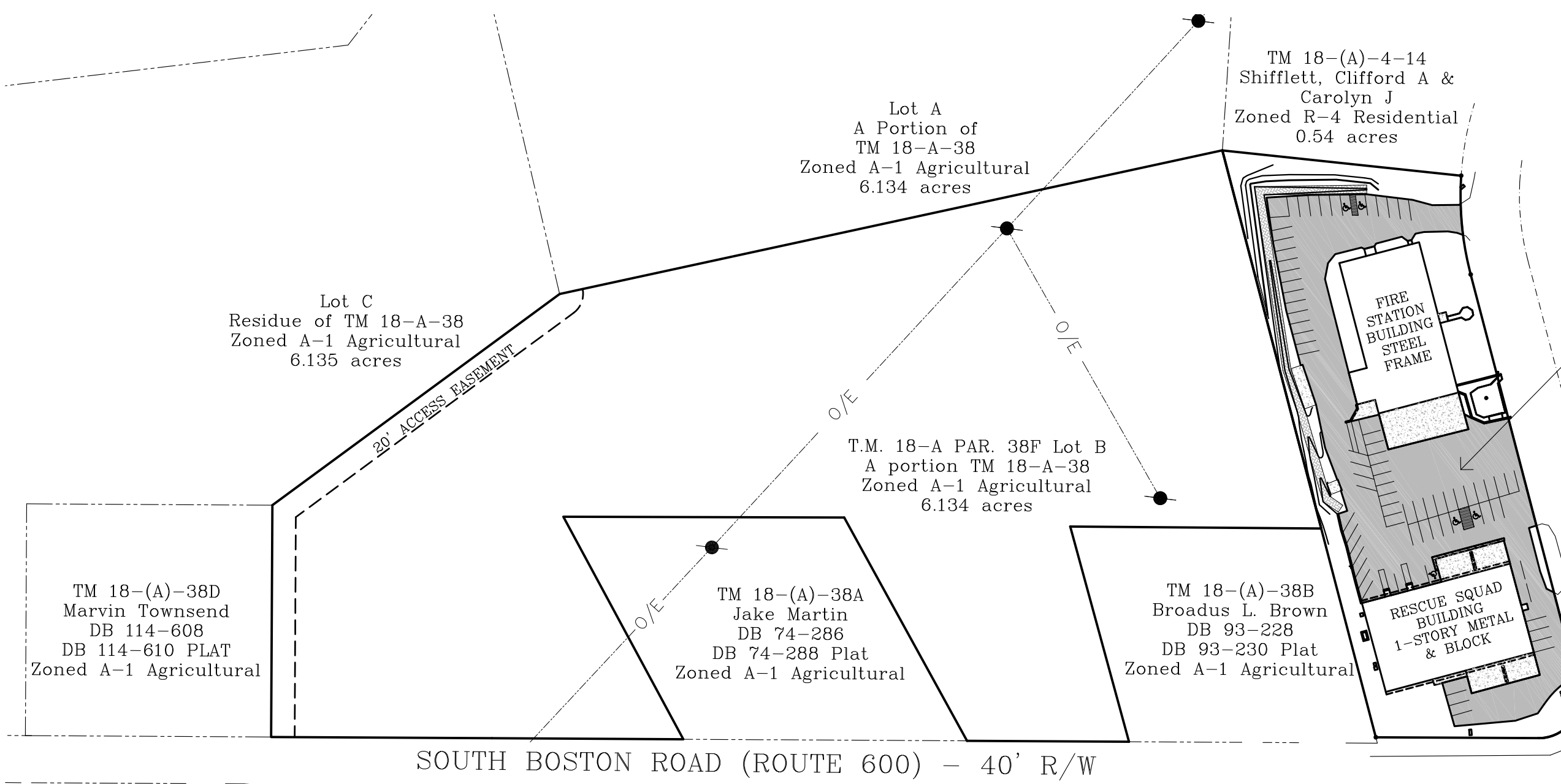
Side yard: 10 feet

Rear yard: 25 feet

It may be important to note that even though multi-family has not been proffered out of this rezoning request, staff believes that this type of dwelling unit at this location would still be consistent with the Comprehensive Plan, given its location within the Rivanna Community Planning Area, and given the availability to access a public water and sewer supply.



vicinity map
1" = 1,000 FT



PARCEL EXHIBIT SHOWING TAX MAP 18-A PARCEL 38F
 CURRENT ZONING: A-1
 REQUESTED ZONING: R-4
 January 7, 2015

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST, SUITE M
 CHARLOTTESVILLE, VA 22902
 PHONE: (434) 207-8086
 JUSTIN@SHIMP-ENGINEERING.COM

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 6.134 acres of Tax Map 18, Section A, Parcel 38F to conditionally rezone the same from A-1, Agricultural, General to R-4, Residential, Limited.

(ZMP 14:05)

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 6.134 acres of Tax Map 18, Section A, Parcel 38F, be and is hereby, rezoned from A-1, Agricultural, General to R-4, Residential, Limited, subject to the submitted proffer statement as set out in the letter dated February 2, 2015, which is attached hereto.

Single-family detached, single-family attached, and townhouse dwellings shall not be permitted (by right or by special use) on this property.



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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 15:02
Tax Map: Tax Map 18, Section 10, Parcel 7A

From: Steve Tugwell
District: Palmyra
Date: March 25, 2015

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, March 25, 2015 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Rivanna Land & Development, LLC

Applicant/Representative: Turner Enterprises, LTD

Requested Action: Approval of a sketch plan to construct a 8,900 +/- square foot medical office with respect to 2.92 acres of Tax Map 18, Section 10, Parcel 7A. (Attachment A)

Location: The subject property is located approximately 220 feet southeast of South Boston Road (Route 600) at the intersection of Abby and Rebecca Roads. (Attachment B)

Existing Zoning: B-1, Business, General

Existing Land Use: vacant land

Adjacent Land Uses: Adjacent properties are zoned B-1, and R-3

Comprehensive Plan: Rivanna Community Planning Area

Zoning History: A rezoning (ZMP 07:09), from B-1/R-3 to B-1 was approved for this property on October 17, 2007.

Analysis:

The applicant is requesting sketch plan approval to build an 8,900 +/- square foot medical office building on B-1 zoned property, approximately 2.92 acres in size. According to the submitted sketch plan, the applicant is proposing to construct a one-story building approximately 155 x 55 in size, with a twelve (12) foot vestibule at the main entrance. (Attachment C)

Parking/Roads

Site access is proposed off of Rebecca Road with interconnectivity to Augies Alley as encouraged by Sec. 22-26-4 H. of the zoning ordinance. Sec. 22-9-9 of the ordinance requires sidewalks that comply with the most recent VDOT specifications on both sides of all roadways, public and private. This will provide for safe and convenient pedestrian access to both neighboring businesses and residences.

Offices are required to have one (1) parking space per three-hundred (300) square feet up to 15,000 gross square feet, with a five (5) space minimum. The building as proposed is 8,900 square feet, which will require 30 parking spaces. The applicant is proposing 48 parking spaces, which exceeds the number of required spaces by more than 40%, therefore the Planning Commission must approve the increased number of spaces. (Attachment D)

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays.

Signage & Outdoor Lighting

Directional signage is a key aspect of this site. Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Permanent signs are required to have a separate sign permit. Approximate locations of outdoor lighting have been shown on the sketch plan. The applicant will be required to submit an outdoor lighting plan as part of the final site plan approval. This plan must show outdoor lighting that is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

An erosion and sediment control plan would also be required for review and approval prior to the issuance of any land disturbing permit.

Septic and Water Usage

Water and sewer would be provided by connecting into the existing water and sewer service, which is provided by Aqua Virginia. Aqua Virginia must approve the final site plan.

Technical Review Committee:

The following comments were generated from the February 12, 2015 Technical Review Committee meeting:

1. VDOT: – Chuck Proctor with VDOT stated, “looking at the aerial photo of the area there is limited area in which to install the entrance. The previous entrance is in the ally way behind the one building and would not be very conducive for an entrance. The proposed location aligns with an existing access and appears to be the best location for this site. The entrance on Augies Alley should be aligned further back. Justin can flip the site plan and access at the existing entrance on Augies Alley”.

Mark Wood with VDOT stated, “As a follow-up to our recent conversation, did you confirm that the proposed entrance off Rebecca Road lines up well with the CVS entrance? Also, were you able to find out who is responsible for the pavement markings (directional arrows) that have become faded on Rebecca Road near its intersection with Abby? I assume the faded directional arrows in the CVS entrance are the responsibility of CVS”.

2. Aqua Virginia stated if the building is sprinkled it will of course need backflow prevention. -Generally we prefer a single sprinkler line to the building and then we place the domestic water meter off this line instead of two separate lines, one of which would have no flow.
-The applicant’s engineer would need to size the line according to needed flows in the building.
-The rule of thumb based on AWWA meter sizes:
-Residential water meter – 20 GPM max, 1” 50 GPM max, 1.5 meter – 100 GPM max, and 2” meter 160 GPM max.
-The service line size and meter size do not have to match.
-Once we see what they intend to build and a preliminary design layout with piping, we can comment more fully and provide the applicable fees to the applicant or enter a line extension agreement if needed.
3. Building Inspections commented that sprinklers would not be required since the proposed building square footage is less than 12,000;
4. Central Virginia Electric Cooperation asked what size service amp would be required;

5. Planning staff-

- Per Sec. 22-26-8 C., parking spaces may not exceed more than 40% unless approved by the Planning Commission. To mitigate the environmental and visual impacts of additional impervious cover on the surrounding community, at least one (1) of the following features shall be incorporated into the design upon approval of the excess parking:

1. Additional spaces approved by the Planning Commission will be surfaced using pervious paving material, including, but not limited to, porous asphalt, porous concrete, or block pavers; or

2. For every two (2) additional spaces approved by the Planning Commission, one (1) tree and three (3) shrubs will be planted on-site, in addition to the requirements specified in Article 24, Landscaping and Tree Protection, of this ordinance;

-Please forward a letter addressed to the Planning Commission asking for an increase of parking spaces of more than 40% of the spaces required by the ordinance.

- Sec. 22-26-3 F., to the greatest extent possible, parking areas shall not be located between the adjacent public right-of-way and the principal structure(s) on the site. The proposed parking areas on the sketch plan appear to be between the public right-of-way and the proposed building. Is there any flexibility for relocating the building to allow parking areas to be relegated behind the structures? Note – If the 50 foot setback cannot be obtained by relegating the parking to the rear of the building, then Per Sec. 22-9-5 (b), a variation to the setback regulations may be granted by the Planning Commission for projects in a designated growth area that meet new urban/neo –traditional planning principles, and further the objectives and goals set forth in the Comprehensive Plan. Appeals must be received in writing within 30 days of the variation decision, and will then be forwarded to the Board of Supervisors for a final determination.

- Sec. 22-26-4 B.5., handicapped parking spaces shall be situated so as to provide direct, unobstructed access to buildings by the shortest practical routing. There are an adequate number of handicap spaces, but they do not appear to be located at the shortest practical routing. Please show these spaces as near to the main entrance as possible.

- Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

- Sign regulations shall conform to Article 15 of the Zoning Ordinance, and will require a separate sign permit application through the planning dept.

6. The Fire Chief asked if the building would be single or multiple occupant;

7. Health Dept. stated they have no comments;

8. The Erosion and Sediment Control Inspector commented that he has spoken with the applicant independently, and will notify him as to what regulations will apply. (Attachment E)

Conclusion:

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

Recommended Conditions:

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

Suggested Motion:

I move to approve SDP 15:02, a sketch site plan to construct a 8,900 +/- square foot medical office, and to allow more than 40% of the required parking spaces with respect to 2.92 acres of Tax Map 18, Section 10, Parcel 7A, subject to the conditions listed in the staff report.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C - Site sketch plan
- D – Parking increase request letter
- E – TRC comment letter and emails

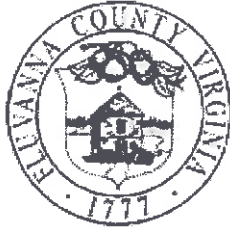
Copy:

Owner: Rivanna Land & Development, LLC, 3647 Lake Monticello Road, Palmyra, VA 22963

Applicant: Turner Enterprises, LTD, P.O. Box 13, Ivy, VA 22945

Representative: Shimp Engineering, P.C., 201 E. Main Street, Suite M, Charlottesville, VA 22902

File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

Received
 FEB 02 2015
 Fluvanna County

Owner of Record: Rivanna Land + Dev, LLC. Applicant of Record: Turner Enterprises, LTD.
 E911 Address: 3647 Lake Monticello Rd. E911 Address: P.O. Box 13, Ivy, VA 22945
 Phone: _____ Fax: Palmyra, VA 22963 Phone: _____ Fax: _____
 Email: _____ Email: _____

Representative: Justin Shimp P.E.
 E911 Address: Shimp Engineering, P.C.
201 E Main St, Ste. M Charlottesville
 Phone: (434) 227-5140 Fax: VA 22902
 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): 18-10-7A Deed Book Reference: PB 2 Pg 304
 Acreage: 2.92 Zoning: B-1 Deed Restrictions? No Yes (Attach copy)

Location: at the intersection of Abby Rd + Rebeca Rd. behind the exist. CVS Pharmacy.

Description of Property: Vacant Cleared

Proposed Structure: +/- 8,900 SF Medical Office

Dimensions of Building: Approx 155' x 55' with 12' bumpout at entrance. Lighting Standards on Site: No Yes

of Employees: _____ # of Parking Spaces: _____

Noise Limitations: _____

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

Applicant Name (Please Print) _____ Applicant Signature and Date _____

OFFICE USE ONLY		
Date Received: <u>02/02/15</u>	Fee Paid: <u>1100</u>	Application #: <u>SDP 15 : 002</u>
Election District: <u>Palmyra</u>	Planning Area: <u>Rivanna Community Plan</u>	Number of Lots: _____
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		



Scale: 1:4513.988705

Date: 03/18/2015

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).

