



## FLUVANNA COUNTY PLANNING COMMISSION

### REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

September 23, 2015, at 7:00 pm

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#### TAB AGENDA ITEMS

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#### 1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

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#### 2 - DIRECTOR'S REPORT

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#### 3 - PUBLIC COMMENTS #1 (3 minutes each)

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#### 4 - APPROVAL OF MINUTES

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Minutes of August 26th, 2015

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#### 5 - PUBLIC HEARINGS

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**SUP 15:06 – Louisa County Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water pipeline from near Route 6 along the James River north to the Louisa County and Fluvanna County border. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia Election District. The Tax Parcel Numbers of the properties affected by the proposal are as follows: 67-12-A3, 14-9-4, 14-A-14, 14-A-20A, 14-A-14A, 14-A-13, 14-A-20, 23-A-51, 23-A-61, 23-A-50, 23-A-62, 23-12-D, 23-12-A, 23-A-66, 23-A-67, 23-A-72B, 23-A-70, 23-A-96, 23-A-97, 23-A-99, 23-A-101, 23-A-102, 23-A-103, 23-A-37, 23-A-36E, 23-A-36A, 34-A-2, 34-A-4, 34-3-A, 34-3-B1, 34-3-B3, 34-3-C, 34-3-C1, 34-3-B2, 34-2-A, 34-A-17, 34-A-16, 34-A-18, 34-1-1, 34-1-3, 34-1-5, 34-1-4, 33-A-30A, 44-A-46, 44-A-46A, 44-3-1, 44-3-2, 44-2-3, 44-2-5, 44-2-4, 44-2-2, 44-2-1, 44-A-15, 44-A-17, 44-A-18, 44-A-31, 44-1-2, 44-1-3B, 54-A-10A, 54-A-14A, 54-1-1A, 54-6-C, 54-1-1, 54-2-1, 54-A-41, 54-A-43, 54-11-Z, 54-11-Y, 54-11-X, 53-11-27, 53-11-26, and 53-11-19.

**SUP 15:08 – James River Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system which includes a raw water intake and pump station at the subject properties denoted by Tax parcel Numbers: 53-A-62, 53-A-62C, 53-A-61, 53-11-5, and 53-11-19. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia Election District and encompass approximately 305.202 acres.

**ZMP 15:02 – Steven L. Peters** - An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional). The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

**ZMP 15:05– Robin M. Travis** - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.688 acres of Tax Map 5, Section A, Parcel 45 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the north side of Richmond Road (Route 250), approximately .40 miles northwest of its intersection with James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

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**6 - PRESENTATIONS**

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- Will Cockrell, Director of Planning, TJPDC. – Program Updates

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**7 - SITE DEVELOPMENT PLANS**

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**8 - SUBDIVISIONS**

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-None

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**9 - UNFINISHED BUSINESS**

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-None

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**10 - NEW BUSINESS**

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None

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**11 - PUBLIC COMMENTS #2 (3 minutes each)**

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**12 - ADJOURN**

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Planning/Zoning Administrator Review

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**PLEDGE OF ALLEGIANCE**

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

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**ORDER**

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to

debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.

3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.

4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

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

#### **1. Purpose:**

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

#### **2. Speakers:**

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

#### **3. Action:**

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



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

To: Fluvanna County Planning Commission  
From: Jason Stewart, AICP  
Date: September 16, 2015  
Re: Planning Director's Report

1. Board of Supervisors Actions:

September 2, 2015:

**Adopted** - I move to adopt a resolution to authorize renewal of the Bourne Tract Agricultural/Forestal District, which consists of 13 parcels totaling 271.657 acres, for an additional 8 year period, expiring on August 1, 2023.

Mr. Stewart gave a presentation on Subdivision Roads.

2. Board of Zoning Appeals Actions:

*No September meeting.*

3. Technical Review Committee:

September 10, 2015:

**SUP 15:06 – Louisa County Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water pipeline from near Route 6 along the James River north to the Louisa County and Fluvanna County border. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia Election District. The Tax Parcel Numbers of the properties affected by the proposal are as follows: 67-12-A3, 14-9-4, 14-A-14, 14-A-20A, 14-A-14A, 14-A-13, 14-A-20, 23-A-51, 23-A-61, 23-A-50, 23-A-62, 23-12-D, 23-12-A, 23-A-66, 23-A-67, 23-A-72B, 23-A-70, 23-A-96, 23-A-97, 23-A-99, 23-A-101, 23-A-102, 23-A-103, 23-A-37, 23-A-36E, 23-A-36A, 34-A-2, 34-A-4, 34-3-A, 34-3-B1, 34-3-B3, 34-3-C, 34-3-C1, 34-3-B2, 34-2-A, 34-A-17, 34-A-16, 34-A-18, 34-1-1, 34-1-3, 34-1-5, 34-1-4, 33-A-30A, 44-A-46, 44-A-46A, 44-3-1, 44-3-2, 44-2-3, 44-2-5, 44-2-4, 44-2-2, 44-2-1, 44-A-15, 44-A-17, 44-A-18, 44-A-31, 44-1-2, 44-1-3B, 54-A-10A, 54-A-14A, 54-1-1A, 54-6-C, 54-1-1, 54-2-1, 54-A-41, 54-A-43, 54-11-Z, 54-11-Y, 54-11-X, 53-11-27, 53-11-26, and 53-11-19.

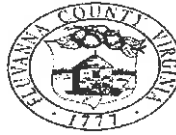
**SUP 15:07– Raymond Goffin** - A request for a special use permit to operate an outdoor recreation facility with respect to 46.02 acres of Tax Map 18, Section A, Parcel 12. The property is currently zoned A-1 (Agricultural, General) and is located on the northern side of State Route 619 (Ruritan Lake Road) approximately one-half mile northwest of its intersection with Sclaters



Ford Road. The property is located within the Cunningham Election District and is within the Rural Residential Planning Area.

**SUP 15:08 – James River Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system which includes a raw water intake and pump station at the subject properties denoted by Tax parcel Numbers: 53-A-62, 53-A-62C, 53-A-61, 53-11-5, and 53-11-19. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia Election District and encompass approximately 305.202 acres.

**SUP 15:09 – Rountop Limited Partnership** - A request to amend Special Use Permit SUP 14:04 to allow for an expansion of the educational facility to 75 occupants in 6 Centre Ct., and 49 occupants in 7 Centre Ct. with respect to 6.343 acres of a portion of Tax Map 18A, Section 4, Parcel 13A. The property is zoned B-1 (Business, General) and is located on the north side of Slice Road, approximately 500 feet from its intersection with Route 600 (South Boston Road). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

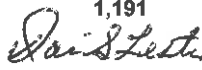


**FLUVANNA COUNTY BUILDING INSPECTIONS  
MONTHLY BUILDING INSPECTION REPORT  
AUGUST 2015**

USE	Aug-14	VALUE	YTD 14	VALUE	Aug-15	VALUE	YTD 15	VALUE	Aug/Diff	VALUE	YTD PERMITS	VALUE
New Homes	12	2,422,530	60	11,922,216	13	2,029,775	79	15,319,824	1	(392,755)	19	3,397,608
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	6	750,000	2	414,000	4	837,000	2	414,000	-2	87,000
Adds&Alterations	28	146,975	185	1,835,383	25	583,956	215	7,536,970	-3	436,981	30	5,701,587
Garages & Carports	1	7,000	6	383,500	1	30,000	10	177,500	0	23,000	4	(206,000)
Accessory Buildings	1	5,700	8	120,500	1	5,000	6	320,339	0	(700)	-2	199,839
Single Wide MH	0	0	3	62,000	2	11,000	4	67,488	2	11,000	1	5,488
Swimming Pools	0	0	3	63,674	1	34,000	4	100,500	1	34,000	1	36,826
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	2	4,500	3	1,543,385	0	-	3	729,000	-2	(4,500)	0	(814,385)
<b>TOTALS</b>	<b>44</b>	<b>2,586,705</b>	<b>274</b>	<b>16,680,658</b>	<b>45</b>	<b>3,107,731</b>	<b>325</b>	<b>25,088,621</b>	<b>1</b>	<b>521,026</b>	<b>51</b>	<b>8,407,963</b>

FEES	Aug-14	PREV TOT	YTD 14	Aug-15	PREV TOT	YTD 15	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 12,848.01	71,128.06	83,976.07	\$ 18,984.69	\$ 89,898.41	\$ 108,883.10	6,136.68	24,907.03
Land Disturb Permits	\$ 2,850.00	20,598.75	23,448.75	\$ 3,337.50	\$ 13,425.00	\$ 16,762.50	487.50	(6,686.25)
Zoning Permits/Proffers	\$ 19,900.00	21,800.00	41,700.00	\$ 2,400.00	\$ 11,650.00	\$ 14,050.00	(17,500.00)	(27,650.00)
<b>TOTALS</b>	<b>\$ 35,598.01</b>	<b>113,526.81</b>	<b>149,124.82</b>	<b>\$ 24,722.19</b>	<b>\$ 114,973.41</b>	<b>\$ 139,695.60</b>	<b>\$ (10,875.82)</b>	<b>(9,429.22)</b>

	Aug-14	PREVIOUS	YTD 14	Aug-15	PREVIOUS	YTD 15		
INSPECTIONS	148	1,021	1,169	181	1,191	1,372	33	203

  
 Darius S. Lester  
 Building Official

( ) represents a negative

# Monthly Approval Report August 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>
<b>Columbia</b>							
	<i>Approved</i>						
<i>Text75:</i>		SDP 15-014	Existing Van der Linde Recycling Center	5	(20) 1	10	
<i>Text75:</i>		SUB 15-018	Boundary adjustment	34	(A) 9	50.187	
<i>Text75:</i>		SUB 15-020	Boundary Adj App	13	(A) 10, 10F	3.799	
	<i>Pending TRC Meeting</i>						
<i>Text75:</i>		ZMP 15-005		5	(A) 45	4.688	
<b>Cunningham</b>							
	<i>Approved</i>						
<i>Text75:</i>		SUP 15-004	Crust and Crumb	36	(1)1	1.95	
<i>Text75:</i>		ZMP 15-004		36	(1)1	1.95	
<b>Fork Union</b>							

Friday, September 18, 2015

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*AFD - Agricultural Forestal District*

*BZA - Board of Zoning Appeals (Variance)*

*CPA - Comprehensive Plan Amendment*

*SUB - Subdivisions*

*ZMP - Zoning Map Proposal (Rezoning)*

*BSP - Boundary Survey Plat*

*CCE - Code Compliance Enforcement*

*SDP - Site Development Plan*

*SUP - Special Use Permits*

*ZTA - Zoning Text Amendment*

<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>						
		SDP 15-012	Existing Power Generation Facility	59,62	(A,6,7) (A) 1,1A,2,2A	284.045	

***Text75:***

*Friday, September 18, 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>

# Code Compliance Enforcement Activity Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
<b>Columbia</b>						
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
<b>Fork Union</b>						
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
<b>Palmyra</b>						
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

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## *Transmittal Report August 2015*

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<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
<b>10000013-318319</b>				
	<i>SIGNPT</i>	<i>Sign Permit</i>		
			SUP15007	\$90.00
			<i>Sum:</i>	\$90.00
<b>10000013-318341</b>				
		<i>Subdivision &amp; Plat Review</i>		
			SUB15022	\$100.00
			<i>Sum:</i>	\$100.00
<b>10000013-318342</b>				
	<i>SPUSEP</i>	<i>Special Use Permits</i>		
			SUP15007	\$800.00
			<i>Sum:</i>	\$800.00
<b>10000013-318348</b>				
	<i>SOIREW</i>	<i>Health Department Review</i>		
			SUB13012	\$300.00
			<i>Sum:</i>	\$300.00
			<i>Total:</i>	\$1,290.00



**FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES**

**Circuit Court Room--Fluvanna County Courts**

**August 26th, 2015**

**7:00 p.m.**

**MEMBERS PRESENT:** Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Lewis Johnson  
Patricia Eager  
Donald Gaines  
Tony O'Brien Board of Supervisors Rep (7:14 P.M.)

**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

**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:

August 5, 2015:

**Approved 3-0 - SUP 15:04 – George W. Dansey** – A request for a Special Use Permit (SUP) to operate a small restaurant with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1. The property is zoned R-1, Residential, Limited, and is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

**Approved 3-0 - ZMP 15:04 – George W. Dansey** - An ordinance to amend the Fluvanna County Zoning Map with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1 to rezone the same from R-1, Residential, Limited, to A-1 Agricultural, General. The affected property is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

2. Board of Zoning Appeals Actions:

*No August meeting.*

3. Technical Review Committee:

August 13, 2015:

**ZMP 15:05– Robin M. Travis** - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.688 acres of Tax Map 5, Section A, Parcel 45 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the north side of Richmond Road (Route 250), approximately .40 miles northwest of its intersection with James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

**PUBLIC COMMENTS #1**

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

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

**APPROVAL OF MINUTES**

**MOTION:** Mr. Gaines moved to accept the minutes of July 22, 2015, Mrs. Eager **seconded**. The motion carried a vote of 5-0-0. **AYES: Bibb, Eager, Johnson and Gaines NAYS: None. ABSTAIN: None**

**SUBDIVISIONS: None**

**SITE DEVELOPMENT PLANS:**

**SDP 15:12 – Virginia Electric & Power Co.** - A site development plan request to facilitate a impoundment closure with respect to a portion of 284.045 acres of Tax Map 59, Section 6, Parcels 1, 1A, 2, 2A, 3, 4, 59-A-24, 62-A-1, 59-7-1A (in part), 59-7-1B (two parts), 59-7-1, 59-7-26, 62-A-4 (in part), 62-A-3, 62-A-2, 62-A-4 (in part). The property is zoned A-1, Agricultural, General, and I-1, Industrial, Limited, and is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.

**Senior Planner Steve Tugwell** conducted a brief presentation and addressed the Board

**Bibb:** Gave the applicant a chance to come forward and speak

**Applicant:** Declined unless the Board had questions.

**Eager:** Expressed her understanding of the SUP being regulated by the government

**MOTION:**

**Mrs. Eager moved to approve SDP 15:12 –** **Mr. Gaines seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

**Public Hearings:**

**SUP 15:05 – Jeff Jennings Landscape Material Supply Business –** A request for a special use permit to operate a landscaping materials supply business with respect to 1.66 acres of Tax Map 4, Section A, Parcel 53C. The property is currently zoned A-1 (Agricultural, General) and is located on the eastern side of State Route 600 (Paynes Mill Road) approximately 1,200 feet south of its intersection with Carter Lane. The property is located within the Palmyra Election District and is within the Rural Residential Planning Area.

**Senior Planner Steve Tugwell** conducted a brief presentation and addressed the Board

**Bibb:** Inquired about requirements from the TRC meeting in reference to drainage and the septic system.

**Senior Planner Tugwell:** Confirmed Health Dept. septic and drainage regulations.

**Bibb:** Opened the meeting up for questions to the applicant and explained the property was well-kept.

**Jeff Jennings:** Advised he would be open to answering questions if anyone had them.

**Public Hearing Comments**

**Chairman Bibb opened the floor for the public hearing section of public comments.**

**Eager:** Expressed how neatly and well-kept the business property looks.

**MOTION:**

**Mrs. Eager moved to recommend approval of SUP 15:05 –** **Mr. Johnson seconded**. The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

**ZMP 15:02 – Steven L. Peters** - An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional). The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

**Senior Planner Steve Tugwell** conducted a brief presentation and addressed the Board

**Bibb:** Questioned the safety and welfare of the rezoning if there is no roundabout because of fatalities at this intersection in the past

**Senior Planner Steve Tugwell:** Explained there is a possible plan for the roundabout, however there are stipulations and steps that need to be taken to make that happen. He then directed any other questions in reference to the roundabout to Mr. Shimp.

**Mr. Gaines:** Asked is there a time limit?

**Senior Planner Steve Tugwell:** Advised staff is not clear what the exact interpretation is on the proffers because it is listed as 3 to 5 years, he then referred the interpretation of the property and proffers to Mr. Shimp.

**Bibb:** Asked if there were any more questions for Tugwell because he wanted to speak with Mr. Wood. He then asked Mr. Wood to come forward to explain the letter that he sent the Planning Dept. in reference to the intersection and safety concerns.

**Wood:** Offered clarification of the letter and his explanation of why turning lanes would be needed at the location. He then confirmed that currently VDOT has no plans of a roundabout in this particular area because of a lack in funding.

**O'Brien:** Inquired about the competitive process of the project.

**Wood:** Gave an explanation of a comparison of traffic issues and processes in various areas in Virginia

**O'Brien:** Queried about the process of putting a traffic light at the location.

**Wood:** Explained that a traffic signal being put up requires warrants analysis. If a request is made the information will be forwarded to Joel Denuncio to further the process.

**Bibb:** Questioned if 2 million dollars was an appropriate amount for the cost of constructing a roundabout?

**Wood:** Confirmed the amount.

**Bibb:** Advised there is an issue because the proffer doesn't state the land will be donated to the County, however he wanted to ask Justin Shimp for clarification.

**Shimp:** Explained that regardless of the proffer, all new entrances would have to meet turn lane warrants and sight distances. He expressed that the roundabout is the ideal improvement however if that option is not available, the sight entrance may have to be moved down 500 feet and maybe a left or right turn lane. He then explained that there will be no build out over 20,000 ft. without a roundabout.

**Bibb:** Inquired about traffic control measures

**Shimp:** Advised his goal is to set a path for everyone to work together on the visible solution

**Zimmer:** Asked for an explanation of how the buildout would conceptually equal around 20,000 sq. ft.

**Shimp:** Offered an explanation.

**Bibb:** Advised that in the packet, there is no clear planning in reference to the roundabout and also reiterated an issue of in and out traffic concerns.

**Shimp:** An explanation on how the new development would not have a huge effect on an increase of traffic in the area.

**Bibb:** Inquired if the proffer stated dedicated to the County or VDOT?

**Payne:** Advised in the proffer it states the law would be dedicated to the County.

**Bibb:** Asked Shimp when funding will be available for the roundabout and does VDOT advise if it's realistic?

**Shimp:** Explained that the possibility of a roundabout has not been discussed in grave detail with VDOT because there was no submittal date.

**Eager:** Asked Shimp was he willing to dedicate the land to the County?

**Shimp:** Advised as long as everything gets approved they are obligated to dedicate the land to the County.

**Zimmer:** Asked Wood if because the proffer exists, if the rezoning is approved, will that count as the County's contribution to the project without actually having possession of the land?

**Wood:** Advised that question would have to be forwarded to the funding division?

**Bibb:** Confirmed with Wood that a 3 to 5 year deal for a roundabout is unrealistic and spoke of the roundabout at the intersection of Rt. 15 and Rt. 53 that has been worked on for 9 years currently in which money has been approved for.

**Payne:** Explained that if anything came later, for instance the roundabout, it would have to be amended on the site plan.

**\*Various restatement of discussion in reference to the dedication of the land, roundabout, traffic congestion and a possible flashing light with and without the proffer\***

**Public Hearing Comments**

**Chairman Bibb opened the floor for the public hearing section of public comments.**

**George Bland:** Advised he has property adjacent to the rezoning area. His concern is during peak hours, it can take anywhere from 15 to 20 mins to get on Rte. 53. Traffic is heavy and there is a bad curve where people can't see too well. Also he would like to know more about the type of business that is going to be put there.

**Chairman Bibb closed the public hearing section and opened Planning Commission discussion.**

**Eager:** Asked Mr. Stewart to read the B-1 allowances for Mr. Bland so that he would know the different type of businesses' that could be put there.

**Stewart:** Proceeded to read B-1.

**Bibb:** Expressed his concerns of the danger that the area can have on traffic control issues

**O'Brien:** Explained there is already a lot of traffic issues in the area however he doesn't see the business adding traffic to the road instead allow VDOT to make improvements in that area. However, the applicants/VDOT is going to have to commit to some sort of road improvement.

**Bibb:** Explained his main concerns are related to the danger of exit headed towards Palmyra, not so the much entrance, similarly the proffer being only 3 to 5 years.

**O'Brien:** Explained he understands the applicant not wanting to by rite give the land to the County; however he can see no other practical use for it.

**Bibb:** Asked how can land that was supposed to be dedicated for a future roundabout be used for turning lanes and if so, how far back with the roundabout?

**Shimp:** Explained that enough space would be left when the building is built so that the roundabout can be constructed.

**Bibb:** Inquired how much land would the roundabout take from the project?

**Shimp:** Advised he believed it is 1 1/2 acres.

**Eager:** Inquired to ensure all the site plan requirements would be met and also confirmed that Mr. Peters would be willing to extend the proffers after the rezoning is improved.

**Shimp:** Confirmed.

**Bibb:** Asked Payne, if the Commission approved extending the proffer without Mr. Peters being present would the Board be obligated to the proffer?

**Payne:** Explained the options are, the Board can recommend denial and the applicant would have to renew the proffer, he could revise it tonight in front of the Board or ask for a deferral until the next meeting.

**\*Various discussion on the decision to recommend approval, denial, change the proffers tonight or defer the meeting in Mr. Peters absence\***

**Payne:** Advised the Board to give the applicant a chance to decide if he wants to defer or proceed before a vote is made.

**Shimp:** Explained that he does not want to defer it and would rather the Board make a decision.

**\*Various discussion about negotiating the proffer on record, speaking with the applicant and VDOT on regulations\***

**Bibb:** Advised the Rezoning should be deferred and the applicant (Steven Peters) should be given more time to make a decision.

**MOTION:**

**Mr. Gaines moved to defer ZMP 1502 – Mrs. Eager seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

**Fluvanna County 2015 Comprehensive Plan** - Fluvanna County's Comprehensive Plan has undergone an extensive rewrite. The proposed revisions to the Comprehensive Plan are in accordance with the applicable sections of Chapter 15.2 of the Code of Virginia. The Comprehensive Plan sets forth the community's Vision, as developed with public input and numerous discussions with the Planning Commission and Board. The Plan contains subject areas that are divided into chapters: Natural Environment, Land Use and Community Design, Infrastructure, Economic Development, Historic Preservation, Parks and Recreation, Housing, Human Services, Education, Public Safety, and Transportation. All chapters have been reviewed and updated, and have their own visions, goals, and strategies. The County's Future Land Use Map corresponds with the visions, goals, and strategies set out in the Land Use and Community Design chapters. The successful adoption and implementation of the Plan relies on continued public input and interaction.

The Planning Commission public hearing is an important step in the process of adopting the Comprehensive Plan. The public hearing offers citizens the opportunity to formally express their opinions about the Plan to the Planning Commission.

**Planner Jay Lindsey** conducted a brief presentation and addressed the Board

**Bibb:** Reminded Planner Lindsey about recommendations to be added to the Comprehensive plan made by Mr. Sorrell.

**Eager:** Presented Planner Lindsey with edits from various pages of the Comprehensive Plan. She also questioned the accuracy of the 150 gallons per day usage of the Palmyra package plant.

**Lindsey:** Advised the information came from Wayne Stephens in Public Works.

**Eager:** Mentioned the water issue at Pleasant Grove.

**O'Brien:** Spoke of the Pleasant Grove water usage.

**Eager:** Presented Lindsey with additional corrections.

**Bibb:** Offered Lindsey an explanation of what the definition of rural, primary and secondary roads means for the County. Also advised there has been no citizen input of need expressed for the property at Zions Crossroads, explained however that the Comprehensive plan can be amended at any time if need be.

#### **Public Hearing Comments**

**Chairman Bibb opened the floor for the public hearing section of public comments.**

**Overton McGee-** Lives at 924 Courthouse Rd. and first off thanked the Planning Staff and Planning Commission for listening to citizens recommendations about shrinking the Palmyra planning area. He then advised there is nothing being done to reduce the density in the rural preservation area and his fear is that Fluvanna's rural preservation areas will become cluster and not rural. In closing he suggested that the Planning Commission work hard to employ businesses, limit residential preservation and support the schools.

**Bibb:** Explained that by law 40% of rural preservation has to be provided for cluster subdivisions.

**\*Planning Commission members thanked Jay Lindsey for all his hard work\***

#### **MOTION:**

**Mr. Gaines moved to recommend approval of the 2015 Comp plan,** with the amendments. **Mr. Zimmer seconded.** The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Johnson, Eager & Gaines NAYS: None. ABSTAIN: None**

**PRESENTATIONS: None**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS: None**

#### **PUBLIC COMMENTS #2**

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

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

#### **ADJOURN**

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of August 26, 2015 at 9:28 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

### STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 15:06 & SUP 15:08  
**Tax Map:** See attached

**From:** Steve Tugwell  
**District:** Columbia  
**Date:** September 23, 2015

**General Information:**

This request is to be heard by the Planning Commission on Wednesday, September 23, 2015 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

**Owner/Applicant:**

Louisa County Water Authority/ James River Water Authority

**Representative:**

Andy Wade

**Requested Action:**

Request for a special use permit for a major utility to construct a raw water pipeline with respect to multiple Tax Map and Parcel numbers (see attached), and a request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system. (Attachment A)

**Location:**

The affected properties are located within the Columbia and Fork Union election districts. (Attachment B)

**Existing Zoning:**

A-1, Agricultural, General

**Existing Land Use:**

Agricultural and Residential

**Planning Area:**

Rural Preservation

**Adjacent Land Use:**

Adjacent properties are all zoned A-1, Agricultural, General.

**Zoning History:**

None



## **Comprehensive Plan:**

### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Rural Preservation Planning Area. According to this chapter, *“The rural preservation areas are intended to be the least developed areas of the county. They are directly correlated with the rural preservation community element. Lark parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development (less than one unit every five acres).”*

Goal 1 of the Land Use chapter of the Comprehensive Plan states, *“to effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map”*.

Towards that end, *Implementation Strategy # 6* states the following: *“Construct a public water line to the county’s urban development and community planning areas as feasible, and require development projects to provide any necessary infrastructure such as waste treatment facilities, telecommunication services, road improvements, and stormwater facilities for healthy, viable community planning areas.”* (Attachment C)

### **Infrastructure:**

The vision section of the Infrastructure chapter of the Comprehensive Plan states that *“water and sewer infrastructure is critical to the long-term viability of communities in terms of cost-effectiveness and efficiency. These systems are carefully managed, and are accomplished in close cooperation with both the county and state, with particular attention to future operation and maintenance needs. Central systems are bonded if privately operated and maintained, and carefully regulated by state agencies. Consideration is given to the public operation of these systems, at least above a certain threshold as established by the county, and particularly in the community planning areas”*.

Additionally, *“Fluvanna’s 2013 agreement with Louisa County, through the jointly-held James River Water Authority (created under the Virginia Water and Waste Authorities Act), will result in a pipeline which draws water from the James River near Columbia on Fluvanna’s southern boundary for transmittal to Louisa County on Fluvanna’s northern boundary. The water line will closely follow the existing right-of-way of the Colonial Gas Line. Fluvanna County may, at future points, connect to the raw water line with “T” connections for distribution of water to the Community Planning Areas (the CPAs). However, any water transmitted through Fluvanna’s rural preservation districts should be raw, non-potable water, which can be treated for consumption at the CPAs. This measure is intended to mitigate the development pressures to rural areas generally associated with access to potable water”*.