Parcel Summary:

Tax Map 18 Section 10 Parcel 7A
 Owner: Rivanna Land & Dev, LLC.
 3647 Lake Monticello Rd.
 Palmyra, VA 22963
 Developer: Turner Enterprises, LTD.
 P.O. Box 13
 Ivy, VA 22945
 Exist. Use: Vacant Parcel
 Proposed Use: Medical Office
 Zoned: B-1
 Required Parking: 1 Space per 300 SF Building
 Area: 8,900/300 = 30 Spaces
 Provided Parking: 48 Spaces
 (4 HC Spaces Included In Total Count)

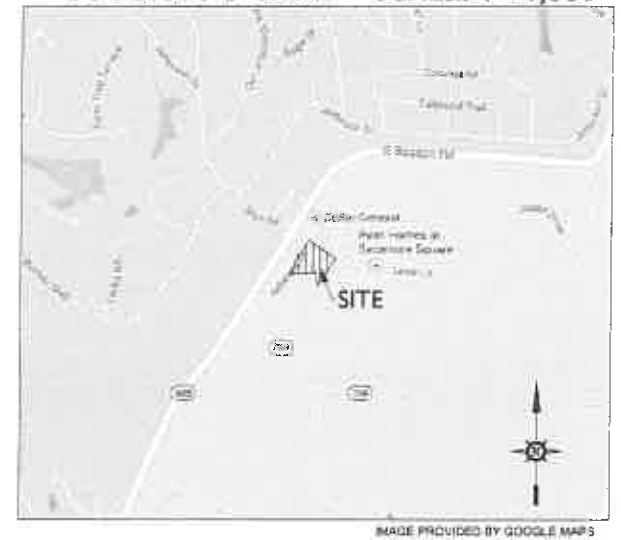
Notes:

1. Boundary information provided by Stanley Land Surveys, PLC.
2. Topography shown based upon a current field survey by Stanley Land Surveys, PLC.

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST. SUITE 101
 CHARLOTTEVILLE, VA 22902
 PHONE: (540) 227-5140
 JUSTIN@SHIMPENG.COM



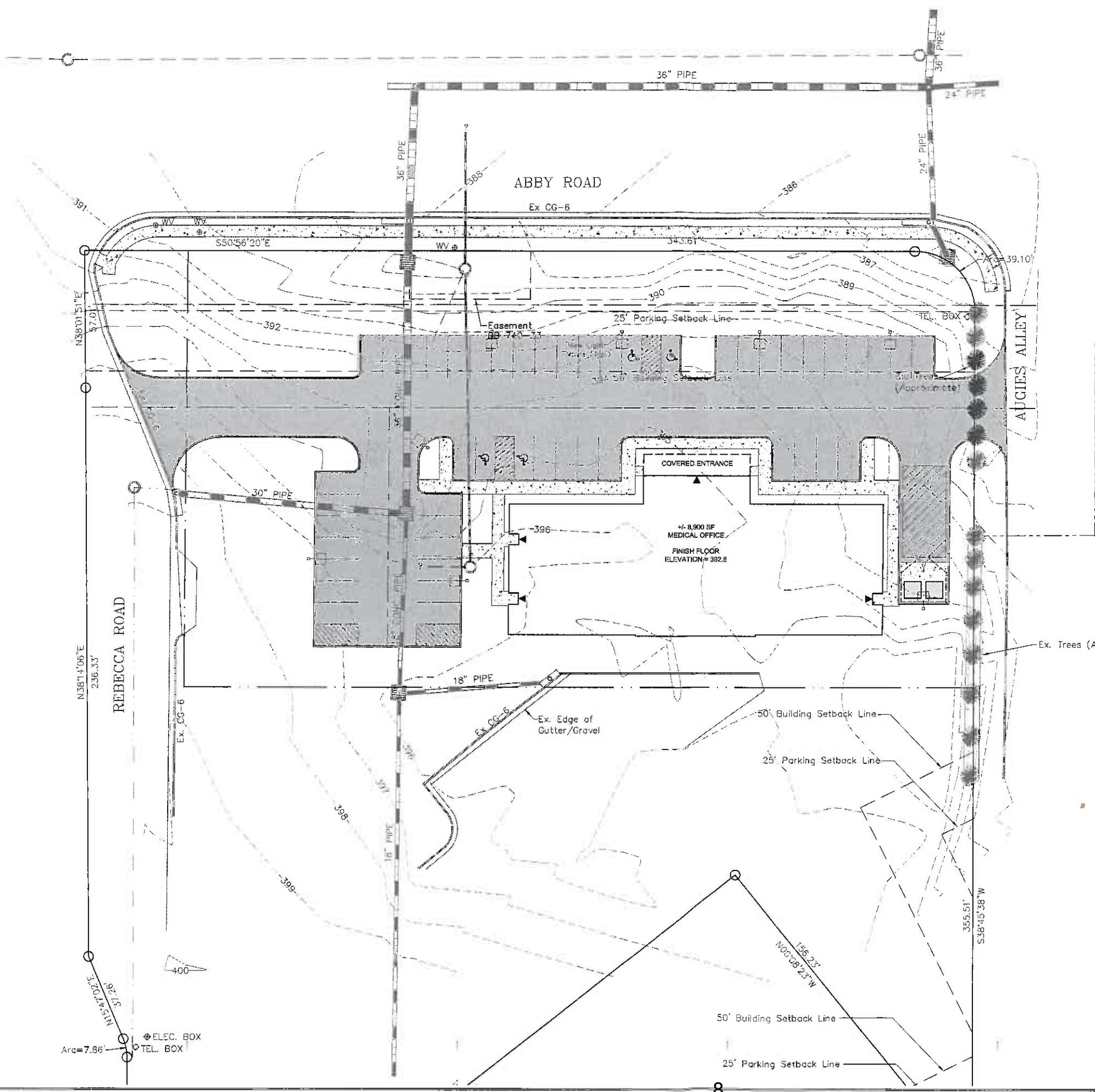
VICINITY MAP SCALE: 1"=1,000'



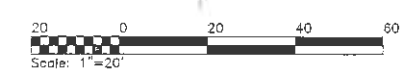
SKETCH PLAN	
Rev #	Description

SKETCH PLAN FOR
PIEDMONT VILLAGE MEDICAL OFFICE
 FLUVANNA COUNTY, VIRGINIA

Date	02/02/2015
Scale	1" = 20'
Sheet No.	C1 OF 1
File No.	14.034



Received
 FEB 02 2015
 Planning Dept.





PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

March 18, 2015

Received

MAR 18 2015

Planning Dept.

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

Regarding: SDP 15:02 Rivanna Land & Development LLC
Tax Map 18 Section 10 Parcel 7A

Request for Parking in excess of 40% of Fluvanna County Requirement

Dear Mr. Tugwell,

In accordance with Section 22-26-8 (Paragraph C) of the Fluvanna County Zoning Ordinance, the Applicant hereby requests approval for 47 parking spaces.

- The minimum required parking for the proposed 8,900 square foot "Office" use is 30 spaces (1 space per 300 square feet).
- The maximum permitted parking for the proposed 8,900 square foot "Office" use is 42 spaces (40% over the minimum requirement).
- The Applicant requests approval of 47 parking spaces for the proposed 8,900 square foot medical office use.
- The Planning Commission, in accordance with the Zoning reference above, may approve the additional 5 parking spaces in excess of 42.
- The Applicant proposes to mitigate the environmental and visual impacts of the additional impervious cover on the surrounding community by adhering to the requirements of Section 22-26-8-C (Subparagraph 2): "For every two (2) additional spaces approved by the Planning Commission, one (1) tree and three (3) shrubs will be planted on-site, in addition to the requirements specified in Article 24, Landscaping and Tree Protection, of this ordinance."

Justification for Additional Parking Needs:

In requesting approval of 47 spaces, the applicant is following industry standards for parking requirements for this specific use, which is not defined within the Fluvanna County Zoning Ordinance. Other municipalities which have incorporated a definition for "medical offices" typically require a minimum of 1 parking space per 200 square feet, which in this instance would require a minimum of 45 spaces.

Please feel free to contact us with any further questions or comments.

Sincerely,

Justin Shimp, P.E



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

March 13, 2015

Rivanna Land & Development, LLC
3647 Lake Monticello Road
Palmyra, VA 22963

Delivered via email

Re: SDP 15:02 Rivanna Land Development major site plan
Tax Map: 18, Section 10, Parcel 7A

Dear Mr. Turner:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, February 12, 2015.

1. VDOT: – Chuck Proctor with VDOT stated, “looking at the aerial photo of the area there is limited area in which to install the entrance. The previous entrance is in the ally way behind the one building and would not be very conducive for an entrance. The proposed location aligns with an existing access and appears to be the best location for this site. The entrance on Augies Alley should be aligned further back. Justin can flip the site plan and access at the existing entrance on Augies Alley”.

Mark Wood with VDOT stated, “As a follow-up to our recent conversation, did you confirm that the proposed entrance off Rebecca Road lines up well with the CVS entrance? Also, were you able to find out who is responsible for the pavement markings (directional arrows) that have become faded on Rebecca Road near its intersection with Abby? I assume the faded directional arrows in the CVS entrance are the responsibility of CVS”.

2. Aqua Virginia stated if the building is sprinkled it will of course need backflow prevention. -Generally we prefer a single sprinkler line to the building and then we place the domestic water meter off this line instead of two separate lines, one of which would have no flow.
 - The applicant’s engineer would need to size the line according to needed flows in the building.
 - The rule of thumb based on AWWA meter sizes:
 - Residential water meter – 20 GPM max, 1” 50 GPM max, 1.5 meter – 100 GPM max, and 2” meter 160 GPM max.

- The service line size and meter size do not have to match.
- Once we see what they intend to build and a preliminary design layout with piping, we can comment more fully and provide the applicable fees to the applicant or enter a line extension agreement if needed.

3. Building Inspections commented that sprinklers would not be required since the proposed building square footage is less than 12,000;
4. Central Virginia Electric Cooperation asked what size service amp would be required;
5. Planning staff-

- Per Sec. 22-26-8 C., parking spaces may not exceed more than 40% unless approved by the Planning Commission. To mitigate the environmental and visual impacts of additional impervious cover on the surrounding community, at least one (1) of the following features shall be incorporated into the design upon approval of the excess parking:

1. Additional spaces approved by the Planning Commission will be surfaced using pervious paving material, including, but not limited to, porous asphalt, porous concrete, or block pavers; or

2. For every two (2) additional spaces approved by the Planning Commission, one (1) tree and three (3) shrubs will be planted on-site, in addition to the requirements specified in Article 24, Landscaping and Tree Protection, of this ordinance;

- Please forward a letter addressed to the Planning Commission asking for an increase of parking spaces of more than 40% of the spaces required by the ordinance.

- Sec. 22-26-3 F., to the greatest extent possible, parking areas shall not be located between the adjacent public right-of-way and the principal structure(s) on the site. The proposed parking areas on the sketch plan appear to be between the public right-of-way and the proposed building. Is there any flexibility for relocating the building to allow parking areas to be relegated behind the structures? Note – If the 50 foot setback cannot be obtained by relegating the parking to the rear of the building, then Per Sec. 22-9-5 (b), a variation to the setback regulations may be granted by the Planning Commission for projects in a designated growth area that meet new urban/neo –traditional planning principles, and further the objectives and goals set forth in the Comprehensive Plan. Appeals must be received in writing within 30 days of the variation decision, and will then be forwarded to the Board of Supervisors for a final determination.

- Sec. 22-26-4 B.5., handicapped parking spaces shall be situated so as to provide direct, unobstructed access to buildings by the shortest practical routing. There are an adequate number of handicap spaces, but they do not appear to be located at the

shortest practical routing. Please show these spaces as near to the main entrance as possible.

- Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.
 - Sign regulations shall conform to Article 15 of the Zoning Ordinance, and will require a separate sign permit application through the planning dept.
6. The Fire Chief asked if the building would be single or multiple occupant;
 7. Health Dept. stated they have no comments;
 8. The Erosion and Sediment Control Inspector commented that he has spoken with the applicant independently, and will notify him as to what regulations will apply.

Please provide any revised sketch plans and email a PDF version of the plan to stugwell@fluvannacounty.org, along with any other materials or documentation that is to be included in the Planning Commission packet by **Wednesday, March 18, 2015**. Submitting revisions by this deadline will place your request on the **March 25, 2015** Planning Commission agenda.

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

Sincerely,



Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

cc: Justin M. Shimp, P.E., Shimp Engineering, P.C., 201 E. Main Street, Suite M, Charlottesville, VA 22902
File

Steven Tugwell

From: Andrea Gaines <againes@FluvannaSheriff.com>
Sent: Wednesday, February 11, 2015 5:22 PM
To: Steven Tugwell
Subject: RE: February 12, 2015 TRC agenda

Steve,

I have a conflicting meeting and won't be able to attend.

Thanks,
Andrea

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Thursday, February 05, 2015 11:41 AM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; charles.miller@vdh.virginia.gov; chuck.wright@dof.virginia.gov; Deidre Creasy; Donald Gaines; Ed Zimmer; gary.rice@vdh.virginia.gov; Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Mark Wood; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; solson@forcvec.com; Tony O'Brien; Wayne Stephens
Subject: February 12, 2015 TRC agenda

Dear TRC members:

We have a major site development plan on this month's agenda.

Let me know if you have any questions, and I look forward to your comments.

Thanks!
Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@fluvannacounty.org

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

Steven Tugwell

From: Steve Olson <solson@MyCVEC.com>
Sent: Monday, February 09, 2015 7:34 PM
To: Steven Tugwell
Subject: Re: February 12, 2015 TRC agenda
Attachments: image001.png

Steve,

Yes this is in CVEC's territory.