The primary water source for the county’s urban development area (UDA) is the *James River water line*, which is operated by a public utility authority. (Attachment D)

**Analysis:**

This is a special use permit application for a major utility to construct a raw water pipeline from the James River in southeastern Fluvanna County that will extend northeast to Louisa County. This project includes seventy-two parcels, all of which are zoned A-1, Agricultural, General. The waterline is considered a *major utility*, and as such requires a special use permit within the A-1 zoning district. The zoning ordinance defines a major utility as, *“Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, and communication facilities.”*

According to the applicant’s narrative, the proposed improvements related to the waterline include a below-ground 24” raw water pipeline which is part of the James River Water Project. *“There will be no buildings constructed in association with this application. The location of the pipeline is predominately within Central Virginia Electric Cooperative (CVEC) existing easement(s). At locations requested/specified by the County of Fluvanna, there will be fire hydrants along the raw water pipeline route”.*

The proposed raw water pumping station will be approximately 40x60 in size, or 2,400 square feet. This building will be located on a 2.7+/- acre parcel that will be served by a 30-foot wide access and utility easement. (Attachment E)

The main objective and purpose of this project is to convey raw water which will supply long-term water needs of both Fluvanna and Louisa counties.

The applicant has stated that *“the raw waterline will be buried in the ground anywhere from three (3) feet to eight (8) feet for the entire length of the pipe through Fluvanna County. During construction, the surrounding property/neighborhood owners will see and hear construction crews and equipment working to install the piping in the ground. Upon completion of the project, the disturbed ground will be returned to its original condition or better prior to the pipe crew leaving the area. Instances of erosion after stabilization will be addressed by the contractor upon being notified”.*

*The applicant has also stated that, “The Fluvanna County Board of Supervisors signed and executed the Interjurisdictional Agreement with Louisa County, the Louisa County Water Authority (LCWA), and the James River Water Authority (JRWA) on October 2, 2013. Conforming to the terms set forth in the Interjurisdictional Agreement, the Fluvanna County Board of Supervisors voted to amend the Fluvanna County Comprehensive Plan on November 20, 2013 to allow and support this project, which will be located in the eastern end of the county in what is designated as rural preservation area. Furthermore, the Fluvanna County Board of Supervisors also approved and executed the James River Water Authority Service Agreement on April 1, 2015. It is LCWA’s belief that this project is advantageous and important to the future growth of Fluvanna County and the actions of the Fluvanna County Board of Supervisors to date further signify our belief. LCWA also offers additional advantages including, but not limited to the following:*

- 1) Long-term, sustainable water supply to meet your Long-Term Water Supply Plan needs;*

- 2) *Economic Development Driver;*
- 3) *Potential for reduced homeowner's insurance premiums once the hydrant are installed;*
- 4) *50% share of the raw water capacity.*

If the Special Use Permits for major utilities are approved, staff is recommending the following seven (7) conditions:

1. Construction, operation, and maintenance of the raw waterline major utility shall comply with all local, State, and Federal requirements.
2. The project shall comply with all Virginia erosion and sediment control regulations as specified in the 1992 Virginia Erosion and Sediment Control Handbook as amended.
3. For construction of the raw waterline major utility occurring adjacent to existing development, adequate dust and siltation control measures shall be taken to prevent adverse effects on the adjacent property. It is intended that the present and future results of the proposed raw waterline major utility not create adverse effects on the public health, safety, comfort, or convenience, or value of the surrounding property and uses thereon.
4. Vehicular access to all residences along the affected right-of-ways shall be maintained at all times.
5. All construction activity for the raw waterline major utility shall occur between 7:00 a.m. and 5:00 p.m. Monday through Saturday.
6. The applicant shall avoid removing trees and bushes along the raw waterline major utility corridor, except as necessary in order to facilitate the utility. Trees and bushes damaged during construction shall be replaced with a tree or bush of equal type as approved by the Planning Director.
7. Any areas or land associated with this project that may become disturbed as a result of construction of the raw waterline major utility shall be restored to its original condition or better prior to the pipe crew's departure of the respective areas and/or land. This includes restoration of any areas of erosion.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

**First, the proposed use should not tend to change the character and established pattern of the area or community.**

The subject properties are located within the Rural Preservation Planning Area, within close proximity of existing agricultural and residential zoning and uses. The location of the proposed raw waterline major utility pipeline is predominately within the existing Central Virginia Electric Cooperative easement(s), therefore outside and beyond initial phases of construction, visible changes to the character and established pattern of this area should be minimal. The applicant has also stated in writing that they will restore any areas to their original state or better, should they become disturbed as a result of this process.

**Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.**

Major utilities require a special use permit in the A-1 zoning district. Since a predominant section of the proposed waterline utility will be placed within an existing easement, properties within the neighborhood and community should not be adversely affected. The pumping station will be the approximate size of a medium-sized single-family dwelling, which is a by-right use in the A-1 zoning district.

**Neighborhood Meeting:** September 10, 2015

There were approximately thirty-five attendees at the Thursday, September 10, 2015 neighborhood meeting. The general questions, concerns and comments appeared to be with regard to the impact to personal property as a result of the construction of the waterline. There were also comments regarding potential noise that may be emitted from the raw water pump station, fair compensation for use of private property, and the proposed location of the waterline.

Attendees also wanted to know how the waterline may impact their real estate taxes, how the waterline may impact historic resources in the community, and who the owner and responsible parties will be of the waterline easement.

**Technical Review Committee:** September 10, 2015

1. Central Virginia Electric Cooperative stated that they have an agreement in place to allow Louisa County Water Authority to install their facilities within the CVEC's transmission line right-of-way, but that they still need to obtain their own right-of-way easements from all the landowners along the route.

(Attachment F)

**Conclusion:**

The Planning Commission should consider any potential adverse impacts that may be associated with this project.

**Suggested Motions:**

I move that the Planning Commission recommend approval/denial of SUP 15:06, a request for a special use permit for a major utility to construct a raw water pipeline with respect to the attached list of Tax Map & Parcel Numbers, [if approved] subject to the seven (7) conditions listed in the staff report.

I move that the Planning Commission recommend approval/denial of SUP 15:08, a request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system which includes a raw water intake and pump station with respect to 305.202 acres of Tax Map 53-A-62, 53-A62C, 53-A-61, 53-11-5, and 53-11-19, [if approved] subject to the seven (7) conditions listed in the staff report.

**Attachments:**

A – SUP 15:06 Application, letter from the applicant, agency agreements, property owner list, and APO letter

B – James River Water Project map

C – Comprehensive Plan excerpt

D - Comprehensive Plan excerpt

E - SUP 15:08 Application and site renderings

F – TRC comment email from Central Virginia Electric Cooperative

Copy: Andy Wade, Louisa County Water Authority, via email - [awade@louisa.org](mailto:awade@louisa.org);

Joe Hines via email - [Joe.Hines@timmons.com](mailto:Joe.Hines@timmons.com)

Pamela Baughman via email – [pbaughman@louisa.org](mailto:pbaughman@louisa.org)

The Planning Commission - [planningcommission@fluvannacounty.org](mailto:planningcommission@fluvannacounty.org)

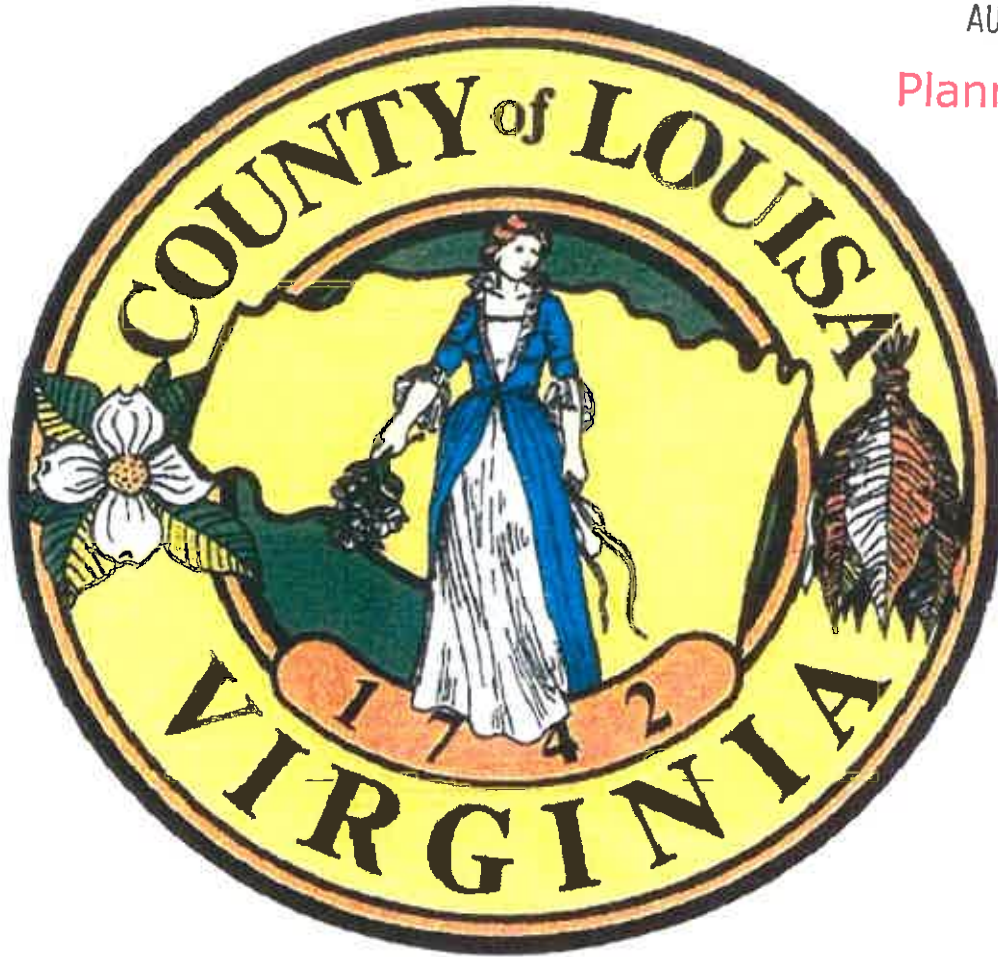
Mr. Fred Payne, Esquire via email - [fpayne@fluvannacounty.org](mailto:fpayne@fluvannacounty.org)

File

Received

AUG 05 2015

Planning Dept.



**County of Louisa**  
**Louisa County Water Authority**  
**Raw Water Main Special Use Permit**  
**Application Packet**



Received

AUG 05 2015

Planning Dept.

**COUNTY OF LOUISA**  
**Department of Economic Development**

August 5, 2015

Jason Stewart  
 County of Fluvanna  
 Planning and Zoning Administrator  
 132 Main Street  
 P.O. Box 540  
 Palmyra, VA 2963

***Via Hand Delivery:***

Dear Jason,

Enclosed you will find our application for Special Use Permit(s) associated with James River Water Project. The application is specific to the 24" raw water main from Route 6 north to the Fluvanna and Louisa County border.

It is important to note that the Fluvanna County Board of Supervisors, the Louisa County Board of Supervisors, the Louisa County Water Authority and the James River Water Authority executed an Interjurisdictional Agreement on October 2, 2013. Subsequently, the Fluvanna County Board voted to amend the Fluvanna County Comprehensive Plan on November 20, 2013 in support of this application and project.

At the request of the property owners this project will impact, we made every reasonable effort to co-locate within the Central Virginia Electric Cooperatives existing easement(s). This means that where we co-locate we will not be impacting additional property outside of the existing CVEC easement(s).

The application package includes the following:

- 1) The Application
- 2) Property owners list
- 3) Adjoining property owners list.
- 4) Tax Map Exhibits for each property we cross.
- 5) Executed Agency Agreements between the property owner and the Louisa County Water Authority.
- 6) Check in the amount of \$4,660.00 for the associated application fees.

1 Woolfolk Avenue • P.O. Box 160 • Louisa, VA 23093  
 Phone: (540) 967- 4581 • Fax: (540) 967-3411 • (866) 325-4131 toll free  
[www.yeslouisa.com](http://www.yeslouisa.com)



We will continue to receive executed agency agreements after submission of this application. As we receive them, we will deliver them to your office for inclusion in the application.

As we move through the SUP process and in the interest of time, we would like for you to consider our request for a joint Planning Commission/Board of Supervisors meeting with regard to this application.

If you have any further questions, please feel free to call me or email me. Thank you.



Andy Wade  
Economic Development Director  
County of Louisa



## COUNTY OF LOUISA

Received

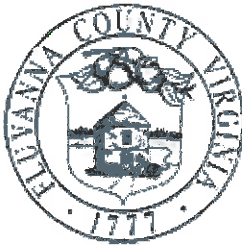
AUG 05 2015

Planning Dept.

### Fluvanna County Special Use Permit Application

#### Table of Contents

- 1) Fluvanna County Special Use Permit Application
- 2) Fluvanna County Property Owners List
- 3) Exhibit Map Parcels – Tax Map(s) 14
- 4) Exhibit Map Parcels – Tax Map(s) 23
- 5) Exhibit Map Parcels – Tax Map(s) 33
- 6) Exhibit Map Parcels – Tax Map(s) 34
- 7) Exhibit Map Parcels – Tax Map(s) 44
- 8) Exhibit Map Parcels – Tax Map(s) 54 & 67



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Attachment A501

Received

AUG 05 2015

Planning Dept.

Owner of Record: Several property owners - See attached list

E911 Address: See attached list

Phone: Fax:

Email:

Representative:

E911 Address:

Phone: Fax:

Email:

Applicant of Record: Louisa County Water Authority

E911 Address: 23 Loudin Lane, Louisa VA 23093

Phone: 540 967 1122 Fax: 540 967 0656

Email: pbaughman@louisa.org

Awade@louisa.org

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: Columbia

Tax Map and Parcel(s): See attached list

Deed Book Reference: See attached property list (AFD)

Acreage: See list

Zoning: See list

Deed Restrictions? ☐ No ☐ Yes (Attach copy)

Request for a SUP in order to: Construct a raw water pipeline - Major Utility Proposed use of Property: Location of a 24" raw water line

\*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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 and acknowledges that county employees will make regular inspections of the site.

Date: 7/14/2015 Signature of Owner/Applicant:

Subscribed and sworn to before me this 14th day of July, 2015

Notary Public: April Lowe Register # 368531

My commission expires: 4/30/17

Certification: Date:

Zoning Administrator:



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

OFFICE USE ONLY			
Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP 15: 06
\$800.00 fee plus mailing costs paid:		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District:	Planning Area:		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision:		Decision:	

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

AUG 05 2015

Planning Dept.

Name: Louisa County Water Authority

Address: 23 Loudin Lane

City: Louisa

State: VA

Zip Code: 23093

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.

  
 Applicant Signature

  
 Date

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

OFFICE USE ONLY	
Application #: <b>BZA</b> ____ : ____ <b>CPA</b> ____ : ____ <b>SUP</b> ____ : ____ <b>ZMP</b> ____ : ____ <b>ZTA</b> ____ : ____	
\$90 deposit paid per sign*:	Approximate date to be returned:

Received

AUG 05 2015

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

Planning Dept.

See attached narrative

**NECESSITY OF USE:** Describe the reason for the requested change.

See attached narrative

**PROTECTION OF ADJOINING PROPERTY:** Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

See attached narrative

**ENHANCEMENT OF COUNTY:** Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

See attached narrative

**PLAN:** Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application. Remarks:

See attached narrative and exhibits.

Received

Page 3 of 5

AUG 05 2015

**Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.**

The proposed improvements associated with this application include a below ground 24" raw water pipeline which is part of the James River Water Project. There will be no buildings constructed in association with this application. The location of the pipeline is predominantly within Central Virginia Electric Cooperative (CVEC) existing easement(s). At locations requested/specified by the County of Fluvanna, there will be fire hydrants along the raw water pipeline route.

**NECESSITY OF USE: Describe the reason for the requested change:**

The use is to convey raw water to supply the long term water needs of both Fluvanna County and Louisa County for the foreseeable future.

**PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?**

The raw water line will be buried in the ground anywhere from 3 feet to 8 feet for the entire length of the pipe through Fluvanna County. During construction, the surrounding property/neighborhood owners will see and hear construction crews and equipment working to install the piping in the ground. Upon completion of the project, the disturbed ground will be returned to its original condition or better prior to the pipe crew leaving the area. Instances of erosion after stabilization will be addressed by the contractor upon being notified.

**ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Substantiate with facts)**

The Fluvanna County Board of Supervisors (FCBOS) signed and executed the Interjurisdictional Agreement (IA) with Louisa County, the Louisa County Water Authority (LCWA) and the James River Water Authority (JRWA) on October 2, 2013. Conforming to the terms set forth in the IA, the FCBOS voted to amend the Fluvanna County Comprehensive Plan on November 20, 2013 to allow and support this project,

which will be located in the eastern end of the county in what is designated a rural preservation area. Furthermore, the FCBOS also approved and executed the James River Water Authority Service Agreement on April 1, 2015. It is LCWA's belief that this project is advantageous and important to the future growth of Fluvanna County and the actions of the FCBOS to date further signify our belief. LCWA also offers additional advantages including, but not limited to the following: 1) Long term, sustainable water supply to meet your Long Term Water Supply Plan needs; 2) Economic Development Driver; 3) Potential for reduced home owners insurance premiums once the hydrants are installed; 4) 50 percent share of the raw water capacity.

**PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting ROW's, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application. Remarks:**

The attached easement exhibits demonstrate the final routing of the raw water pipeline through the County of Fluvanna. Each individual property owner that we cross (71) and the neighboring property owners have been delineated on the exhibits. All of the requested easements will be permanent. The exhibits identify the width of the new easement, the location of the 24 inch raw water pipeline within the new easement and the location of the new easement within the CVEC easement (where applicable).

Received

AUG 05 2015

Planning Dept.



Page 4 of 5  
COMMONWEALTH OF VIRGINIA  
**County of Fluvanna**  
**Special Use Permit Checklist**

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

- 祺 Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application.
- 祺 Site Plan for any expansion or new construction (18 folded copies preferred). Include:
  - 祺 Plot plan or survey plat at an appropriate scale
- 祺 Location and dimension of existing conditions and proposed development
- 祺 Commercial and Industrial Development: parking, loading, signs, lighting, buffers and screening
- 祺 Copy of the Tax Map showing the site (preferred)
- 祺 Copy of General Location Map (preferred)
- 祺 Supporting photographs are not required, but suggested for evidence.

**STAFF USE ONLY**

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All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be to staff for use at the public hearing.

**Review of the Application**

- 祺 Preliminary review by planning staff for completeness and content.
- 祺 Copies of application: office, agencies and county attorney.
- Technical Review Committee review and comment
- 祺 Determine all adjacent property owners.
- 祺 Placed as a Public Hearing on the next available agenda of the Planning Commission.
- 祺 Notification of the scheduled Public Hearing to the following:
  - \_\_\_ Applicant
  - \_\_\_ All adjacent property owners
  - \_\_\_ Local Newspaper advertisement
- 祺 Staff Report to include, but not be limited to:
  - \_\_\_ General information regarding the application
  - \_\_\_ Any information concerning utilities or transportation
  - \_\_\_ Consistency with good planning practices
  - \_\_\_ Consistency with the comprehensive plan
  - \_\_\_ Consistency with adjacent land uses
  - \_\_\_ Any detriments to the health, safety and welfare of the community.

**STAFF USE ONLY**

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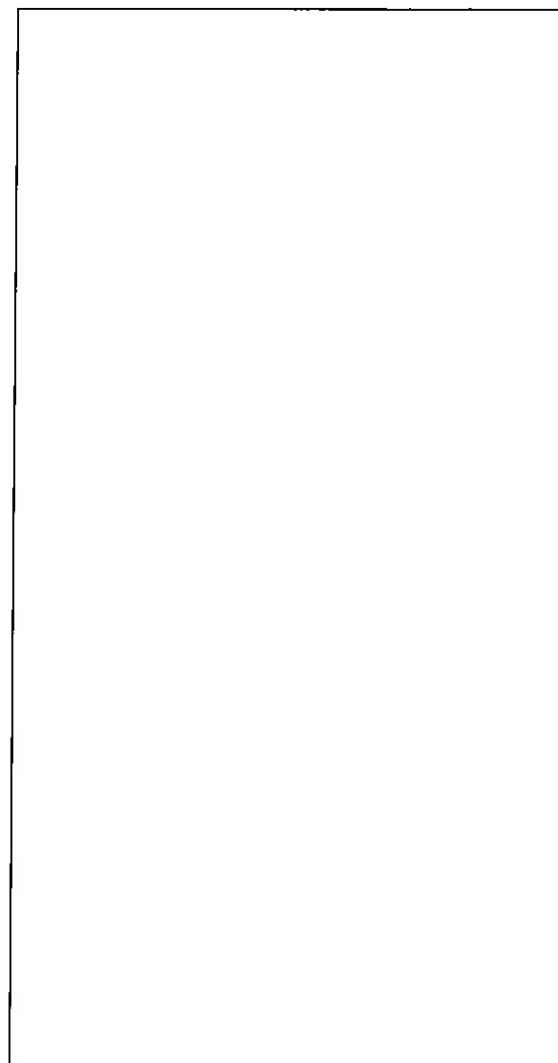
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**Meetings for the processing of the application**

- 棋 Applicant or a representative must appear at the scheduled hearing. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to submittal or correction; or denial of the special use permit.
- 棋 Notification to the applicant regarding the Planning Commission's decision.
- 棋 Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- 棋 Staff Report and Planning Commission recommendation forwarded to the Board.
- 棋 Notification of the scheduled Public Hearing to the following:
- ☐ Applicant
  - ☐ All adjacent property owners
  - ☐ Local Newspaper advertisement
- 棋 Applicant or a representative must appear at the scheduling hearing. After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.
- 棋 The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

**Actions**

- 棋 With approval, the development may proceed.
- 棋 If denied, an appeal to the Courts may be prescribed by law
- 棋 No similar request for a special use permit for the same use at the same site may be made within one year after the denial.
- 棋 The Special Use Permit Application fee is made payable to the **County of Fluvanna**.

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](http://www.fluvannacounty.org)

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AUG 06 2015

Planning Dept.

# Memorandum

DATE: September 5th, 2015  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 23, 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](http://www.fluvannacounty.org)

### NOTICE OF PUBLIC HEARING

September 4, 2015

«Owner»

«Address»

«City\_State» «Zip\_Code»

TMP# «TMP»

### Re: Public Hearing on SUP 15:06

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, September 23, 2015 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

**SUP 15:06 – Louisa County Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water pipeline from near Route 6 along the James River north to the Louisa County and Fluvanna County border. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia Election District. The Tax Parcel Numbers of the properties affected by the proposal are as follows: 67-12-A3, 14-9-4, 14-A-14, 14-A-20A, 14-A-14A, 14-A-13, 14-A-20, 23-A-51, 23-A-61, 23-A-50, 23-A-62, 23-12-D, 23-12-A, 23-A-66, 23-A-67, 23-A-72B, 23-A-70, 23-A-96, 23-A-97, 23-A-99, 23-A-101, 23-A-102, 23-A-103, 23-A-37, 23-A-36E, 23-A-36A, 34-A-2, 34-A-4, 34-3-A, 34-3-B1, 34-3-B3, 34-3-C, 34-3-C1, 34-3-B2, 34-2-A, 34-A-17, 34-A-16, 34-A-18, 34-1-1, 34-1-3, 34-1-5, 34-1-4, 33-A-30A, 44-A-46, 44-A-46A, 44-3-1, 44-3-2, 44-2-3, 44-2-5, 44-2-4, 44-2-2, 44-2-1, 44-A-15, 44-A-17, 44-A-18, 44-A-31, 44-1-2, 44-1-3B, 54-A-10A, 54-A-14A, 54-1-1A, 54-6-C, 54-1-1, 54-2-1, 54-A-41, 54-A-43, 54-11-Z, 54-11-Y, 54-11-X, 53-11-27, 53-11-26, 53-11-19

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,

Jason Stewart, Planning and Zoning Administrator

SUP 15:06 LCWA				
TMP	Name	Address	City, State	Zip
61-A-4	William Hammond	415 Gillums Ridge Rd	Charlottesville, Va	22903
61-A-1	541 Goldsborough Lane LLC	1500 StoneyCreek Ct	Richmond, Va	23233
53-A-63	G. Rodney Bialkowski	1215 Point of Fork Rd	Fork Union, Va	23055
53-11-6	John and Susan Henry	14924 Alpine bay Loop	Gainesville, Va	20155
53-11-4	Coleman and Sandra Lyttle	16251 Hunters Ridge lane	Moseley, Va	23120
53-A-60	Arsenal at point of Fork LLC	18 East Main St	Richmond, Va	23219
53-A-69	Kenneth Johnston	3775 E. River Rd	Columbia, Va	23038
53-11-20	Kenneth Droeger	351 Scenic River Dr	Columbia, Va	23038
53-11-18	Central Virginia Electric Co-op	P.O. Box 247	Lovingsston, Va	22949
53-11-5	Coleman and Sandra Lyttle	16251 Hunters Ridge lane	Moseley, Va	23120
53-11-25	James & Roseann Knepper	308 Scenic River Dr	Columbia, Va	23038
53-11-17	William Dooley & Patricia Arndt	133 Scenic River Dr	Columbia, Va	23038
53-11-28A	Stephanie Baskfield	50 Scenic River Dr	Columbia, Va	23038
53-11-28B	George & Ana Carr	610 Stage Junction Rd	Columbia, Va	23038
53-11-29	Philip and Susan Clifton	785 Stage Junction Rd	Columbia, Va	23038
54-A-45	Fermey & Darlene Payne	911 Stage Junction Rd	Columbia, Va	23038
54-A-44A	Mary T. Bowles	979 Stage Junction Rd	Columbia, Va	23038
54-A-44B	Mary Helen Johnson	1003 Stage Junction Rd	Columbia, Va	23038
54-A-41	Richard & Julia Rose	749 Carysbrook Rd	Fork Union, Va	23055
54-11-ZA	Rosa Payne	1149 Stage Junction Rd	Columbia, Va	23038
53-A-74	Bobbie Jo Eubank	530 Old Hundred Rd	Midlothian, Va	23114
53-3-2	George Sutton	8 Courtside Ln	Ashland, va	23005
54-4-41A	Stage Coach Properties LLC	P.O. Box 7427	Charlottesville, Va	22906
54-A-38	Michael White	9435 Bright Way Ct	Richmond, Va	23294
54-A-37	John & Barbara Lowe	P.O. Box 922	Scottsville, Va	24590
54-7-4	Mary Malone	P.O. Box 340905	Jamaica, NY	11434
54-7-3	Joseph Green	7826 Antionette Dr	Richmond, Va	23227
54-7-2	Lee Roy Dickerson	6048 Landing Point Way	Sacramento, Ca.	95823
54-7-1	Cora Harding	3216 Griffin Ave	Richmond, Va	23222
54-A-15	June Settle	10226 Dutch Hollow Rd	Rixeyville, Va	22737
54-6-B	Rotche & Suann Strickland	P.O. Box 36	Fork Union, Va	23055
54-A-14	Charles Frazier	2483 Stage Junction Rd	Columbia, Va	23038
54-6-A	Marilyn Johnson	566 Rose Hill Rd	Columbia, Va	23038
54-1-1C	Gladys Lancaster	646 Rose Hill Rd	Columbia, Va	23038
54-A-5A	Dorothy Pervall	1105 Canvas Back Ct	Upper Marlboro, Md	20774
54-A-5	Dorothy Pervall	1105 Canvas Back Ct	Upper Marlboro, Md	20774
54-A-7	Stephen & Pamela Gentry	385 Colemans Lane	Columbia, Va	23038
54-A-8	James Garrant	13408 Accent Way	Germantown, Md	20874
44-1-1	Thomas & Shirley Poore	3456 Bremono Rd	Bremont Bluff, Va	23022
54-A-11	Jose Luiz Viana	P.O. Box 10240	Rockville, Md	20849
54-A-10	Robert & Joanne Maughan	11524 Birchill Lane	Glen Allen, Va	23059
44-1-3	Jose Luiz Viana	P.O. Box 10240	Rockville, Md	20849
44-A-18A	William & Patricia Johnson	317 Shannon Hill Rd	Columbia, Va	23038
44-A-18B	Victor & Mary Gresham	3806 Stage Junction Rd	Columbia, Va	23038
44-A-22	Frances Carper/Thomas Davis	3220 Azalea Pl	Lynchburg, Va	24503