Steve

Sent from my iPhone

On Feb 9, 2015, at 4:54 PM, Steven Tugwell <stugwell@fluvannacounty.org<mailto:stugwell@fluvannacounty.org>> wrote:

Silly question perhaps, but this site is within CVEC's area, correct? I'm asking because I've been using the map I have for about 5 years.

Thanks Steve!

From: Steve Olson [<mailto:solson@MyCVEC.com>]
Sent: Monday, February 09, 2015 3:36 PM
To: Steven Tugwell
Cc: Edward McDonald
Subject: RE: February 12, 2015 TRC agenda

Steve,

I am unable to attend the TRC meeting this week because of a conflict. Being this is a major site development plan I am going to have Eddie McDonald attend the meeting in my place.

Thanks,

Steven C. Olson
Field Engineering Supervisor
Reliability & System Engineering
P. O. Box 247
Lovingston, VA 22949
800.367.2832, Ext. 1450
Direct: 434.263.7631
www.mycvec.com<<http://www.mycvec.com/>>

Steven Tugwell

From: Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>
Sent: Friday, February 06, 2015 10:50 AM
To: Steven Tugwell
Subject: RE: February 12, 2015 TRC agenda

Steve,

We have no comments for the March 12th TRC Committee meeting re: the SDP 15:02 Rivanna Land Development.

Thanks,
 Charles

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Thursday, February 05, 2015 11:41 AM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; 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; Tony O'Brien; Wayne Stephens
Subject: February 12, 2015 TRC agenda

Dear TRC members:

We have a major site development plan on this month's agenda.

Let me know if you have any questions, and I look forward to your comments.

Thanks!
 Steve

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Dept. of Planning & Community Development
Fluvanna County, VA
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stugwell@fluvannacounty.org

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Steven Tugwell

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Tuesday, February 24, 2015 9:07 AM
To: Justin Shimp, P.E.
Cc: Proctor, Charles C. (VDOT); david.turner.2009@gmail.com; Steven Tugwell
Subject: FW: February 12, 2015 TRC agenda (Proposed 8900 sq. ft. Medical Office Building off Rte. 600, Fluvanna County)

Justin,

Please see Chuck's comments below concerning access to the proposed medical office building. The 225 ft. of corner clearance will not apply in this situation.

As a follow up to our recent conversation, did you confirm that the proposed entrance off Rebecca Road lines up well with the CVS entrance? Also, were you able to find out who is responsible for the pavement markings (directional arrows) that have become faded on Rebecca Road near its intersection with Abby? I assume the faded directional arrows in the CVS entrance are the responsibility of CVS.

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

From: Proctor, Charles C. (VDOT)
Sent: Thursday, February 19, 2015 4:45 PM
To: Wood, Mark, P.E., L.S (VDOT)
Cc: Barron, L. Marshall (VDOT)
Subject: RE: February 12, 2015 TRC agenda (Proposed 8900 sq. ft. Medical Office Building off Rte. 600, Fluvanna County)

Mark,

Looking at the Aerial Photo of the area there is limited area in which to install the entrance. The previously entrance is in the alley way behind the one building and would not be very conducive for an entrance. The proposed location aligns with an exist access and appears to be the best location for this site. The entrance on Augies Alley should be aligned further back. Justin can flip the site plan and access at the existing entrance on Augies Alley.

Call me if you have any questions.

Thanks,

Chuck

Charles C. Proctor III
Culpeper District
Planning and Land Development Section
Phone 540-829-7558
charles.proctor@vdot.virginia.gov

From: Wood, Mark, P.E., L.S (VDOT)
Sent: Thursday, February 12, 2015 4:42 PM
To: Proctor, Charles C. (VDOT)
Cc: Barron, L. Marshall (VDOT)
Subject: FW: February 12, 2015 TRC agenda (Proposed 8900 sq. ft. Medical Office Building off Rte. 600, Fluvanna County)
Importance: High

Chuck,

Please see attached .pdf of a proposed 8900 sq. ft. medical office building at Piedmont Village off Rte. 600 in Fluvanna County. Rebecca Road and Augies' Alley are private streets and Abby Road is a State Road (Rte. 1037). The intersection of Rte. 600 and Abby Road is approximately 170 ft. northwest of the intersection of Rebecca and Abby Roads. Rte. 600 and Abby is a signalized intersection and the CVS Pharmacy sits in the corner formed by the two roads. Dollar General, restaurants, etc. are on the opposite side of Abby and the Sycamore Square Subdivision (4 phases) is located deeper inside the development. The Slice Gate entrance to Lake Monticello is located on the west side of Rte. 600, this is a pretty busy area.

At the Fluvanna County TRC Meeting this morning I expressed concern over the proposed entrance off Rebecca Road having only 70 ft. of corner clearance off of Abby Road. Someone had previously constructed a commercial entrance approximately 150 ft. off Abby Road, however, the current site plan would remove this entrance. I suggested that the entrance should be moved a minimum of 225 ft. off Abby to provide more corner clearance, especially since this proposed development is so close to the signalized intersection.

What are your thoughts?

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

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Thursday, February 05, 2015 11:41 AM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; 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@forcvec.com; Tony O'Brien; Wayne Stephens
Subject: February 12, 2015 TRC agenda

Dear TRC members:

We have a major site development plan on this month's agenda.

Let me know if you have any questions, and I look forward to your comments.

Thanks!

Steve

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development
Fluvanna County, VA
434-591-1910
stugwell@fluvannacounty.org

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Steven Tugwell

From: Parker IV, Clifton L. <CLParkerIV@aquaamerica.com>
Sent: Thursday, February 12, 2015 9:46 AM
To: Steven Tugwell
Cc: Barbato, James C.; Hutchinson, Brent A.; Justin Shimp; Green, Betty J.; Castillo, Timothy E.; Divers, Michael J.
Subject: Fluvanna Planning Commission

Steve – As discussed, we are aware of the plans for a 8,600 SF doctors office to be built in Piedmont Village and Justin Shimp., PE is a capable engineer. Thanks for sending the TRC application. I did not know about the meeting and cannot attend today. We intend to work with the owner and his engineer as to water and sewer connections, the desired service size, applicable fees, line extensions, or easements which may be required to build the building at this location.

Generally, if the building is sprinkled it will of course need backflow prevention. Generally we prefer a single sprinkler line to the building and then we place the domestic water meter off this line instead of two separate lines, one of which would have no flow. The applicant's engineer would need to size the line according to needed flows in the building.

The rule of thumb based on AWWA meter sizes:

Residential water meter – 20 GPM max, 1" 50 GPM max, 1.5 meter – 100 GPM max, and 2" meter 160 GPM max.

The service line size and meter size do not have to match.

Once we see what they intend to build and a preliminary design layout with piping, we can comment more fully and provide the applicable fees to the applicant or enter a line extension agreement if needed.

If there are any questions let me know.

Thanks.

Clifton L. Parker, IV, PE
 Director, Corporate Development & Engineering
 Aqua Virginia, Inc.
 2414 Granite Ridge Road
 Rockville, Virginia 23146
 C: 804.310.0398 Fax:804.749.8002
www.linkedin.com/in/cliftonlparkerivpe
www.AquaCanHelp.com



From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Thursday, February 12, 2015 8:54 AM
To: Parker IV, Clifton L.
Subject: FW: February 12, 2015 TRC agenda

Hi Cliff,

Looking at this TRC email list, it doesn't appear you guys were copied. If you would prefer I send these items to Tim from now on, please let me know and I'll add him to the list.

Sorry for any confusion.

Thanks!
Steve

From: Steven Tugwell
Sent: Thursday, February 05, 2015 11:41 AM
To: Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; 'charles.miller@vdh.virginia.gov'; 'chuck.wright@dof.virginia.gov'; Deidre Creasy; Donald Gaines; Ed Zimmer; 'gary.rice@vdh.virginia.gov'; Jason Stewart; 'Jay Lindsay'; Lewis Johnson; Lucas Lyons; Mark Wood; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; 'solson@forcvec.com'; Tony O'Brien; Wayne Stephens
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Let me know if you have any questions, and I look forward to your comments.

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FLUVANNA COUNTY, VIRGINIA

2014 DEVELOPMENT ACTIVITY REPORT



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Pictures on Front Cover (from left to right):
 Residential development outside of Lake Monticello; Construction Equipment at a work site near Lake Monticello; .

INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2014 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and the Department of Planning and Community Development. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Department of Planning and Community Development

The DID is used to track site development plans, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements, among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report. A direct comparison of the past fourteen (14) years worth of land use planning data is provided throughout this report.

The DAR allows land use comparisons and trends to be seen over time, which provides important clues for future needs, such as new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates Fluvanna County's preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2014, and indicates where this growth is taking place.

Although residential growth has dropped considerably since its peak several years ago, new homes are popping up throughout the County. While a majority of the new homes built in the County were located within the Rivanna Community Planning Area, only a handful were constructed within the gates of Lake Monticello; as the subdivision approaches build-out, new construction is taking place elsewhere. Sycamore Square, Two Rivers, and Boxwood were the subdivisions which experienced the most new construction in 2014.

While overall development activity continued to decline in the County, several long-range planning projects were initiated in 2014. The County's Comprehensive Plan five-year review process began.

In addition to the future land use map, the 2009 Comprehensive Plan contains 350 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in March 2009, several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented. Many of these goals will change in 2015, as the Comprehensive Plan is being updated.



Image 1: Lafayette School (ZMP 14-002).

EXECUTIVE SUMMARY

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2009, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover 11% (20,000 acres) of the County. The growth areas, known as Community Development Areas, are located near existing population centers and are intended to receive the majority of new development.
- Roughly 89% (165,000 acres) of the County is designated as rural by the Comprehensive Plan. There are two designations for rural areas: Rural Residential and Rural Preservation.

Building Permits

- 70 building permits for new homes were issued in 2014, a 20.5% decrease from the 88 permits issued in 2013.
- 27 building permits for new homes (38.6%) were issued within designated growth areas.
- 43 building permits for new homes (61.4%) were issued within rural areas.

Subdivisions

- 47 new lots were approved in 2014, a 261.5% increase from the 13 new lots approved in 2013.
- 31, or 65.9%, of the new lots approved were within designated growth areas.
- 16, or 34%, of the new lots approved were within rural areas.
- Most of the new lots approved within rural areas (77.7%) were associated with family subdivisions.

Site Development Plans

- 14 site development plans were reviewed in 2014, a 7% increase from the 13 plans reviewed in 2013.
- Just over 42% of the site development plans reviewed were located within designated growth areas.

Special Use Permits

- 8 special use permits were reviewed in 2014, the same amount as reviewed in 2012 and in 2013.
- 4 of the special use permits reviewed were located outside of designated growth areas (50%).

Zoning

- 5 rezoning applications were considered in 2014. 3 rezoning applications were approved.
- No (0) zoning text amendments were approved in 2014.
- 3 variances were granted by the Board of Zoning Appeals (BZA) in 2014. The BZA had not considered a variance since March 2, 2010.

Code Compliance

- 8 complaints were investigated in 2014, a 43% decrease increase from the 12 complaints investigated in 2013.
- 5 of the code compliance cases initiated in 2014 were resolved, and 3 are pending resolution.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 18,299.3 acres (9.97% of Fluvanna County). AFD enrollment decreased by approximately 396 acres in 2014. 338 parcels are included in AFDs.
- As of January 2015, 13,266.3 acres (7.2% of Fluvanna County) are protected by conservation easements held by various organizations.
- As of January 2015, 111,140 acres (59.9% of Fluvanna County) were enrolled within the Land Use Taxation Program.

Image 2: Newer attached homes in Sycamore Square, a development located within one of the designated growth areas (Rivanna Community Planning Area).



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & COMMUNITY DEVELOPMENT

To ensure that growth and development occur in an orderly way that does not compromise the health, safety, and welfare of current residents and newcomers, Fluvanna County has its own Department of Planning and Community Development. The department's duties and activities are described below:

Current Planning (Development Administration)

This primary activity involves the daily administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of these ordinances include the processing of subdivision proposals, boundary adjustments, easement plats, site plans, special use permits, rezonings, and variances. County staff also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission, Board of Zoning Appeals, Agricultural and Forestal District Advisory Committee, and other ad hoc committees and task forces. Department staff also supports the Board of Supervisors as needed or requested.

Long Range Planning (Project/Policy Development and Management)

Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan, associated comprehensive plan or zoning text amendments, the annual review of the Capital Improvements Plan (CIP) by the Planning Commission, and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions that are implemented by the County.

The department also manages the Agricultural and Forestal District and the Conservation Easement programs. Staff advises County agencies about regional and local transportation issues and assists in the development of recreational facilities as needed. Geographic Information Systems (GIS) information critical to planning and land use decisions is developed, collected, and maintained by planning staff. Routine contact with other regional planning departments including Cumberland, Goochland, Louisa, and the Thomas Jefferson Planning District Commission (and all of its member localities) is critical to maintaining up-to-date information and invaluable regional connections.

Code Enforcement and Inspections

Code compliance ensures that Fluvanna County’s regulations are enforced consistently and equitably. A wide variety of code issues are reported to the County, including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints.

Current Staff

The Department of Planning and Community Development consists of four full-time employees and one part-time employee:

Jason Stewart:	Planning Director/Zoning Administrator
Steve Tugwell:	Senior Planner (Current Development)
Jay Lindsey:	Planner (Long-Range Planning)
Deidre Creasy:	Senior Program Support Assistant
Scott Miller:	Code Compliance Officer

Image 3: Beulah Baptist Church; Major Site Development Plan (SDP 15-004).



DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS

To ensure that structures are built and modified in a safe manner, Fluvanna County has its own Department of Building Inspections. The department's duties and activities are described below:

Building Inspections

The department enforces the Uniform Statewide Building Code for all new structures, additions, and alterations, as required by state law. As part of its enforcement activities, the department reviews plans associated with all new regulated construction; performs the required building, electrical, plumbing, and mechanical inspections; and issues the necessary permits and certificates of occupancy. Inspectors ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The department is also responsible for assigning addresses to new structures and initiating the street naming process.

Erosion & Sediment Control

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events. In 2014, the Erosion and Sediment Site Inspector, the Building Official, and Planning Staff worked together to create a stormwater management plan (SMP) in accordance with new state stormwater legislation.

Current Staff

The Department of Building Inspections consists of four full-time employees:

Darius Lester:	Building Official
Andy Wills:	Building Inspector
Roger Black:	Erosion & Sediment Site Inspector
Amy Helfrich:	Permits Clerk

DEVELOPMENT & COUNTY GOVERNMENT: PLANNING COMMISSION

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission (Virginia Code §15.2-2210). Per Virginia law, the Planning Commission is responsible for:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map;
- Reviewing major site plans and major subdivisions; and
- Preparing the local capital improvement plan (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members (one from each voting district) and one (1) non-voting representative of the Board of Supervisors. Planning Commission members are appointed to four-year terms by the supervisors representing their election district.

Staff from the Department of Planning and Community Development provide the Planning Commission with technical support.

Planning Commission Members (as of January, 2014)

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Patricia Eager
Rivanna District:	Donald Gaines
Board of Supervisors Rep.:	Tony O'Brien

2009 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. The current Comprehensive Plan was adopted in 2009 with subsequent amendments. Since its adoption, the document has influenced land use decisions and County policy. Officials continue to implement strategies that help the County realize the goals described within the plan.

The Comprehensive Plan's Future Land Use Map shows where the County wants to direct new development. Fluvanna County has six (6) Community Planning Areas, which are intended to support higher density, mixed-use development around existing population centers. The Rural Residential areas accommodate low-density, clustered residential development, while the Rural Preservation areas are intended to remain largely undeveloped.

Fig 1. Planning Area Acreage

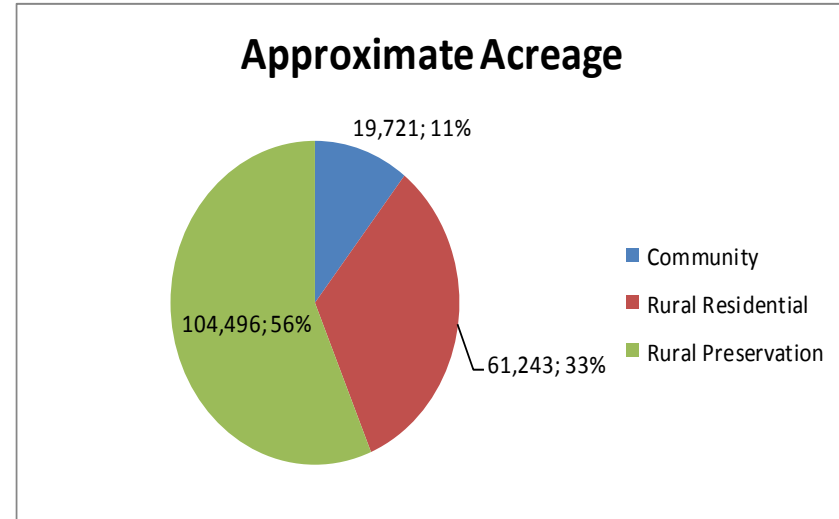


Table 1: Approximate Acreage in Land Use Planning Areas

Planning Area	Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	7,529	19,721	10.6%
Rural Residential	4,571	61,243	33.0%
Rural Preservation	5,096	104,496	56.3%
TOTAL	17,196	185,460	100.0%

Source: Dept. of Planning & Community Development

2009 COMPREHENSIVE PLAN: AMENDMENTS

With the approval of the Board of Supervisors, the Comprehensive Plan may be amended. These amendments should be based upon established goals and sound planning principles. According to Virginia Code, the plan must be reviewed at least once every five (5) years. Occasional revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth; however, constant amendment of the plan undermines and limits its effectiveness.

Since its adoption in 2009, there have been few amendments to the current Comprehensive Plan. To date, the Board of Supervisors has approved four (4) amendments to the 2009 Comprehensive Plan.

Table 2: Comprehensive Plan Text Amendment Applications (2014)

Applicant Name	Affected Chapters of the Comprehensive Plan	Description of Request
None	N/A	N/A

Source: Dept. of Planning & Community Development

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Fluvanna County issues building permits for all construction within its boundaries. The number of building permits issued for new home construction helps officials understand the rate at which residential growth is occurring and where it is concentrated. In Fluvanna County, most new dwellings constructed are single-family units.

Table 3: Building Permits Issued for New Homes by Type (2014)

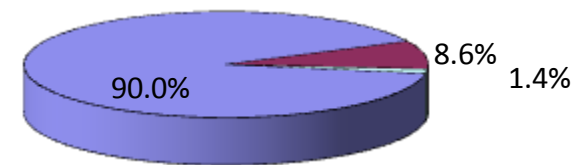
Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	63	90%
Single-Family Attached	6	8.6%
Singlewide Mobile Home	0	0.0%
Doublewide Mobile Home	1	1.4%
TOTAL	70	100.0%

Source: Dept. of Building Inspections



Image 4: A new single-family home under construction in the Boxwood subdivision.

Figure 2: Building Permits by Type (2014)



- Single-Family Detached
- Single-Family Attached

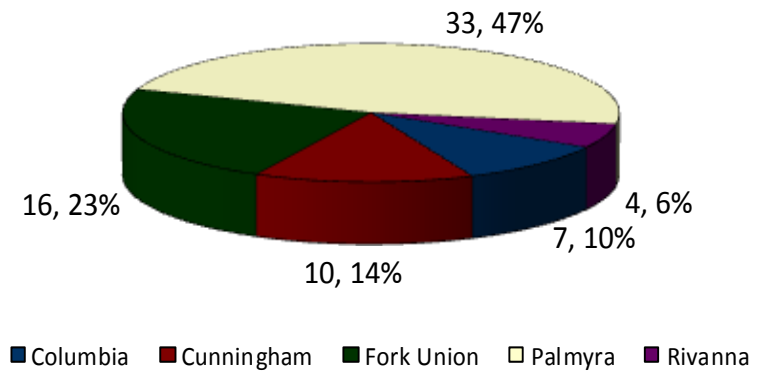
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Election District (2014)

Election District	Number of Permits Issued	Percentage of Total
Columbia	7	10.0%
Cunningham	10	14.3%
Fork Union	16	22.9%
Palmyra	33	47.1%
Rivanna	4	5.7%
TOTAL	70	100.0%

Source: Dept. of Building Inspections

Figure 3: Building Permits Issued for New Homes by Election District (2014)



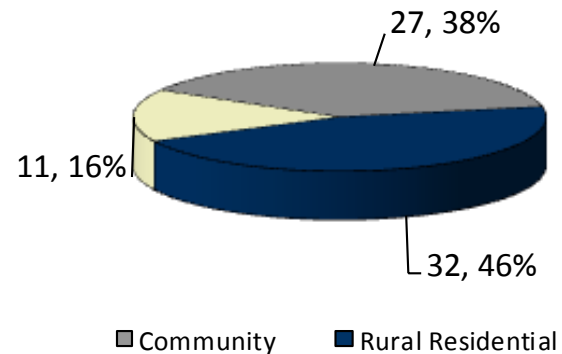
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 5: Building Permits Issued for New Homes by Planning Area (2014)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.0%
Fork Union Community Planning Area	0	0.0%
Palmyra Community Planning Area	5	7.1%
Rivanna Community Planning Area	19	27.1%
Scottsville Community Planning Area	0	0.0%
Zion Crossroads Community Planning Area	3	4.3%
Community Planning Area Subtotal	27	38.6%
Rural Residential Subtotal	32	45.7%
Rural Preservation Subtotal	11	15.7%
TOTAL	70	100.0%

Source: Dept. of Building Inspections

Figure 4: Building Permits Issued for New Homes by Planning Area (2014)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

Lake Monticello is Fluvanna County’s largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County’s total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County’s residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to County estimates, 412 of the community’s 4,625 lots are vacant.

Figure 5: New homes built inside and outside Lake Monticello

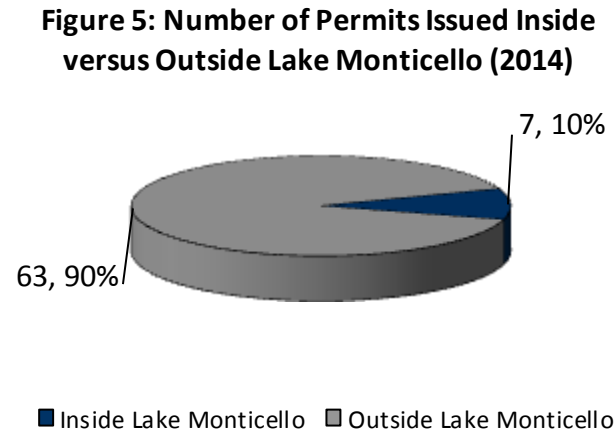


Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	7	63	70
Percentage of Total	10.0%	90.0%	100.0%
Average Cost of New Homes	\$127,286	\$195,406	\$188,594
Total Cost of New Homes	\$891,000	\$12,310,549	\$13,474,393

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2014)

Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
2001	282	171	453	30.1%
2002	269	162	431	-4.9%
2003	138	221	359	-16.7%
2004	154	182	336	-6.4%
2005	79	184	263	-21.7%
2006	42	176	218	-17.1%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%
2009	9	103	112	-5.1%
2010	9	100	109	-2.7%
2011	6	61	67	-38.5%
2012	5	72	77	14.9%
2013	6	82	88	13.0%
2014	7	63	70	-20.5%

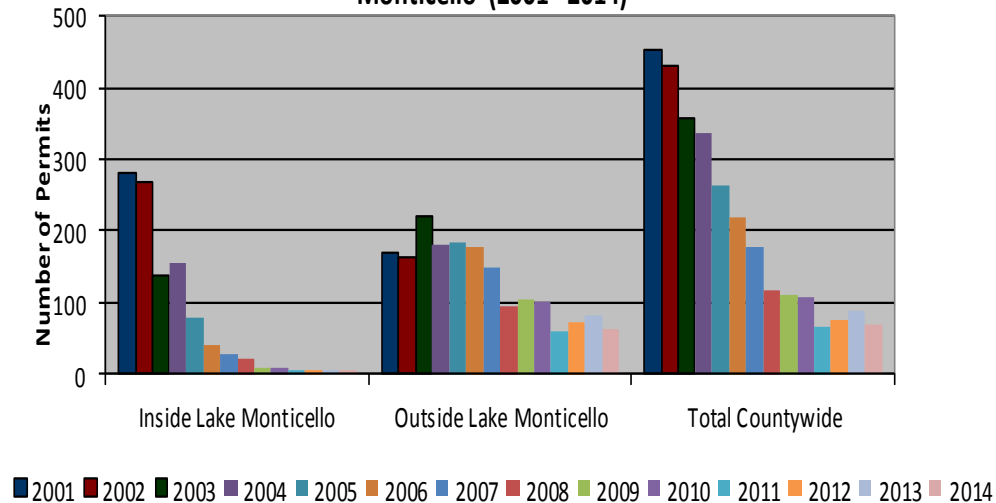
Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Since the early 1970s, thousands of homes have been constructed in Lake Monticello, Fluvanna County’s largest subdivision. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County. In 2001, approximately 62.3% of new homes (282 units) constructed in Fluvanna County were located within Lake Monticello. As the community has approached buildout, the number of new homes constructed within Lake Monticello has dropped considerably. From 2009 through 2014, only 41 new homes were built in the community.

Table 8

Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2001 - 2014)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home's construction cost. In 2014, the average construction cost of a new home in Fluvanna County was \$188,594. Inside Lake Monticello, the average construction cost for a new home was \$127,826. Outside of Lake Monticello, the average construction cost for a new home was \$195,406. Note that the average construction cost does not include land costs.

Figure 7: Average costs of home construction

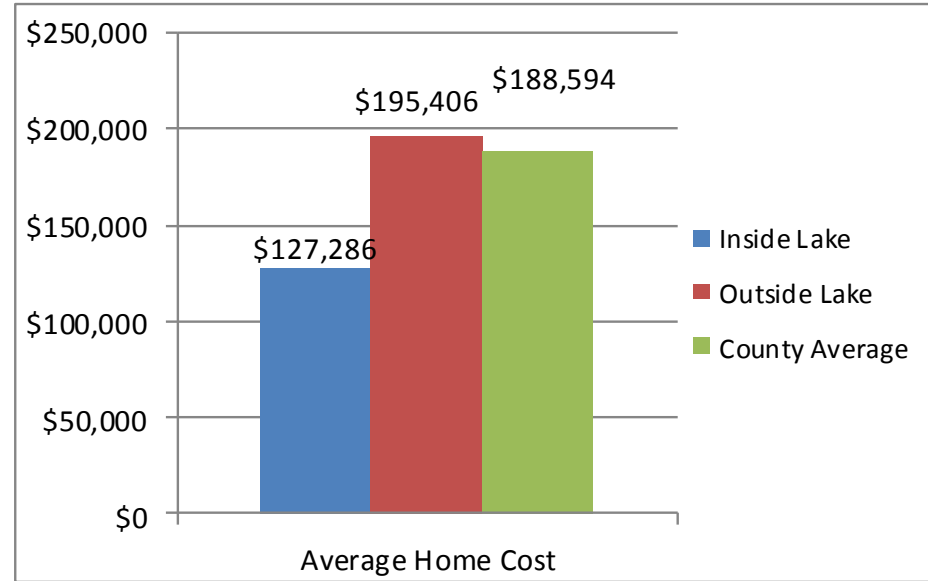


Table 9: Average Construction Cost of New Homes (2014)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New Detached Homes	\$127,286	\$195,406	\$188,594

New Attached Homes	Average Cost of New Attached Homes
6	\$123,582

RESIDENTIAL ACTIVITY: BUILDING PERMITS

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. Sycamore Square, located near Lake Monticello, had more new building permits (16) issued than any other subdivision. The subdivisions with the highest number of building permits issued for new homes are located in the northwestern corner of the County, near Lake Monticello and Zion Crossroads.