44-A-22A	Frances Carper/Thomas Davis	3220 Azalea Pl	Lynchburg, Va	24503
44-A-21	George & Elenora Bland	310 Stoneridge Way	Covington, Ga.	30016
44-A-13	Harriet Loving	6115 Stage Junction Rd	Columbia, Va	23038
44-A-14B	Kenneth & Bonnie Dickerson	364 Moonstar Ln	Columbia, Va	23038
44-5-14	Kenneth & Athena Low	332 Moonstar Ln	Columbia, Va	23038
44-A-12	Harold Turner	1074 Shannon Hill Rd	Columbia, Va	23038
44-A-8	John Rafferty & Rebecca Newlon	148 Kellam Dr	Louisa, Va	23093
44-A-7	John Rafferty & Rebecca Newlon	148 Kellam Dr	Louisa, Va	23093
44-2-2	John Jones	1401 Windsor Way	Manakin Sabot, Va	23103
44-2-4	Hall Revocable Trust	11189 Lake Shore Court	Glen Allen, Va	23059
44-2-5	Jeffery & Emily Lukhard	2426 Shannon Hill Rd	Columbia, Va	23038
44-A-2	Robert Breschel	3145 French Hill Dr	Powhatan, Va	23139
33-A-29	Simorg South Forests LLC	15 Piedmont Center Suite 1250	Atlanta, Ga	30305
33-A-30	Simorg South Forests LLC	15 Piedmont Center Suite 1250	Atlanta, Ga	30305
33-A-31	Myrtle Holland	P.O. Box 1049	Tappahannock, Va	22560
44-A-46A	Franetta Bland	2586 Community House Rd	Columbia, Va	23038
44-4-4	Fools Gold LLC	2415 Grenoble Rd	Henrico, Va	23294
44-4-3	Fools Gold LLC	2415 Grenoble Rd	Henrico, Va	23294
44-4-2	Fools Gold LLC	2415 Grenoble Rd	Henrico, Va	23294
45-A-3	Charles Dickerson	225 33rd St. N.E.	Washington, D.C.	20019
45-A-1	Margaret Massie	2931 Community House Rd	Columbia, Va	23038
45-1-1	Dana & Denise Bennett	2995 Community House Rd	Columbia, Va	23038
45-1-2	Margaret Massie	2931 Community House Rd	Columbia, Va	23038
45-A-2	Thomas & Tami Raniszewski	29 Dupont Prwy P.O. Box 81	Saint Georges, De	19733
34-1-2	Karen & Charles Wright	3197 Community House Rd	Columbia, Va	23038
34-1-1	Beckman Revocable Trust	2299 Covered Bridge Rd	Kents Store, Va	23084
34-1-3D	James Wright	341 Douglas Ave	Portsmouth, Va	23707
34-A-22	Green Spring Timber	26 Zion park Rd	Troy, Va	22974
34-1-3C	Keith C. Wright	3197 Community House Rd	Columbia, Va	23038
34-1-3B	Keith C. Wright	3197 Community House Rd	Columbia, Va	23038
34-1-3A	Jeffrey & Helen Counts	2573 Covered Bridge Rd	Kents Store, Va	23038
33-A-34	David & Becky Peterson	2706 Covered Bridge Rd	Kents Store, Va	23084
33-A-34B	William & Susan Hughes	2022 Covered Bridge Rd	Kents Store, Va	23084
33-A-37	William & Susan Hughes	2022 Covered Bridge Rd	Kents Store, Va	23084
34-A-17	Carolyn Copenhaver	2018 Covered Bridge Rd	Kents Store, Va	23084
33-A-1	Elizabeth Sadler Revocable Trust	3826 Thomas Jefferson Pkwy	Palmyra, Va	22963
34-3-C1A	Kevin & Heather Kidd	1562 Covered Bridge Rd	Kents Store, Va	23084
34-3-C2	Janice & Alva Jones	1490 Covered Bridge Rd	Kents Store, Va	23084
34-A-3	Equity Trust Company	6 Riva Ridge lane	Stafford, Va	22566
34-A-14	Brandon & Marla Miller	6 Riva Ridge lane	Stafford, Va	22566
34-A-12	Fools Gold LLC	2415 Grenoble Rd	Henrico, Va	23294
34-A-5	Cody & Paula Stevenson	663 Covered Bridge Rd	Kents Store, Va	23084
34-A-2B	Jeffrey & Cheryl Potter	474 Covered Bridge Rd	Kents Store, Va	23084
23-A-36	Cecil & Sandra Ross	10806 Foxmore Ave	Richmond, Va	23233
22-A-66	Howard G.L.	P.O. Box 9	Rockville, Va	23146
34-A-2A	Howard G.L.	P.O. Box 9	Rockville, Va	23146
23-A-52	Thomas & Helen Fleming	P.O. Box 55	Kents Store, Va	23084

23-A-35	Carol & Mary Henley	4165 Tapscott Rd	Columbia, Va	23038
23-A-38B	Robert Hucks	6220 Venable Rd	Kents Store, Va	23086
23-A-104	George Minor Estate	11598 Game Preserve Rd	Gaithersburg, Md	20878
23-A-1	Lawrence Bowman	6736 Venable Rd	Kents Store, Va	23084
23-A-100	Henry & Virginia Sheridan	6368 Venable Rd	Kents Store, Va	23084
23-A-101A	Canaan Soul Saving St Pentecost	6576 Venable Rd	Kents Store, Va	23084
23-A-99F	Grapetree Group LLC	7506 Venable Rd	Kents Store, Va	23084
23-A-99A	Carroll & Patricia Morse	236 Tabscott Rd	Kents Store, Va	23084
23-A-95	Frank & Nan Brown	P.O. Box 39	Kents Store, Va	23084
23-A-99C	Jacqueline Able Family Trust	6736 Venable Rd	Kents Store, Va	23084
23-A-78B	Andrew & Donna Sheridan	89 Covered Bridge Rd	Kents Store, Va	23084
23-A-98	Patricia Woodson	1 Tabscott Rd	Kents Store, Va	23084
23-A-79C	Spencer Lee Barrett	7000 Venable Rd	Kents Store, Va	23084
23-A-79A	Jean M Richardson	7084 Venable Rd	Kents Store, Va	23084
23-A-80A	Jean M Richardson	7084 Venable Rd	Kents Store, Va	23084
23-A-84	Karen Haley	7388 Venable Rd	Kents Store, Va	23084
23-A-71	Anthony Smith	2435 Dogwood Dr	Palmyra, Va	22963
23-A-81	Roger Rothwell	P.O. Box 24061	Christianed, St Croix	524
23-A-72A	William & Deborah Hunsberger	7215 Venable Rd	Kents Store, Va	23084
23-A-69	Julia Key	7625 Venable Rd	Kents Store, Va	23084
23-A-66	William Hodge Jr	639 Way Station Ln	Kents Store, Va	23084
23-13-A	Paul Maosha	3706 Coles Point Way	Glen Allen, Va	23060
23-A-45A	Technical Marketing Internationa	17939 Joplin Rd	Triangle, Va	22172
23-A-64	William Weisneburger	17937 Joplin Rd	Triangle, Va	22172
23-1-3	Marian Quigley	410 Way Station Ln	Kents Store, Va	23084
23-16-6	Parrish Revocable	1 Reedy Pl	Bluffton, Sc	29909
23-16-7	Parrish Revocable	1 Reedy Pl	Bluffton, Sc	29909
23-16-8	Marvin & Marlene Dunivan	1792 Perkins Rd	Kents Store, Va	23084
23-16-9	Parrish Revocable	1 Reedy Pl	Bluffton, Sc	29909
23-A-62	Parrish Revocable	1 Reedy Pl	Bluffton, Sc	29909
23-A-61	David & Nancy Hahn	8915 Braeburn Dr	Annandale, Va	22003
23-12-C	Perkins Living Trust	7090 Covenant Woods Dr D 306	Mechanicsville, Va	23111
23-A-9	Stacy Ringle	P.O. Box 69	Kents Store, Va	23084
23-A-11A	Gregory & Jeanette Jackson	2932 Kents Store Way	Kents Store, Va	23084
23-A-11	Gregory & Jeanette Jackson	2932 Kents Store Way	Kents Store, Va	23084
23-A-6	Robert & Elizabeth Parrish	90 Parrish Lane	Kents Store, Va	23084
23-A-5	William Weisneburger	17937 Joplin Rd	Triangle, Va	22172
14-A-10	William Weisneburger	17937 Joplin Rd	Triangle, Va	22172
14-A-11	William Weisneburger	17937 Joplin Rd	Triangle, Va	22172
23-11-1	Clifton Palmateer	4 Russell Rd	Fredricksburg, Va	22405
23-11-2	Charles & Shelia Palmateer	315 Maple Ln	Kents Store, Va	23084
14-1-2	James Palmateer	88 Maple Ln	Kents Store, Va	23084
14-8-3	Janet Grubbs	1011 Leigh Mountain Rd	Green Bay, Va	23942
14-8-2	Janet Grubbs	1011 Leigh Mountain Rd	Green Bay, Va	23942
14-A-12	Odessa Parrish	P.O. Box 103	Kents Store, Va	23084
14-9-4	Arnell Simmons	6221 Cheverly Park Dr	Cheverly, Md	20785
14-A-13	Christopher Pucsek	49 Ponderosa Ln	Palmyra, Va	22963

14-A-14A	Shelia Waddy	69 Waddy Creek Dr	Kents Store, Va	23084
14-A-14	Gwendolyn Jones	65 Waddy Creek Dr	Kents Store, Va	23084
67-12-A3	Garnett and Linda Jackson	481 Kents Store Rd	Kents Store, Va	23084
14-A-20A	Janet Grubbs	1011 Leigh Mountain Rd	Green Bay, Va	23942
14-A-20	R&R VA. Corp	9505 Minna Drive	Richmond, Va	23229
23-A-51	William D. Weisenburger	P.O. Box 6	Kents Store, Va	23084
23-A-50	Robert O. Parrish ET.AL	819 Parrish Lane	Kents Store, Va	23084
23-12-D	Smart Living Trust	F301-7090 Covenant Woods Dr.	Mechanicsville, Va	23111
23-12-A	William D. Weisenburger Jr.	17932 Joplin Rd	Triangle, Va	22172
23-A-67	Mark & Mary Creasey	4499 Nahor Road	Charlottesville, Va	22902
23-A-72B	Steven & Deborah Miller	4230 Chestnut Hills Dr	Louisa, Va	23093
23-A-70	Estate of John Scott	13207 Piedmont Vista Dr	Haymarket, Va.	20169
23-A-96	William Haley Jr	10546 Louisa Rd	Gordonsville, Va	22942
23-A-97	Lorraine Everett	Sterling Valley Farm	Kresgeville, Pa	18333
23-A-99	Grapetree Group LLC	7506 Venable Rd	Kents Store, Va	23084
23-A-101	Canaan Saving Station Church	3718 Oak Avenue	Gwynn Oak, Md	21207
23-A-102	Martha jane Brice	103 Brice Lane	Kents Store, Va	23084
23-A-103	George Minor Estate	5807 Crown Street	Captiol Heights, Md	20743
23-A-37	Robert Hucks	6220 Venable Rd	Kents Store, Va	23084
23-A-36E	John & Kristie Sheridan	445 Covered Bridge Rd	Kents Store, Va	23084
23-A-36A	Michael & Celeste Cottrell	595 Covered Bridge Rd	Kents Store, Va	23084
34-A-2	Michael & Deborah Lewis	194 Covered Bridge Rd	Kents Store, Va	23084
34-A-4	Equity Trust Company	6 Riva Ridge lane	Stafford, Va	22556
34-3-A	A. Neal & Mary Smith	1450 Covered Bridge Rd	Kents Store, Va	23084
34-3-B1	A. Neal & Mary Smith	1450 Covered Bridge Rd	Kents Store, Va	23084
34-3-B3	A. Neal & Mary Smith	1450 Covered Bridge Rd	Kents Store, Va	23084
34-3-C	Nellie Richardson	1508 Covered Bridge Rd	Kents Store, Va	23084
34-3-C1	Charlotte Kidd	1562 Covered Bridge Rd	Kents Store, Va	23084
34-3-B2	William B. Morgan III	1700 Covered Bridge Rd	Kents Store, Va	23084
34-2-A	William & Susan Hughes	2022 Covered Bridge Rd	Kents Store, Va	23084
34-A-16	William & Susan Hughes	2022 Covered Bridge Rd	Kents Store, Va	23084
34-A-18	William & Susan Hughes	2022 Covered Bridge Rd	Kents Store, Va	23084
34-1-1	Beckman Revocable Trust	2299 Covered Bridge Rd	Kents Store, Va	23084
34-1-3	Keith C. Wright	3197 Community House Rd	Columbia, Va	23038
34-1-5	Miller Revocable Trust	295 Phillips Ln	Bumpass, Va	23024
34-1-4	Edward & Barbara Windsor	29091 Red Stone Lane	Mechanicsville, Va	20659
33-A-30A	Simorg South Forests LLC	15 Piedmont Ctr Suite 1250	Atlanta, Ga	30305
44-A-46	Helen Stinson Et. AL	P.O. Box 84	New Canton, Va	23123
44-3-1	C. Allen & Loretta Haden	133 Sugar Bush	Williamsburg, Va	23188
44-3-2	Diamond Branch Farms LLC	16332 Mile Branch Rd	Rockville, Va	23146
44-2-3	C. Allen & Loretta Haden	133 Sugar Bush	Williamsburg, Va	23188
44-2-1	John E. Jones	1401 Windsor Way	Manakin Sabot, Va	23103
44-A-15	Mary C. Turner	1074 Shannon Hill Rd	Columbia, Va	23038
44-A-17	Emma Purcell Alexander	P.O. Box 666	Louisa, Va	23093
44-A-18	Mary Anne Greshanm	13101 Middle Ridge Way	Richmond, Va	23233
44-A-31	Hall Revocable Trust	11189 Lake Shore Court	Glen Allen, Va	23059
44-1-2	Hall Revocable Trust	11189 Lake Shore Court	Glen Allen, Va	23059



44-1-3B	Jose Luiz Viana	P.O. Box 10240	Rockville, MD	20849
54-A-10A	Robert & Joanne Maughan	11524 Birchill Lane	Glen Allen, Va	23059
54-A-14A	Anne-Marie McHale/Nina Hudock	2489 Stage Junction Rd	Columbia, Va	23038
54-1-1A	J.C. McCarty	3605 Ammons Ave	Richmond, Va	23223
54-6-C	Rotche & Suann Strickland	P.O. Box 36	Fork Union, Va	23055
54-1-1	Rotche & Suann Strickland	P.O. Box 36	Fork Union, Va	23055
54-2-1	Grace Lindsay Nolting	1317 Stage Junction Rd	Columbia, Va	23038
54-A-43	Emma Jean Wells	1181 Stage Junction Rd	Columbia, Va	23038
54-11-Z	Louis SR. & Rosa Payne	P.O. Box 861	Columbia, Va	23038
54-11-Y	Mary Theresa Bowles	979 Stage Junction Rd	Columbia, Va	23038
54-11-X	Fermey & Darlene Payne	911 Stage Junction Rd	Columbia, Va	23038
53-11-27	John & Susan Henry	14924 Alpine bay Loop	Gainesville, Va	20155
53-11-26	Paul Jr. & Sally Wylie	188 Scenic River Dr	Columbia, Va	23038
53-11-19	Central Virginia Electric Co-op	P.O. Box 247	Lovington, Va	22949

- MEANS THERE IS LIMITED INFO. LISTED ON THE KDR SPREADSHEET

AFD

Agricultural Forestal District

AUG 05 2015

FLUVANNA COUNTY JRWA PARCEL LIST - Rte. 6 to Louisa County

Planning Dept.