Table 10: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2014)

Subdivision	Permits Issued
Sycamore Square	16
Boxwood Estates	5
Cockes Landing	1
Deep Creek Estates	1
Fox Glen	2
Fox Hollow	2
Two Rivers	5
Hardware River Estates	1
Lake Monticello	6
Sycamore Landing	4
Mountain Meadows	2
Cunningham Meadows	1
Needham Village	0
TOTAL	46

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: SUBDIVISIONS

The subdivision ordinance regulates the division of land. Regulations within the subdivision ordinance control the dimensions of lots, the extent and nature of required utilities, plat details, and necessary transportation improvements. Virginia Code requires all localities to adopt a subdivision ordinance. The approval of subdivision plans is an administrative process; local planning staff reviews subdivision plans to determine whether or not they meet the provisions of the subdivision ordinance. In Fluvanna County, most new subdivisions are associated with residential development.



RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 11: Approved Subdivision Lots by Planning Area (2014)

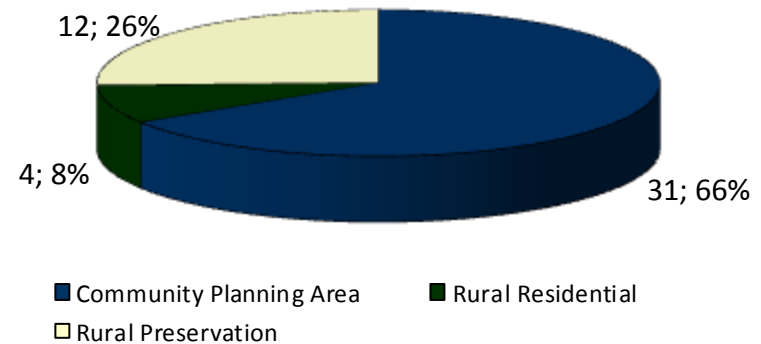
Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia	0	1	4	5
Fork Union	0	0	10	10
Palmyra	0	0	2	2
Rivanna	27	0	0	27
Scottsville	0	0	0	0
Zion Crossroads	0	2	0	2
Community Planning Area	27	0	4	31
Rural Residential	0	2	2	4
Rural Preservation	0	0	12	12
TOTAL	27	2	18	47

In 2014, forty-seven (47) lots were created and approved through the subdivision process. Two (2) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Eighteen (18) lots were associated with *family subdivisions*, which permit the transfer of land to closely-related family members.

Most of the lots created were located within the Community Planning Areas; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2009 Comprehensive Plan. Community Planning Areas are intended to accommodate higher-density development near existing communities. The Rural Residential Planning Area is intended to accommodate limited low-density residential development (no more than one unit per two acres) and agricultural uses.

Source: Dept. of Planning & Community Development

Figure 8: Approved Subdivision Lots by Planning Area (2014)



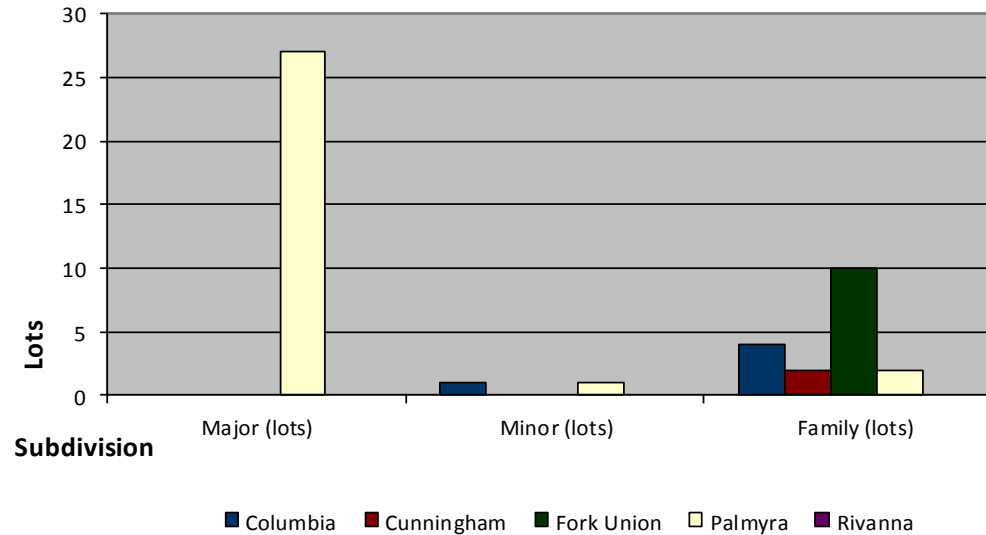
RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 12: Approved Subdivision Lots by Election District (2014)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	1	4	5	11%
Cunningham		0	2	2	4%
Fork Union	0	0	10	10	21%
Palmyra	27	1	2	30	64%
Rivanna	0	0	0	0	0%
Total (lots)	27	2	18	47	100%

Source: Dept. of Planning & Community Development

Figure 9: Approved Subdivision Lots by Election District (2014)



RESIDENTIAL ACTIVITY: SUBDIVISIONS

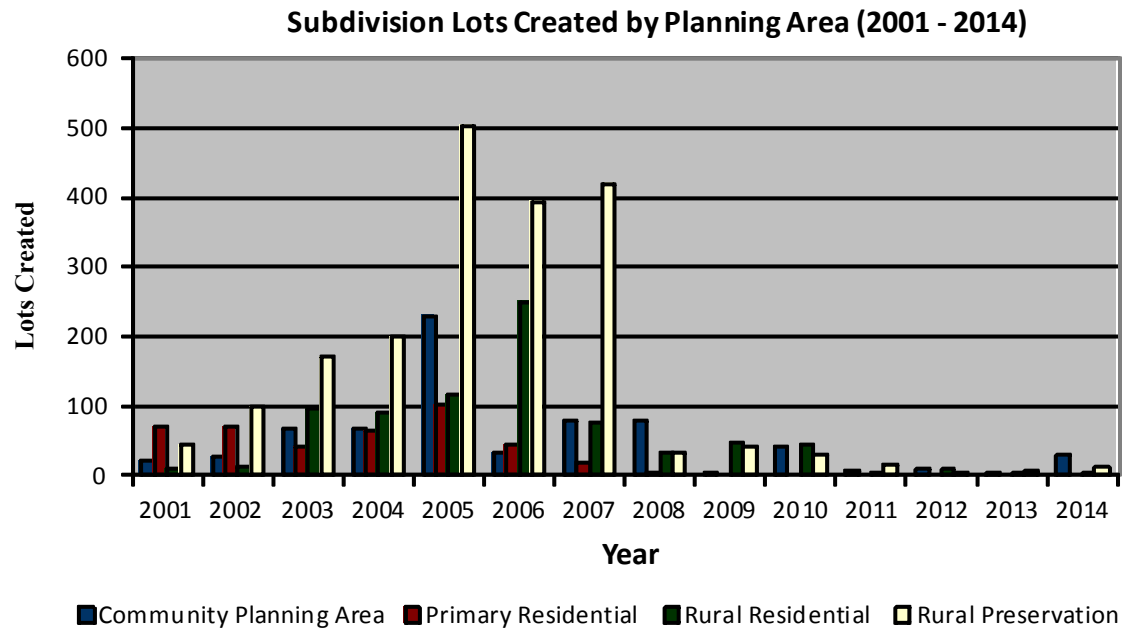
Table 13: Approved Subdivision Lots by Planning Area (2001 - 2014)

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
2001	21	70	11	43	145	49.50%
2002	26	69	13	98	206	42.10%
2003	67	40	97	172	376	82.50%
2004	67	63	91	199	420	11.70%
2005	228	102	115	501	946	125.20%
2006	32	44	250	392	718	-24.10%
2007	79	17	75	418	589	-17.97%
2008	80	4	33	33	150	-74.53%
2009	2	0	48	40	90	-40.00%
2010	40	0	45	30	115	21.74%
2011	6	0	2	14	22	-82.61%
2012	11	0	11	4	26	18.18%
2013	2	NA	4	7	13	-50.00%
2014	31	NA	4	12	47	261.54%

* Primary Residential Planning Areas were eliminated

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Subdivision activity has slowed significantly since 2007. In the mid-2000s, thousands of lots were created in Fluvanna County; most of these lots were located in areas designated for rural preservation. After 2007, the number of lots approved annually dropped dramatically. From 2008 to 2014, only 463 new lots were created, fewer than the number of lots created in 2007 alone.



RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

As part of the County’s commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in over 100 homes, assisted many first-time homebuyers, and performed hundreds of emergency repairs. The organization also manages the Housing Choice voucher program.

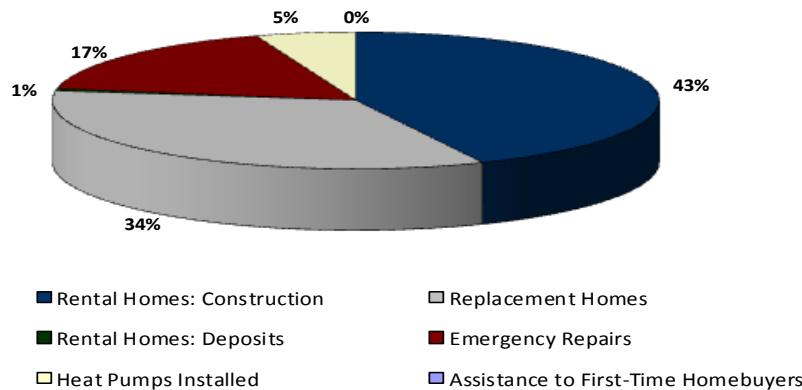
As of July 1, 2012, Fluvanna County no longer provides funding to the Fluvanna/Louisa Housing Foundation.

Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2014)

Type of Activity	Cost
Rental Homes: Construction	\$96,900
Replacement Homes	\$76,450
Rental Homes: Deposits	\$1,200
Emergency Repairs	\$38,000
Heat Pumps Installed	\$12,000
Assistance to First-Time Homebuyers	\$0
TOTAL	\$224,550

Source: Fluvanna/Louisa Housing Foundation

Figure 11: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2014)

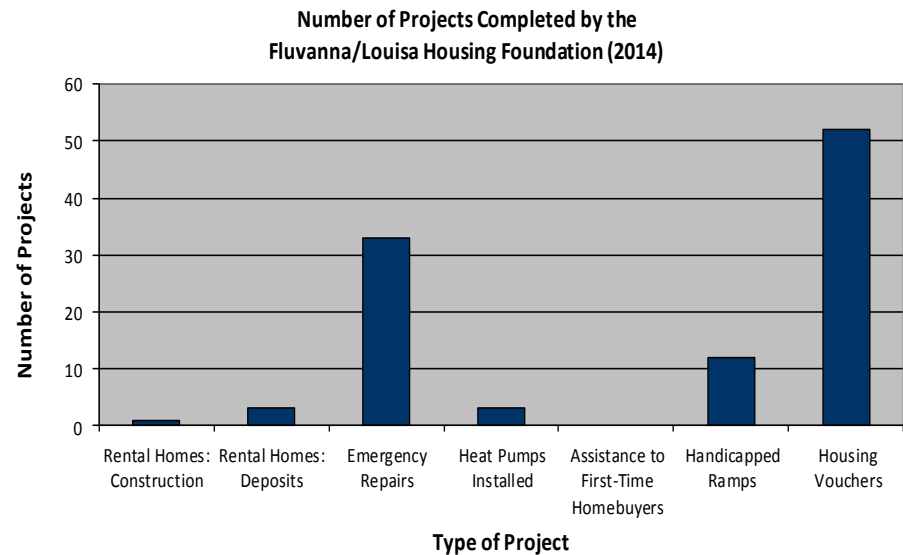


RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

Table 15: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2014)

Project	Number
Rental Homes: Construction	1
Rental Homes: Deposits	3
Emergency Repairs	33
Heat Pumps Installed	3
Assistance to First-Time Homebuyers	0
Handicapped Ramps	12
Housing Vouchers	52
TOTAL	104

Source: Fluvanna/Louisa Housing Foundation



DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Per Fluvanna County’s zoning ordinance (Article 23), site development plans must be submitted whenever there is construction that causes a visible change; “visible change” includes grading, clearing for development, mining, or building improvements that change the traffic circulation on the site. Agricultural and forestry activities, as well as the construction of single-family homes on individual lots, are exempt from site plan requirements. Most site plans are reviewed administratively; sketch plans that preclude major site plans must be reviewed by the Planning Commission.



Image 6: Construction in a residential subdivision.

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans within Community Planning Areas (2014)

Community Planning Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Zion Crossroads CPA	steel frame	Northland Forest	Industrial	I-1	Columbia	major	APPROVED
Zion Crossroads CPA	building	James Watson	Industrial	B-1	Columbia	amendment	APPROVED
Zion Crossroads CPA	additional parking	Van der Linde	Industrial	I-1	Columbia	minor	APPROVED
Fork Union CPA	lighting plan review	JCM III LLC	Commercial	B-1	Fork Union	sketch plan	APPROVED
Palmyra CPA	new storage	Fluvanna Self Storage	Commercial	B-1	Palmyra	amendment	APPROVED
Rivanna CPA	phased construction	Grace and Glory Church	Institutional	A-1	Columbia	major	APPROVED

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans outside Community Planning Areas (2014)

Rural Residential							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Residential	site plan amendment	Campbell Equipment	Industrial	B-1	Columbia	amendment	APPROVED
Rural Residential	2nd site plan amendment	Tenaska VA Partners	institutional	A-1	Cunningham	major	APPROVED
Rural Residential	major site development plan	Tim Reese	commercial	A-1	Palmyra	minor	APPROVED
Rural Preservation Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Preservation	phased construction	Beulah Baptist	institutional	A-1	Columbia	major	APPROVED
Rural Preservation	mobile classroom	Freedom Church	institutional	A-1	Fork Union	sketch plan	APPROVED
Rural Preservation	tower	Barry Morris	commercial	A-1	Fork Union	tower	awaiting action
Rural Preservation	tower	52-eighty partners LLC	commercial	A-1	Fork Union	tower	awaiting action
Rural Preservation	tower	Paul Bayer	commercial	A-1	Columbia	tower	awaiting action

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 18: Site Development Plans by Use (2014)

Commercial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Major Site Redevelopment	Tiger Fuels	Rivanna CPA	B-1	Cunningham	Major	APPROVED
Commercial	Lighting Plan Review	Mark McWilliams	Fork Union CPA	B-1	Fork Union	Amendment	APPROVED
Commercial	Telecom Site Plan	AT&T	Rivanna CPA	A-1	Cunningham	Minor	APPROVED
Commercial	New Entrance	Design Develop LLC	Palmyra CPA	B-1	Palmyra	Amendment	APPROVED
Industrial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Building Addition	Northland Forest	Zion Crossroads CPA	I-1	Columbia	MINOR	APPROVED
Industrial	Building Addition	Northland Forest	Zion Crossroads CPA	I-1	Columbia	AMENDMENT	APPROVED
Industrial	Major Site Plan	I&J Homes	Zion Crossroads CPA	I-1	Columbia	Major	APPROVED
Industrial	WAREHOUSES AND SIDE-WALK	KEITH LANCASTER	Zion Crossroads CPA	I-1	Columbia	MAJOR	APPROVED
Institutional							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Lighting Plan Review	Effort Baptist Church	Rivanna CPA	A-1	Cunningham	Amendment	APPROVED
Institutional	Site Plan Amendment	Association of Electric Cooperatives	Rural Residential	B-1	Palmyra	Amendment	APPROVED
Institutional	2nd Site Plan Amendment	Association of Electric Cooperatives	Rural Residential	B-1	Palmyra	Amendment (2nd)	APPROVED
Institutional	Major Site Development Plan	VEPCO	Rural Residential	I-1	Fork Union	Major	APPROVED
Institutional	Site Plan Amendment	Calvary Chapel	Rural Preservation	A-1	Fork Union	Sketch Plan	APPROVED

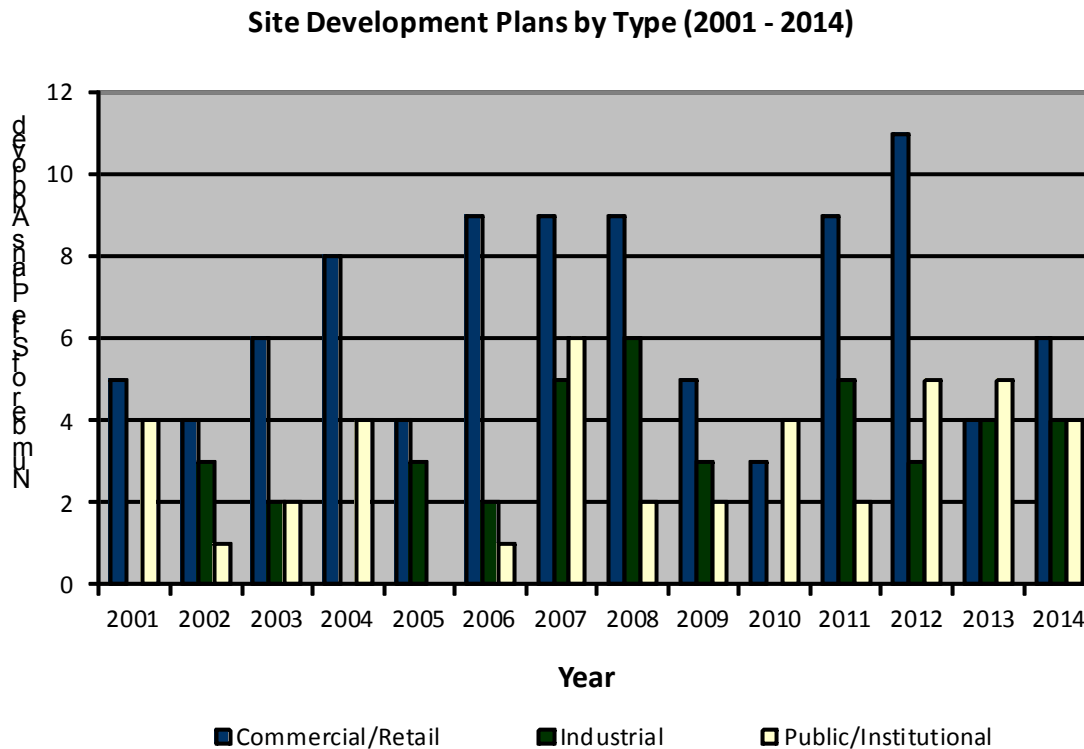
DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 19: Site Development Plans by Project Type (2001 - 2014)

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
2011	9	5	2	16
2012	11	3	5	19
2013	4	4	5	13
2014	6	4	4	14
TOTAL	92	40	42	174

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2014, site development plans were submitted for fourteen (14) new projects throughout the County. Eight (8) of these projects were located within one of the community planning areas. The site development plans submitted included six (6) commercial and four (4) each of industrial and institutional.



ZONING ACTIVITY: ZONING TEXT AMENDMENTS

The zoning ordinance establishes regulations governing the use of land. Fluvanna County's zoning ordinance includes eleven (11) different districts and describes the allowable uses permitted in each district. It also establishes design standards for new development.

Fluvanna County's zoning ordinance was first adopted in January 1974. Since that time, its text has been amended to reflect the changing needs of the community. Many, but not all, of the zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

No zoning text amendments were reviewed by the Planning Commission and Board of Supervisors in 2014.

Source: Dept. of Planning & Community Development

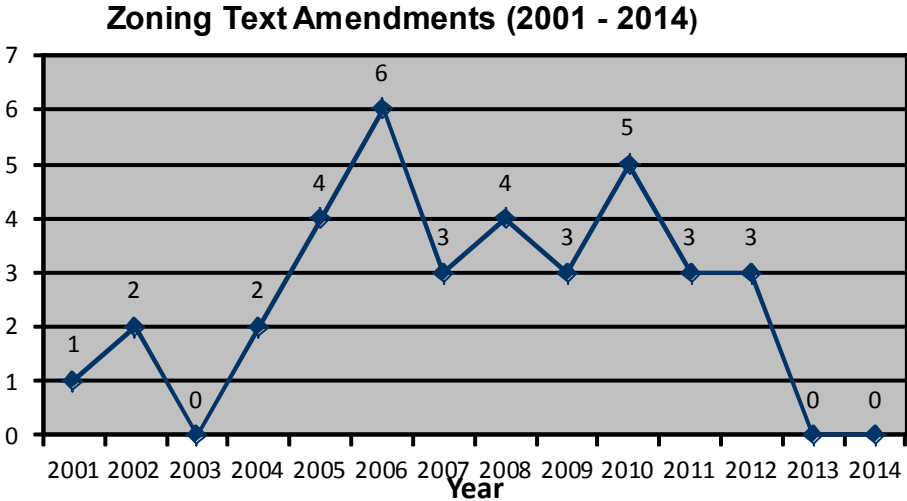
Note: For tracking purposes, amendments to the zoning and subdivision ordinances are both classified as zoning text amendments (ZTAs).

ZONING ACTIVITY: ZONING TEXT AMENDMENTS

Most zoning text amendments have been initiated by the Planning Commission or the Board of Supervisors. Many of these amendments were intended to address changing development patterns, as well as economic, environmental, and public safety concerns. Since the County’s needs change regularly there is often at least one (1) zoning text amendment annually, although 2013 and 2014 are exceptions to this tendency.

**Table 20: Zoning Text Amendments
(2001 - 2014)**

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
2011	3
2012	3
2013	0
2014	0
TOTAL	36



ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property (rezoning). Requested zoning map amendments must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property’s zoning classification from one district to another, they may also involve modifications to conditions imposed upon a property as part of a previous rezoning.

There are currently eleven different zoning districts: A-1 (Agricultural), R-1 (Residential, Limited), R-2 (Residential, General), R-3 (Residential, Planned Community), R-4 (Residential, Limited), B-1 (Business, General), B-C (Business, Convenience), I-1 (Industrial, Limited), I-2 (Industrial, General), Mobile Home Park (MHP), and Planned Unit Development (PUD).

Table 21: Zoning Map Amendment Applications by Election District (2014)

Election District	Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Status	Conditional
Palmyra	Palmyra CPA	Hotel Street Capital, LLC	R-3	R-3	230.56	Approved	yes
Columbia	Zion Cross-roads CPA	Lafayette School	I-1	B-1	1.148	Approved	no
Palmyra	Rivanna CPA	I&J Home Builders	A-1	R-3	30.47	Deferred	yes
Columbia	Zion Cross-roads CPA	Green Springs Timber LLC	A-1	I-2	15.986	Approved	no
Cunningham	Rivanna CPA	Lake Monticello Volunteer Fire Dept	A-1	R-4	6.134`	Deferred	yes
						TOTAL	284.3

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Table 22: Zoning Map Amendments Approved by Planning Area (2001—2014)

Planning Area	Acres Rezoned													
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Columbia	**	**	**	**	**	**	**	**	0	0	0	0	0	0
Fork Union	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0
Palmyra	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6
Rivanna	18.5	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0.0	1.4	0	36.6
Scottsville	**	**	**	**	**	**	**	**	0	0	0	0	0	0
Zion Crossroads	2	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0	17.1
Community Subtotal	20.5	131.1	43.8	67.9	54.3	140.7	86.7	21.8	234.7	44.2	23.9	1.4	7.6	284.3
Primary Residential	<u>0</u>	0	0	0	0	1.5	0	0	*	*	*	*	*	*
Rural Residential	<u>0</u>	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0
Rural Preservation	<u>0</u>	0	0	0	13.0	0	0	0	0	0	0	0	0	0
Total	31.5	131.1	43.8	163.9	72.4	142.1	86.7	23.8	240.0	44.2	23.9	1.4	7.6	284.3

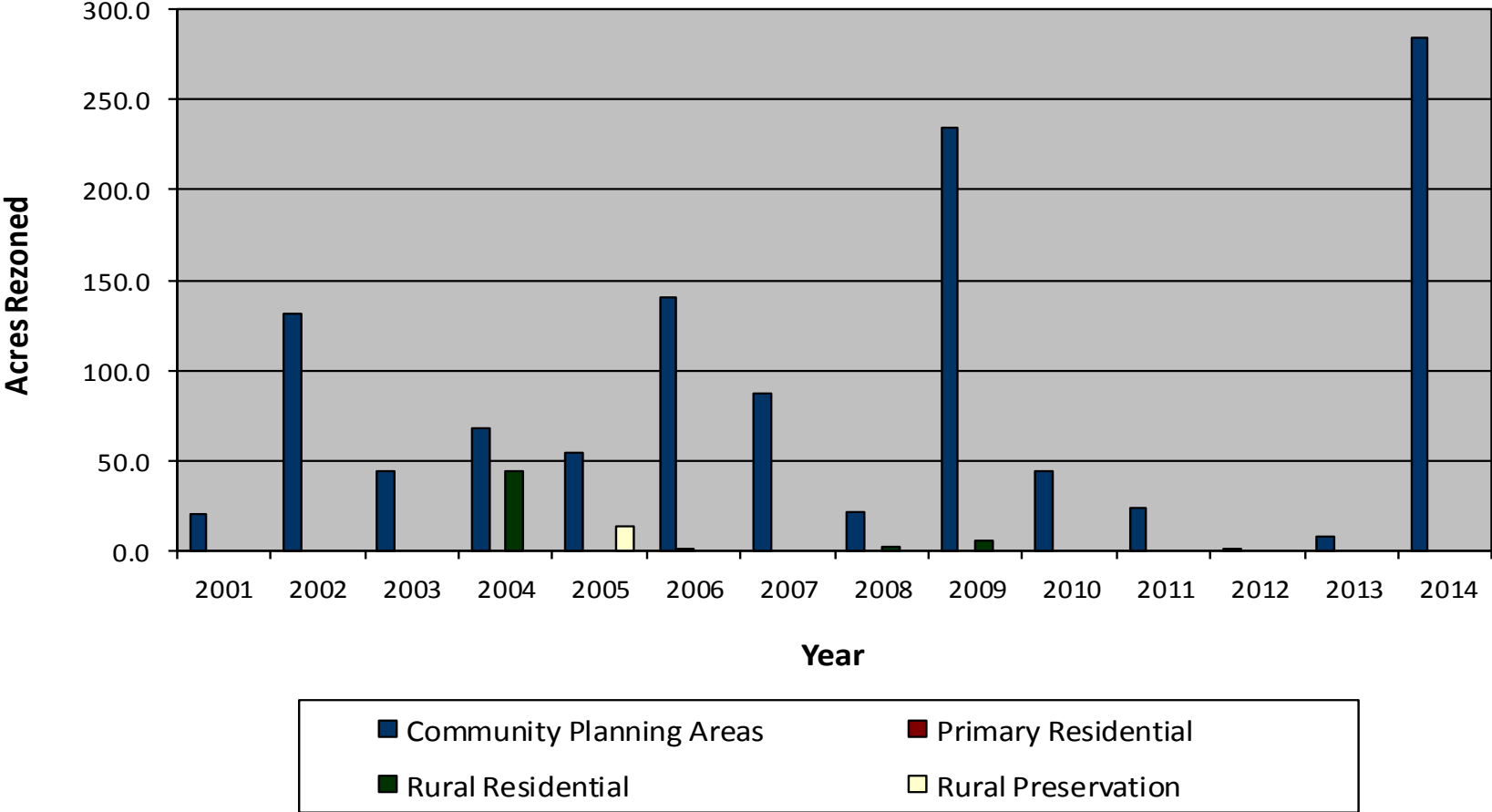
* Primary Residential Planning Area was eliminated.