PARCEL	OWNER	ZONING	ACREAGE	LOCATION	CVEC (Yes/N	DOMINION (Yes/No)
67 12 A3	GARNETT AND LINDA S. JACKSON 481 KENT STORE ROAD <i>KS LOUISA, 23093-23084</i>	C-2	26.03	LOUISA	Yes	
14 9 4	ARNELL W. SIMMONS ET AL 6221 CHEVERLY PARK DRIVE CHEVERLY, MD. 20785				No	
14 A 14	GWENDOLYN D. JONES 65 WADDY CREEK DRIVE KENTS STORE, VA. 23084	A-1	10.11	FLUVANNA	Yes	
14 A 20A	JANET M. GRUBBS 1011 LEIGH MOUNTAIN ROAD GREEN BAY, VA. 23942	A-1	13.91	FLUVANNA	Yes	
14 14A	<i>Shelia Waddy</i>				No	
14 A 13	CHRISTOPHER E. PUCSEK 49 PONDEROSA LANE PALMYRA, VA. 22963	A-1	10.93	FLUVANNA	Yes	
14 A 20	R & R VA. CORP. 9505 MINNA DRIVE RICHMOND, VA. 23229	A-1	83.7	FLUVANNA	Yes	
23 A 51	WILLIAM D. WEISENBURGER P.O. BOX 6 KENTS STORE, VA. 23084	A-1	116.03	FLUVANNA	Yes	
23 A 61	DAVID J. & NANCY B. HAHN 8915 BRAEBURN DRIVE ANNANDALE, VA. 22003				Yes	
23 A 50	ROBERT O. PARRISH ET AL 819 PARRISH LANE	A-1	159.39	FLUVANNA	Yes	

	KENTS STORE, VA. 23084					
23 A 62	PARRISH REVOCABLE LIVING TRUST 1 REEDY PLACE BLUFFTON, SC 29909				Yes	
23 12 D	SMART LIVING TRUST F301 7090 COVENANT WOODS DRIVE MECHANICSVILLE, VA. 23111	A-1	52.22	FLUVANNA	Yes	
23 12 A	WILLIAM D. WEISENBURGER, JR 17932 JOPLIN ROAD TRIANGLE, VA. 22172	A-1	53.12	FLUVANNA	Yes	
23 A 66	WILLIAM R. HODGE JR. ET AL 639 WAY STATION LANE KENTS STORE, VA. 23084	A-1	152.55	FLUVANNA	Yes	
23 A 67	MARK A. & MARY. N. CREASEY 4499 NAHOR ROAD CHARLOTTESVILLE, VA. 22902	A-1	65.15	FLUVANNA	Yes	
23 A 72B	STEVEN B. & DEBORAH K. MILLER 4230 CHESTNUT HILLS DRIVE LOUISA, VA. 23093	A-1	26.06	FLUVANNA	Yes	
23 A 70	ESTATE OF JOHN M. SCOTT 13207 PIEDMONT VISTA DRIVE HAYMARKET, VA 20169	A-1	1.92	FLUVANNA	Yes	
23 A 96	WILLIAM B. HALEY, JR. 10546 LOUISA ROAD GORDONSVILLE, VA. 22942	A-1	24.32	FLUVANNA	Yes	
23 A 97	LORRAINE S. EVERETT STERLING VALLEY FARM KRESGEVILLE, PA. 18333	A-1	79.73	FLUVANNA	Yes	
23 A 99	GRAPETREE GROUP LLC 7506 VENABLE ROAD KENTS STORE, VA. 23084	A-1	9.71	FLUVANNA	Yes	

23 A 101	CANAAN SAVING STATION CHURCH 3718 OAK AVENUE GWYNN OAK MD. 21207	A-1	58.27	FLUVANNA	Yes	
23 A 102	MARTHA JANE BRICE 103 BRICE LANE KENTS STORE, VA. 23084	A-1	3.11	FLUVANNA	Yes	
23 A 103	GEORGE MINOR ESTATE 5807 CROWN STREET CAPITOL HEIGHTS, MD 20743	A-1	19.38	FLUVANNA	Yes	
23 A 37	ROBERT C. HUCKS 6220 VENABLE ROAD KENTS STORE, VA. 23084	A-1	13.43	FLUVANNA	Yes	
23 A 36E AFD	JOHN M. & KRISTIE L. SHERIDAN 445 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	13.89	FLUVANNA	Yes	
23A 36A	MICHAEL V. & CELESTE R. COTTRELL 595 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	18.35	FLUVANNA	Yes	
34 A 2	MICHAEL W. & DEBORAH H. LEWIS 194 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	181.59	FLUVANNA	Yes	
34 A 4	EQUITY TRUST COMPANY 6 RIVA RIDGE LANE STAFFORD, VA. 22556	A-1	81.21	FLUVANNA	Yes	
34 3 A	A. NEAL & MARY C. SMITH 1450 COVERED BRIDGE LANE KENTS STORE, VA. 23084	A-1	27.29	FLUVANNA	No	
34 3 B1	A. NEAL & MARY C. SMITH 1450 COVERED BRIDGE LANE KENTS STORE, VA. 23084	A-1	19.82	FLUVANNA	No	

34 3 B3	NEAL & MARY C. SMITH 1450 COVERED BRIDGE LANE KENTS STORE, VA. 23084	A-1	14.38	FLUVANNA	Yes	
34 3 C	NELLIE M. RICHARDSON 1508 COVERED BRIDGE LANE KENTS STORE, VA. 23084	A-1	21.6	FLUVANNA	Yes	
34 3 C1	CHARLOTTE R. KIDD 1562 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	3.13	FLUVANNA	Yes	
34 3 B2	WILLIAM B. MORGAN, III ET UX 1700 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	17.99	FLUVANNA	Yes	
34 2 A	WILLIAM F. & SUSAN A. HUGHES 2022 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	109.69	FLUVANNA	Yes	
34 A 17	CAROLYN H. COPENHAVER 2018 COVERED BRIDGE ROAD KENTS STORE, VA. 23084				No	
AFD						
34 A 16	WILLIAM F. & SUSAN A. HUGHES 2022 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	98.92	FLUVANNA	Yes	
34 A 18	WILLIAM F. & SUSAN A. HUGHES 2022 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	77.10	FLUVANNA	Yes	
34 1 1	BECKMAN REVOCABLE TRUST 2299 COVERED BRIDGE ROAD KENTS STORE, VA. 23084	A-1	103.06	FLUVANNA	Yes	
34 1 3	KEITH C. WRIGHT 3197 COMMUNITY HOUSE ROAD COLUMBIA, VA. 23038	A-1	104.59	FLUVANNA	Yes	
34 1 5	MILLER REVOCABLE TRUST					

	5 PHILLIPS LANE BUMPASS, VA. 23024	A-1	91.01	FLUVANNA	Yes	
34 1 4	EDWARD A. & BARBARA A. WINDSOR 29091 RED STONE LANE MECHANICSVILLE MD. 20659	A-1	103.04	FLUVANNA	Yes	
33 A 30A	SIMORG SOUTH FORESTS LLC 15 PEIDMONT CENTER SUITE 1250 ATLANTA, GA. 30305	A-1	122.17	FLUVANNA	Yes	
44 A 46	HELEN STINSON ET AL P.O. BOX 84 NEW CANTON, VA. 23123	A-1	145.78	FLUVANNA	Yes	
44 A 46A	FRANETTA BLAND 2586 COMMUNITY HOUSE ROAD COLUMBIA, VA. 23038	A-1	3.32	FLUVANNA	Yes	
44 3 1	C. ALLEN & LORETTA M. HADEN 133 SUGAR BUSH WILLIAMSBURG, VA. 23188	A-1	103.44	FLUVANNA	Yes	
44 3 2	<b>DIAMOND BRANCH FARMS LLC 16332 MILE BRANCH ROAD ROCKVILLE VA. 23146</b>	A-1	98.16	FLUVANNA	Possible yes, depending on GIS uncertainty	
44 2 3	C. ALLEN & LORETTA M. HADEN 133 SUGAR BUSH WILLIAMSBURG, VA. 23188	A-1	238.52	FLUVANNA	Yes	
44 2 5	JEFFREY S. & EMILY I. LUKHARD 2426 SHANNON HILL ROAD COLUMBIA, VA. 23038				No	
44 2 4	HALL REVOCABLE TRUST 11189 LAKE SHORE COURT GLEN ALLEN, VA. 23059				No	
44 2 2	<b>JOHN E. JONES 1401 WINDSOR WAY</b>				Possible yes, depending on GIS uncertainty	

	ANAKIN SABOT, VA. 23103					
44 2 1	JOHN E. JONES 1401 WINDSOR WAY MANAKIN SABOT, VA. 23103	A-1	285.24	FLUVANNA	Yes	
44 A 15	MARY C. TURNER 1074 SHANNON HILL ROAD COLUMBIA, VA. 23038				Yes	
44 A 17	EMMA PURCELL ALEXANDER P.O. BOX 666 LOUISA, VA. 23093	A-1	11	FLUVANNA	No	
44 A 18	MARY ANNE GRESHAM, ET AL 13101 MIDDLE RIDGE WAY RICHMOND, VA. 23233	A-1	186.08	FLUVANNA	Yes	
44 A 31	HALL REVOCABLE TRUST 11189 LAKE SHORE COURT GLEN ALLEN, VA. 23059	A-1	23.54	FLUVANNA	Yes	
44 1 2	HALL REVOCABLE TRUST 11189 LAKE SHORE COURT GLEN ALLEN, VA. 23059	A-1	15.96	FLUVANNA	Yes	
44 1 3B	JOSE LUIZ VIANA P.O. BOX 10240 ROCKVILLE, MD. 20849	A-1	8.26	FLUVANNA	Yes	
54 A 10A	ROBERT L. & JOANNE H. MAUGHAN 11524 BIRCHILL LANE GLEN ALLEN, VA. 23059	A-1	84.96	FLUVANNA	Yes	
54 A 14A	ANNE-MARIE H. McHALE & NINA HUDOCK 2489 STAGE JUNCTION ROAD COLUMBIA, VA. 23038	A-1	20	FLUVANNA	Yes	
54 1 1A	J.C. McCARTY ET AL 3605 AMMONS AVENUE RICHMOND, VA. 23223				No	

54 6 C	ROTCH L. & SUANN STRICKLAND P.O. BOX 36 FORK UNION, VA. 23055	A-1	2.98	FLUVANNA	Yes	
54 1 1	ROTCH L. & SUANN STRICKLAND P.O. BOX 36 AFD FORK UNION, VA. 23055	A-1	69.09	FLUVANNA	Yes	
54 2 1	GRACE LINDSAY NOLTING 1317 STAGE JUNCTION ROAD AFD COLUMBIA, VA. 23038	A-1	36.01	FLUVANNA	Yes	
54 A 41	RICHARD, JR. & JULIA N. ROSE 749 CARYSBROOK ROAD FORK UNION, VA. 23055	A-1	114.94	FLUVANNA	Yes	
54 A 43	EMMA JEAN T. WELLS 1181 STAGE JUNCTION ROAD COLUMBIA, VA. 23038	A-1	4.92	FLUVANNA	Yes	
54 11 Z	LOUIS R., SR. & ROSA L. PAYNE P.O. BOX 861 COLUMBIA, VA. 23038	A-1	12.81	FLUVANNA	Yes	
54 11 Y	MARY THERESA BOWLES 979 STAGE JUNCTION ROAD COLUMBIA, VA. 23038	A-1	17.91	FLUVANNA	Yes	
54 11 X	FERMEY J., JR. & DARLENE PAYNE 911 STAGE JUNCTION ROAD COLUMBIA, VA. 23038	A-1	17.03	FLUVANNA	Yes	
53 11 27	JOHN E. & SUSAN A. HENRY 14924 ALPINE BAY LOOP GAINESVILLE, VA. 20155	A-1	9.55	FLUVANNA	Yes	
53 11 26	PAUL D., JR. & SALLY C. WYLIE 188 SCENIC RIVER DRIVE COLUMBIA, VA. 23038	A-1	9.34	FLUVANNA	No	



53 11 19	JLL - NO OWNER LISTED				No	Yes
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## Fluvanna County RWM Adjacent Parcels

### JRWA South of Route 6

61-A-4	1
61-A-1	1
53-A-63	1
53-11-6	1
53-11-4	1
53-A-60	1
	6

### North of Route 6

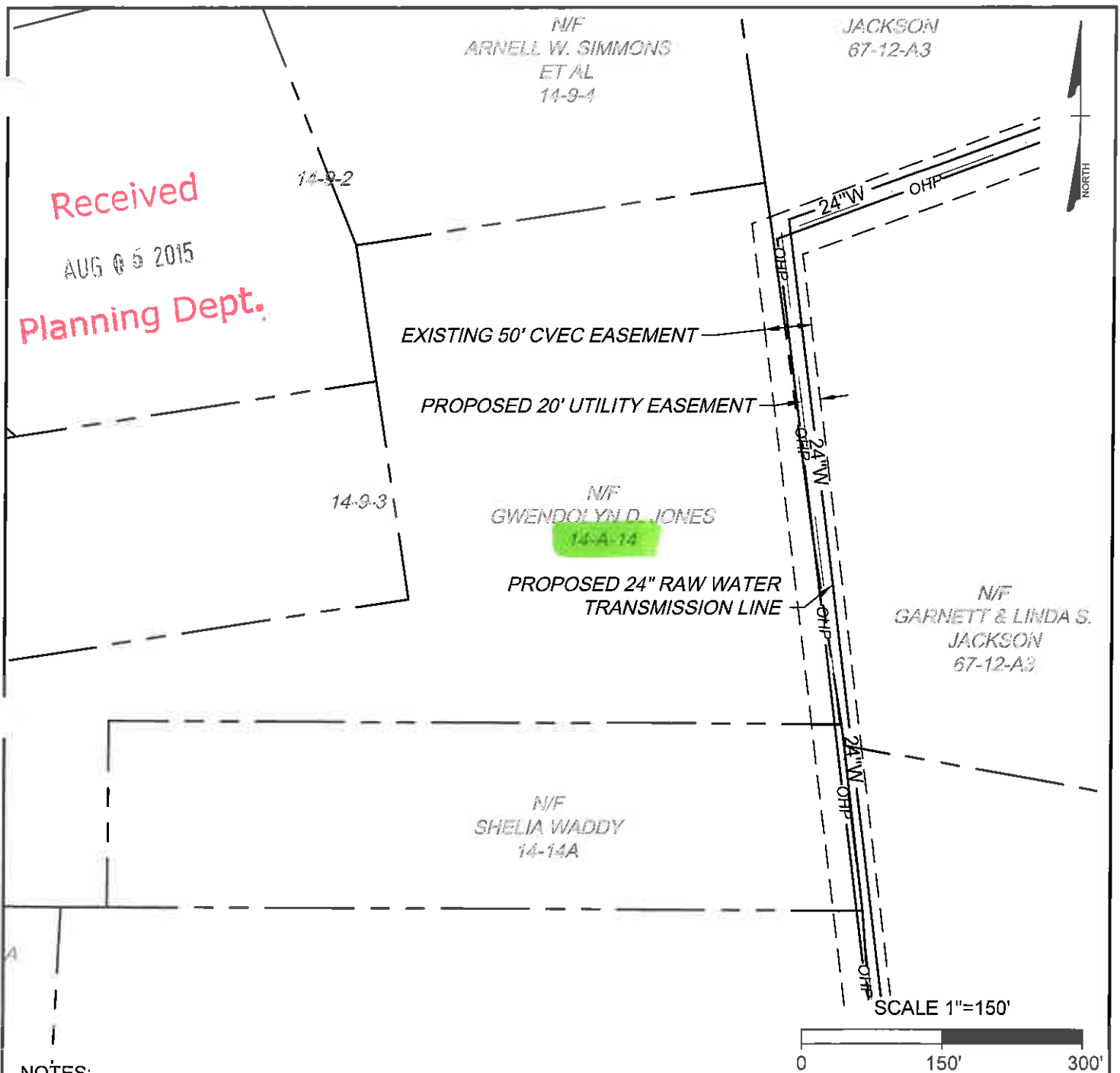
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53-11-18	1
53-11-5	1
53-11-25	1
53-11-17	1
53-11-28	1
53-11-29	1
54-A-45	1
54-A-44A	1
54-A-44B	1
54-A-41	1
54-11-ZA	1
53-A-74	1
53-3-2	1
54-4-41A	1
54-A-39	1
54-A-38	1
54-A-37	1
54-7-4	1
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54-7-2	1
54-7-1	1
54-A-15	1
54-6-B	1
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34-A-14	1

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23-A-38B	1
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14-A-12	1
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14-A-13	1
14-14A	1
14-A-14	1

TOTAL ADJOINING PARCELS: 136

**NOTES:**

1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 14-A-14**

THIS DRAWING PREPARED AT THE  
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1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 07/17/2015

1" = 150'