** Columbia CPA and Scottsville CPA were adopted as part of the 2009 Comprehensive Plan.

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Figure 15: Approved Zoning Map Amendment by Planning Area (2001 - 2014)



ZONING ACTIVITY: SPECIAL USE PERMITS

Within the Fluvanna County Zoning Ordinance, certain uses may be permitted in select districts with a special use permit. Uses that require a special use permit may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and the Board of Supervisors review special use permit applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding location;
- Is compatible with the uses permitted by-right in the zoning district; and
- Does not adversely affect the use or value of neighboring property.

The Board of Supervisors may require that the applicants adhere to certain conditions. If the conditions are not met, the special use permit may be revoked.



Image 7: The Light Academy school (SUP 14-004).

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 24: Special Use Permit (SUP) Applications by Use (2014)

CPA						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Mixed Use	Major Utilities	Hotel Street Capital, LLC	R-3	Palmyra	Palmyra CPA	Approved
Commercial	Commercial Kennel	Jeff and Gayle Stone-man	A-1	Fork Union	Palmyra CPA	Approved
Commercial	Day School	Joyce Parr	B-1	Palmyra	Rivanna CPA	Approved
Commercial	Day School	Lafayette School	B-1	Columbia	Zion Crossroads CPA	Approved
Rural Residential						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Landscape materials supply	Timothy Reese	A-1	Palmyra	Rural Residential	Approved
Rural Preservation						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Communications tower	52-Eighty Partners, LLC	A-1	Fork Union	Rural Preservation	Approved
Commercial	Communications tower	52-Eighty Partners, LLC	A-1	Fork Union	Rural Preservation	Approved
Commercial	Communications tower	52-Eighty Partners, LLC	A-1	Columbia	Rural Preservation	Approved

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

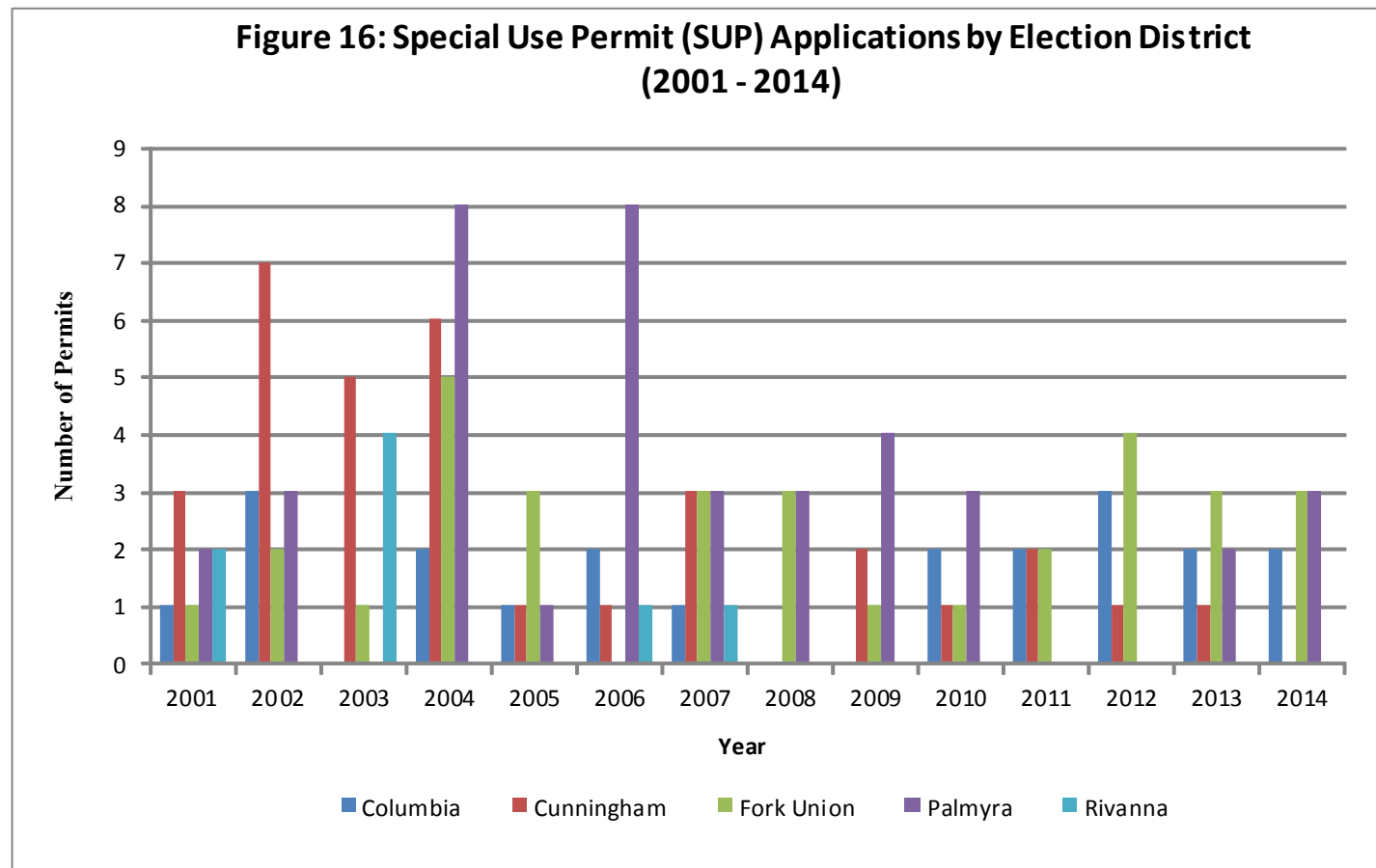
Table 25: Special Use Permit (SUP) Applications by Election District (2001 - 2014)

Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
2014	2	0	3	3	0	8
Total	21	33	32	40	8	134

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Several applications for special use permits (SUPs) were submitted Countywide. All of the proposals were located in rural parts of the County, outside of community planning areas. Most of these applications were for telecommunications facilities. Seventy-five percent (75%) of the applications for SUPs were approved.



ZONING ACTIVITY: CODE COMPLIANCE

The Fluvanna County Zoning Ordinance describes what uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of Fluvanna County residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Code Compliance Officer ensures that the regulations set forth in the zoning ordinance are enforced consistently and equitably. A wide variety of code issues routinely come to the County including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints. All complaints are investigated quickly, fairly, and thoroughly. Complainant information is kept confidential, but all complaints that are received, anonymous or otherwise, are processed.

In addition to investigating citizen complaints, the Code Compliance Officer completed several other projects:

- Removed illegal signage within road rights-of-way throughout the County;
- Monitored sound levels within industrial areas;
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans;
- Accompanied Health Department and Building Department officials on site inspections as requested; and
- Inspected and surveyed properties with problematic erosion and sediment control issues;
- Completed photographic assessments of commercial, residential, and institutional properties; and
- Assisted Department of Building Inspections, Department of Public Works, and Planning Department with miscellaneous tasks;
- Replaced damaged public hearing signs.

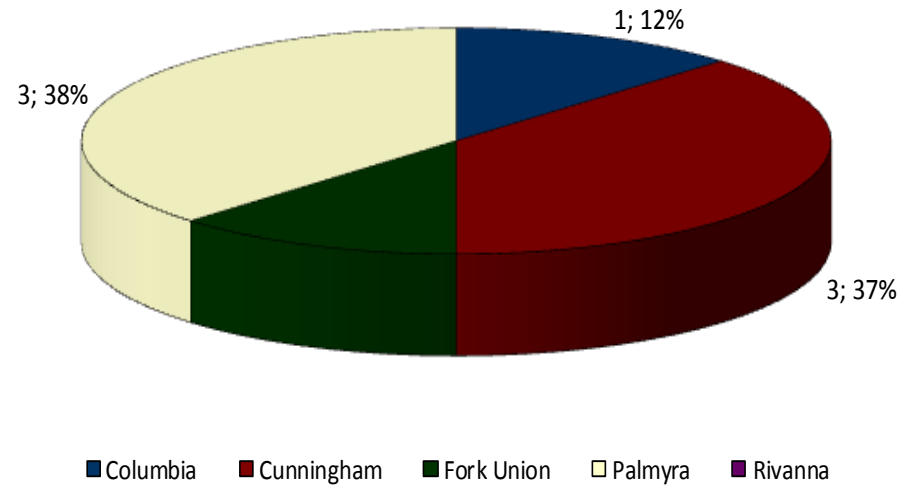
ZONING ACTIVITY: CODE COMPLIANCE

Table 26: Code Compliance Cases by Election District (2014)

Election District	Closed Cases	Pending Cases	Total	% of Total
Columbia	1	0	1	13%
Cunningham	2	1	3	38%
Fork Union	1	0	1	13%
Palmyra	2	1	3	38%
Rivanna	0	0	0	0%
Total	6	2	8	100%

Source: Dept. of Planning & Community Development

Figure 17: Code Compliance Cases by Election District (2014)



ZONING ACTIVITY: CODE COMPLIANCE

Table 27: Code Compliance Cases by Planning Area (2014)

Planning Area	Case Status		
Community	Closed	Pending	Total
Columbia	0	0	0
Fork Union	0	1	1
Palmyra	1	0	1
Rivanna	0	0	0
Scottsville	0	0	0
Zion Crossroads	0	0	0
Community Planning Area	1	1	2
Rural Residential	2	1	3
Rural Preservation	2	1	3
TOTAL	5	3	8

ZONING ACTIVITY: BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is responsible for hearing appeals from orders, requirements, decisions, or determinations made by the zoning administrator or other local government staff. The BZA is also responsible for granting variances from zoning regulations. Virginia law requires that every locality with a zoning ordinance have a BZA.

There are currently five (5) members appointed to the BZA. The board is scheduled to meet monthly, but only convenes when an item is requested for their consideration. The BZA met in 2014 for the first time since 2010.

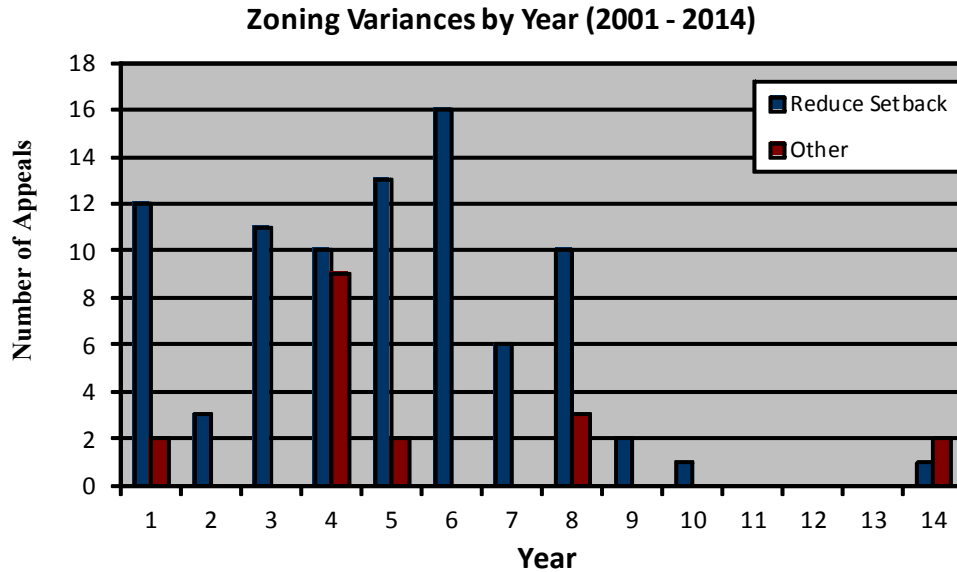


Figure 28: Zoning Variances by Year (2001 - 2014)

Type of Variance															
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Reduce Set-back	12	3	11	10	13	16	6	10	2	1	0	0	0	1	85
Other	2	0	0	9	2	0	0	3	0	0	0	0	0	2	18
TOTAL	14	3	11	19	15	16	6	13	2	1	0	0	0	3	103

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

Figure 29: Zoning Variances by Election District (2014)

Election District	Type of Variance				TOTAL
	Reduce Setback	Reduce Parking Required	Reduce Public Road Frontage	Other	
Columbia	1	0	0	0	1
Cunningham	0	0	0	0	0
Fork Union	0	0	0	1	1
Palmyra	0	0	0	1	1
Rivanna	0	0	0	0	0
TOTAL	1	0	0	2	3

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: OVERVIEW

Despite experiencing rapid population growth over the past decade, Fluvanna County retains its rural character. To promote the preservation of its rural lands, Fluvanna County has adopted several conservation initiatives.

The Agricultural and Forestal District (AFD) program provides an economic incentive for landowners to retain their property as open space. Landowners who use their property for farming or forestry are eligible, with approval from the Board of Supervisors. Properties enrolled in the program qualify for an agricultural or forestal use-value assessment. While a property is enrolled in the AFD program, it may not be developed to a more intensive use. The program also provides protection from some state actions.

The Land Use Valuation Program allows for the reduction of real estate taxes on parcels used for qualified agricultural, horticultural, forestry, and open space uses. Interested landowners must apply to the Commissioner of the Revenue to enroll in the program.

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of January 2015, 13,530 acres were under conservation easements held by public and private entities. The County itself currently holds four (4) conservation easements totaling approximately 916 acres.



Image 8: View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 30: Agricultural & Forestal Districts (2014)

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	547.330
Bourne Tract	Rural Preservation	8/4/1999	8 Years	March 2015	276.130
Bowlesville	Rural Preservation	3/17/1999	8 Years	March 2015	976.120
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	0.760
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	996.600
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1625.520
Cunningham Acres	Rural Preservation & Residential	11/17/1999	10 Years	November 2009	468.500
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	396.547
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1735.160
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	826.920
Kidds Store	Rural Preservation	12/15/1999	10 Years	December 2009	1872.083
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	868.550
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2169.600
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	522.690
Sheperds	Rural Preservation	11/15/2000	10 Years	November 2010	687.606
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1269.320
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	830.870
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	372.430
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1856.560
Total Acreage					18,299.30
% of Total County Acreage within Agricultural & Forestal Districts					9.97%

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 31: Acreage Enrolled in Agricultural & Forestal Districts

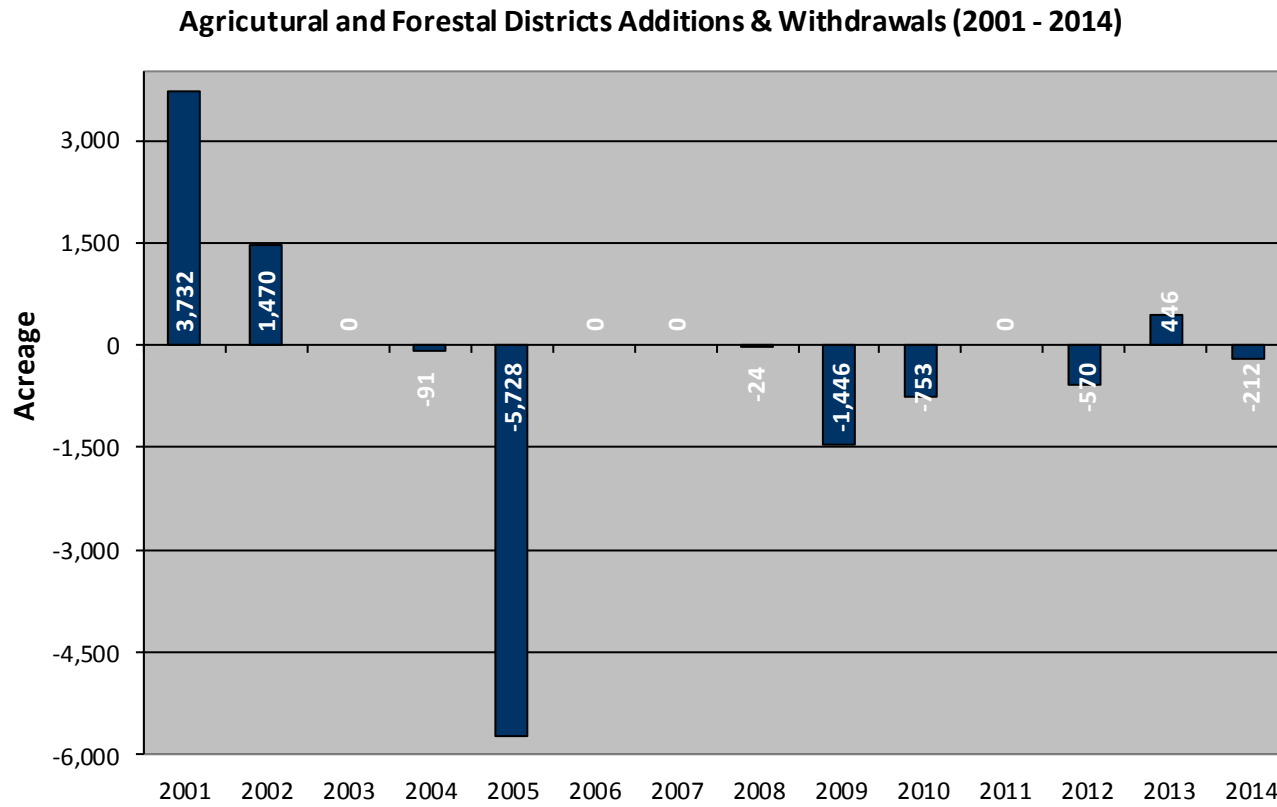
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	446
2014	0	-212

Agricultural & Forestal Districts (2014)

Total Number of Districts:	19
Total Acreage within Districts:	18,299.3
Total Number of Parcels:	338

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS



PRESERVATION PROGRAMS: LAND USE TAXATION

Figure 32: Acreage Under Land Use Taxation (2001 - 2014)

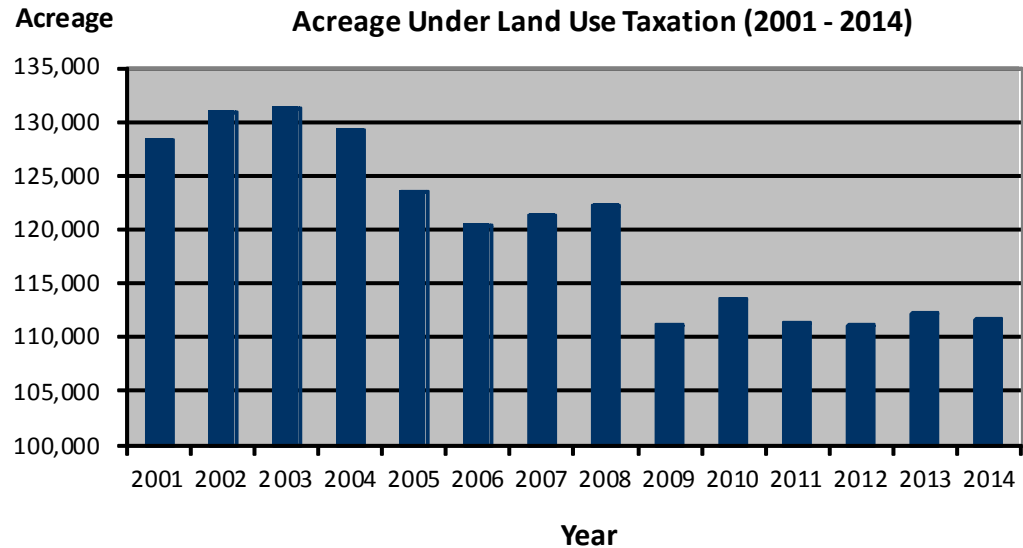
Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
2008	31,378	90,739	141	122,258	67%
2009	28,380	82,620	89	111,089	60%
2010	28,176	85,134	309	113,619	62%
2011	27,335	83,981	86	111,402	61%
2012	27,186	83,868	86	111,140	60%
2013	27,205	84,904	153	112,262	61%
2014	26,974	84,311	304.38	111,642	61%
				Total Acreage in County	183,808

Source: Commissioner of the Revenue

PRESERVATION PROGRAMS: LAND USE TAXATION

Since 2001, the amount of acreage enrolled in the Land Use Valuation Program has generally decreased. In 2003, approximately 71% of the County (131,202 acres) was enrolled in the program; by 2013, only 60.4% of the County (111,642 acres) was enrolled.

In 2014, 2,336 parcels were enrolled in the Land Use Valuation Program. The average size of these parcels is 47.8 acres.



PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of January 1, 2015, there are 33 conservation and historic easements in Fluvanna County. These easements protect **13,530 acres**, or **approximately 7% of the County**. The Virginia Department of Forestry (VDOT), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds four (4) conservation easements totaling approximately 917 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers (see Appendix C).

Conservation Easements Approved (not yet recorded) in Fluvanna County in 2014

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
N/A	N/A	N/A	N/A	N/A

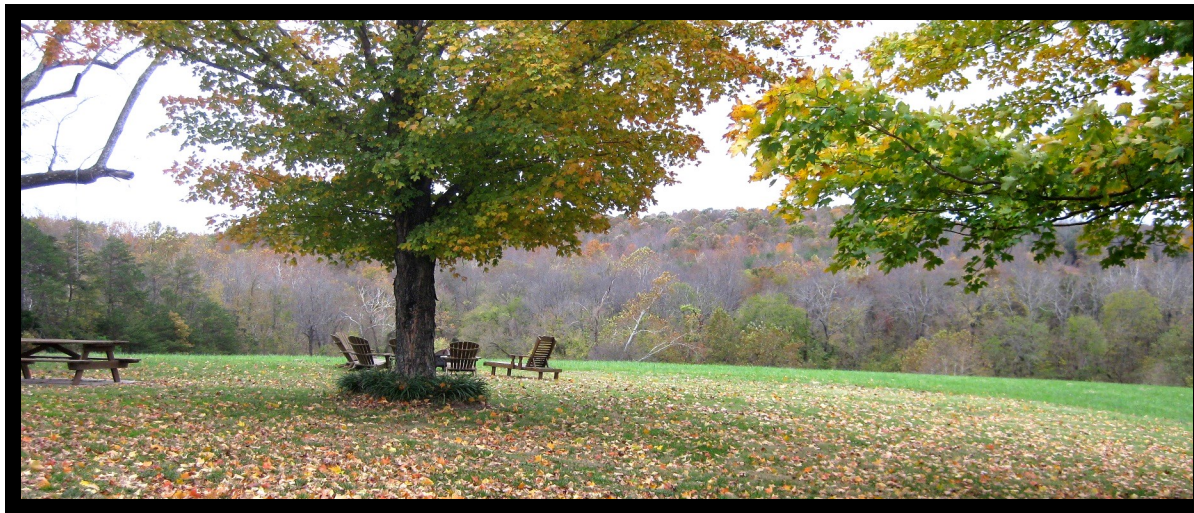
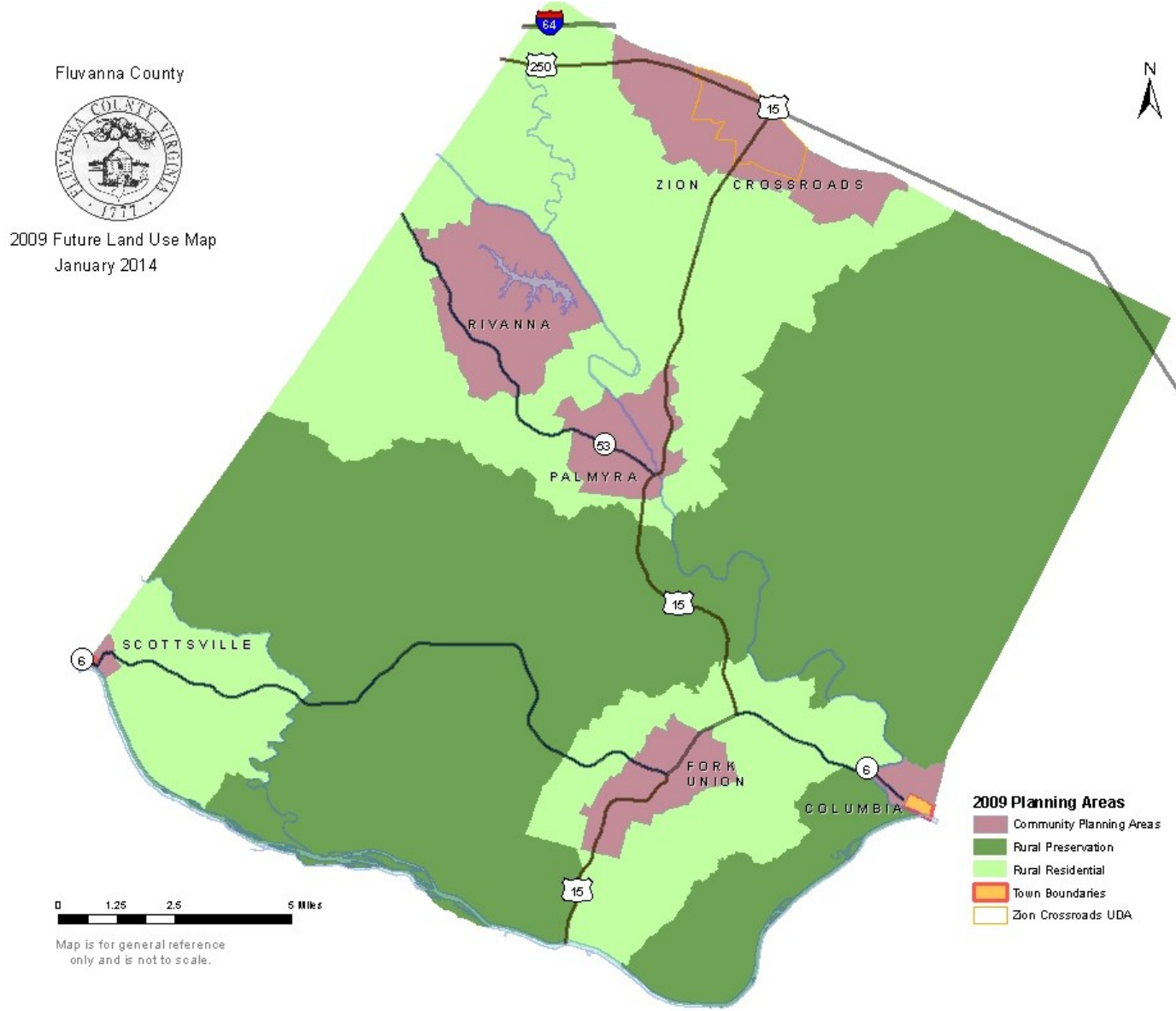


Image 9: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

APPENDIX A: 2009 COMPREHENSIVE PLAN FUTURE LAND USE MAP



MAP OF CONSERVATION EASEMENTS

MAP OF AGRICULTURAL & FORESTAL DISTRICTS