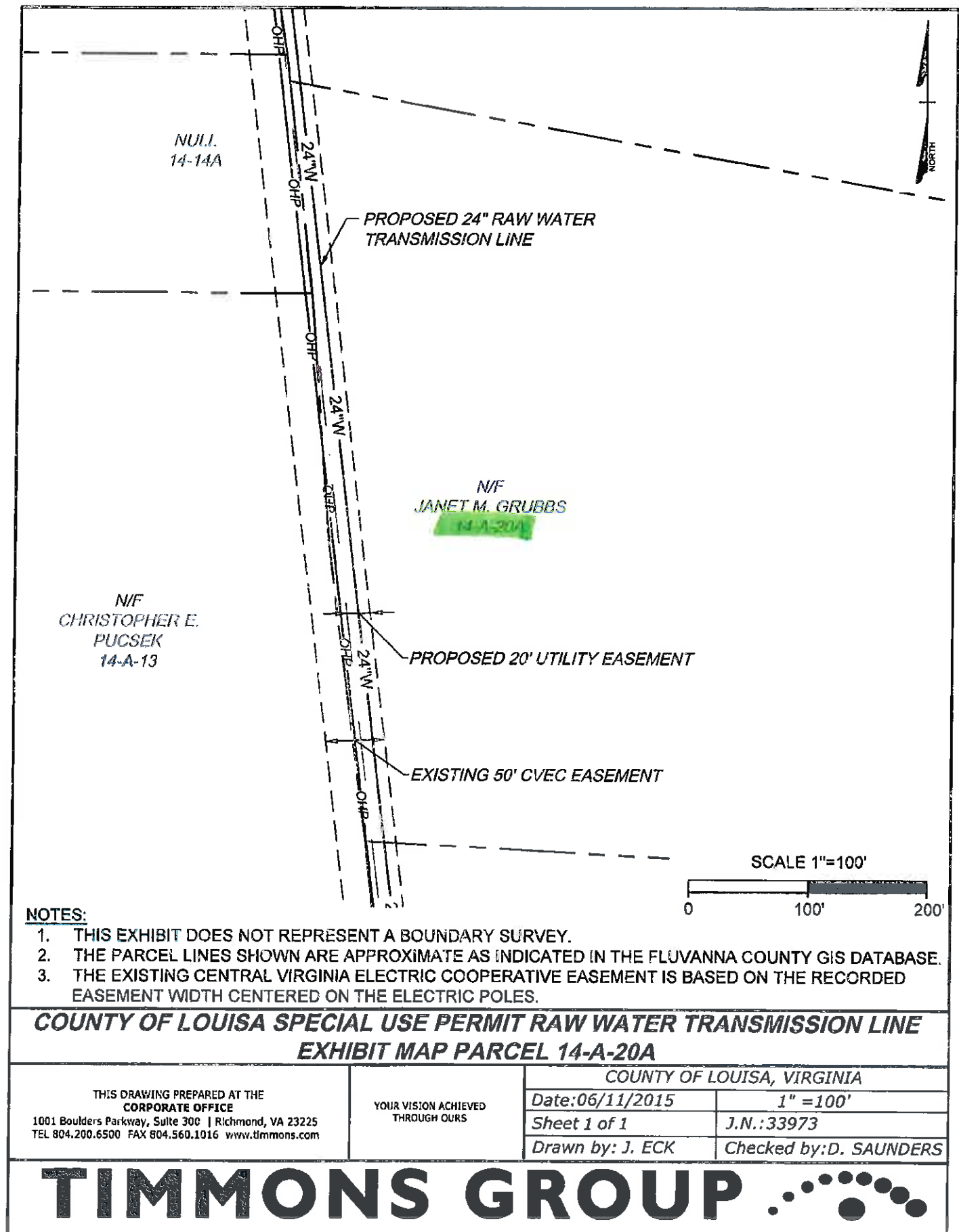
Sheet 1 of 1

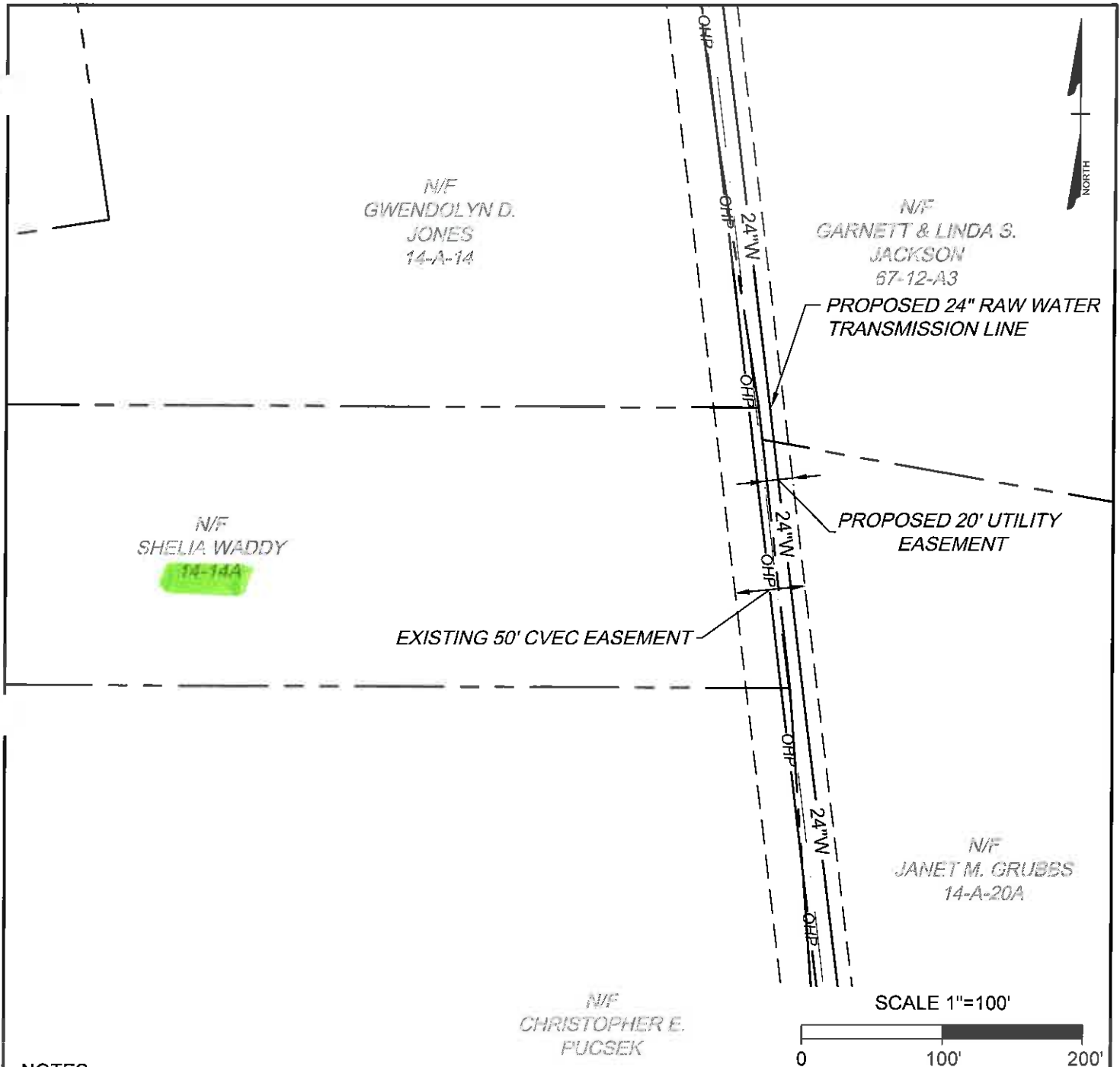
J.N.: 33973

Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**



**NOTES:**

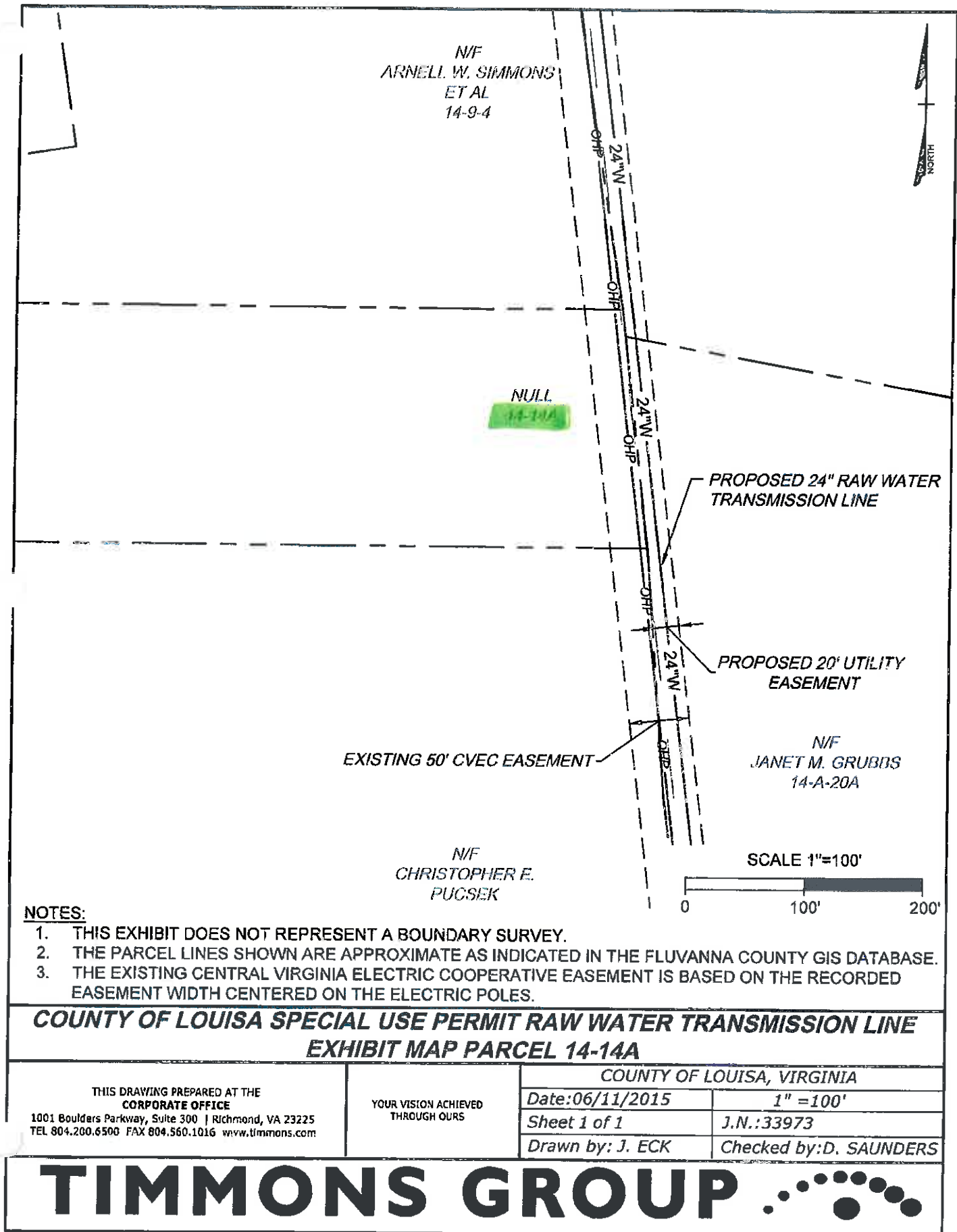
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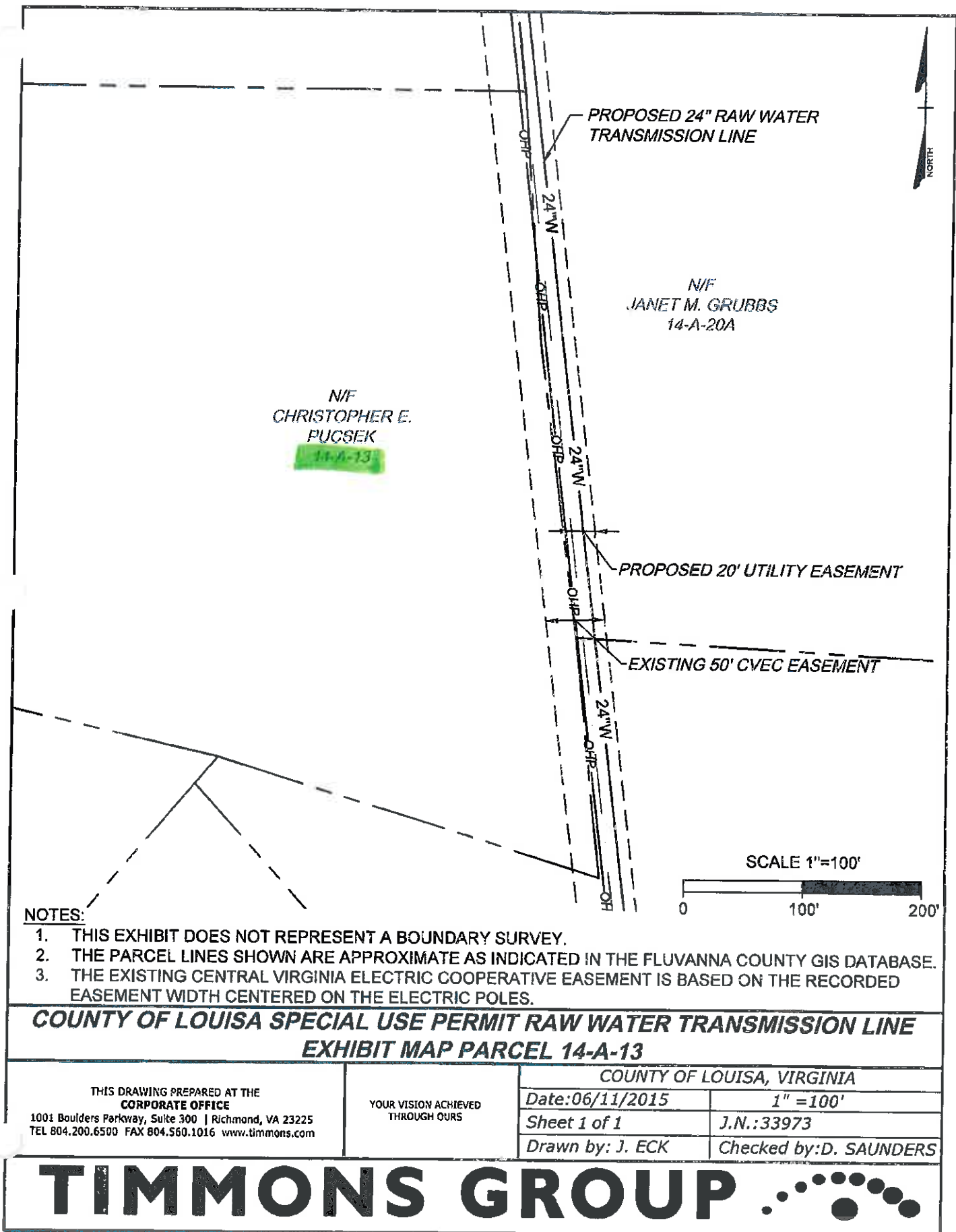
**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 14-14A**

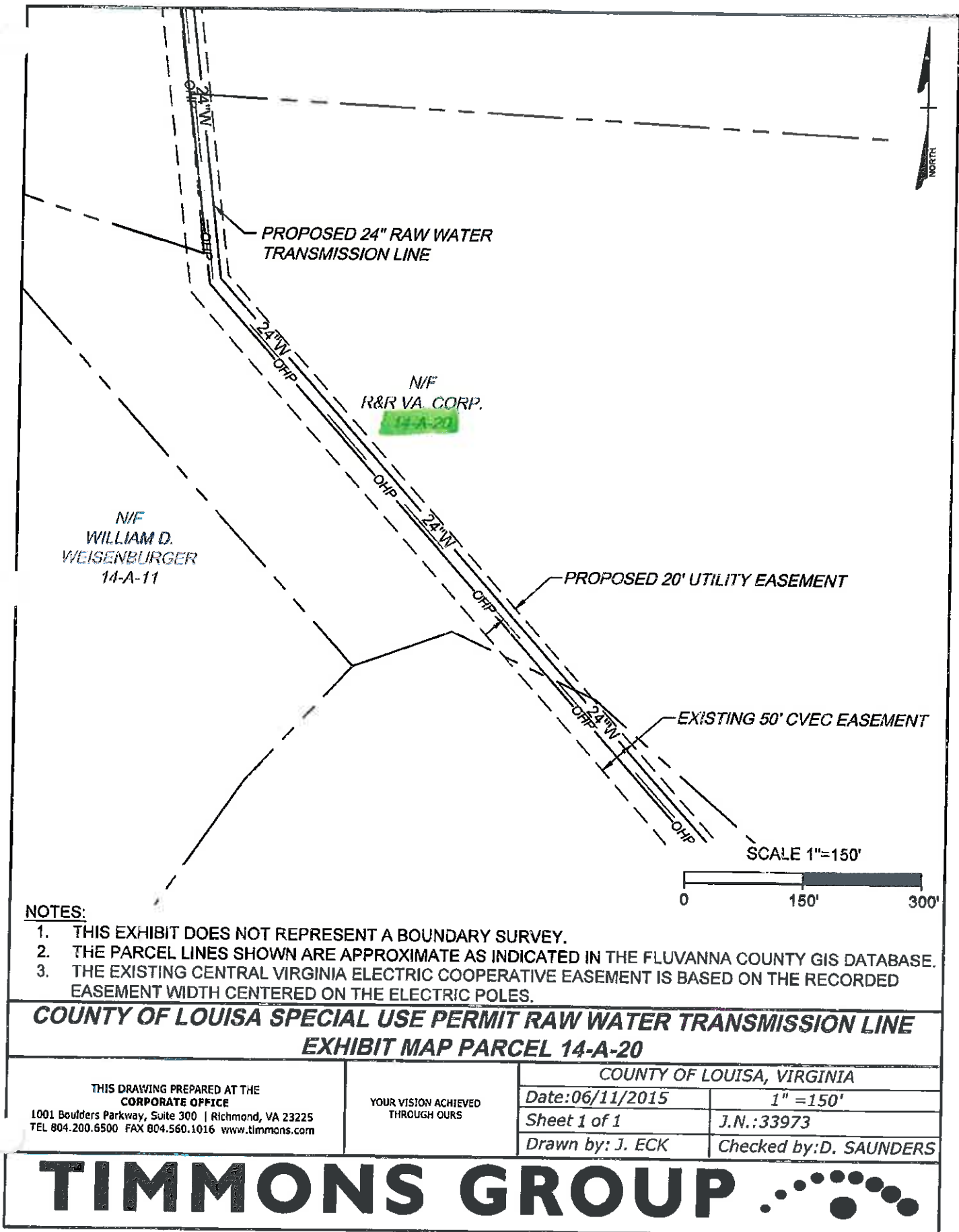
COUNTY OF LOUISA, VIRGINIA	
THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS
Date: 07/21/2015	1" = 100'
Sheet 1 of 1	J.N.: 33973
Drawn by: J. ECK	Checked by: D. SAUNDERS

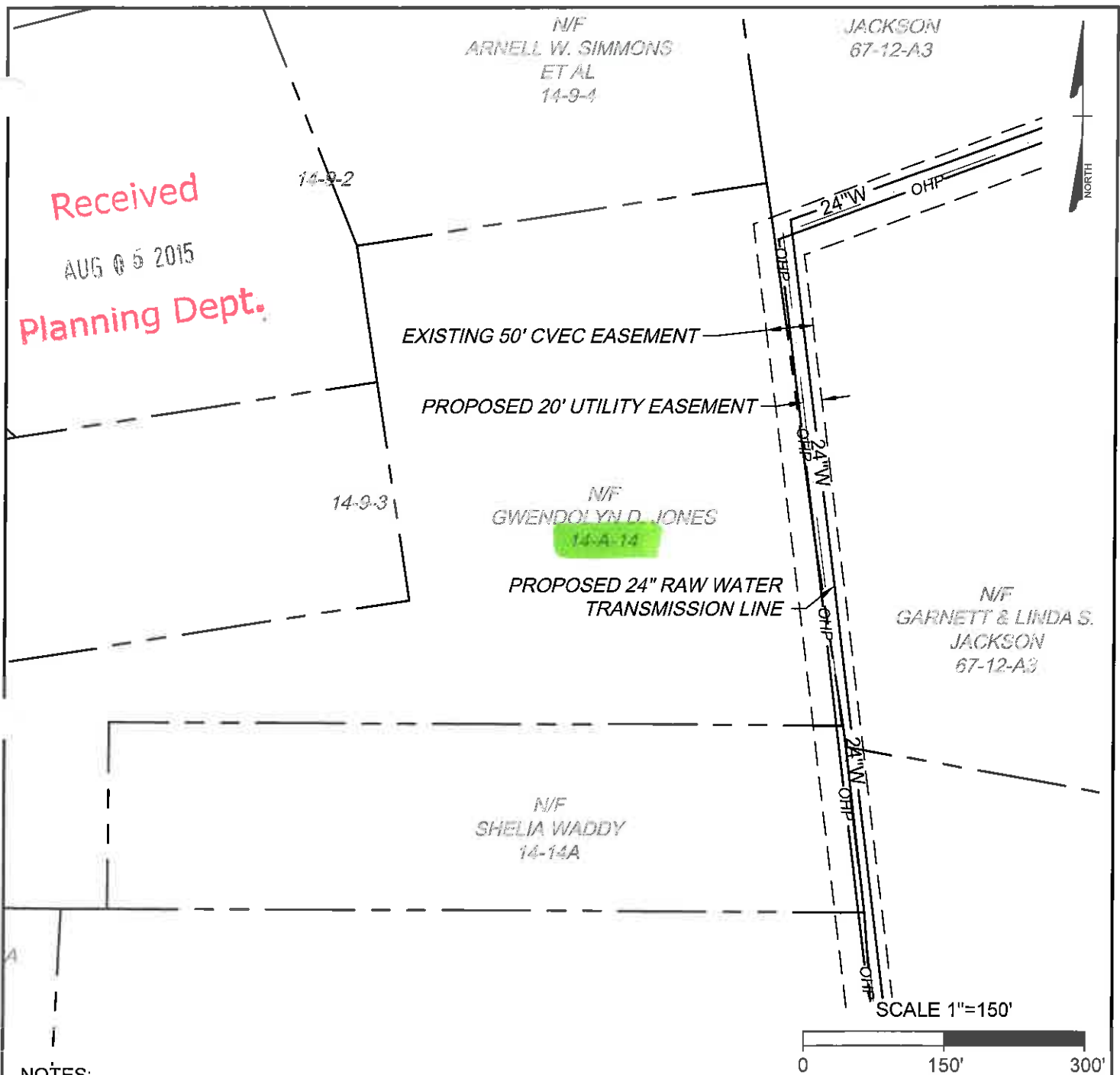
**TIMMONS GROUP**









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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 14-A-14**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 07/17/2015

1" = 150'

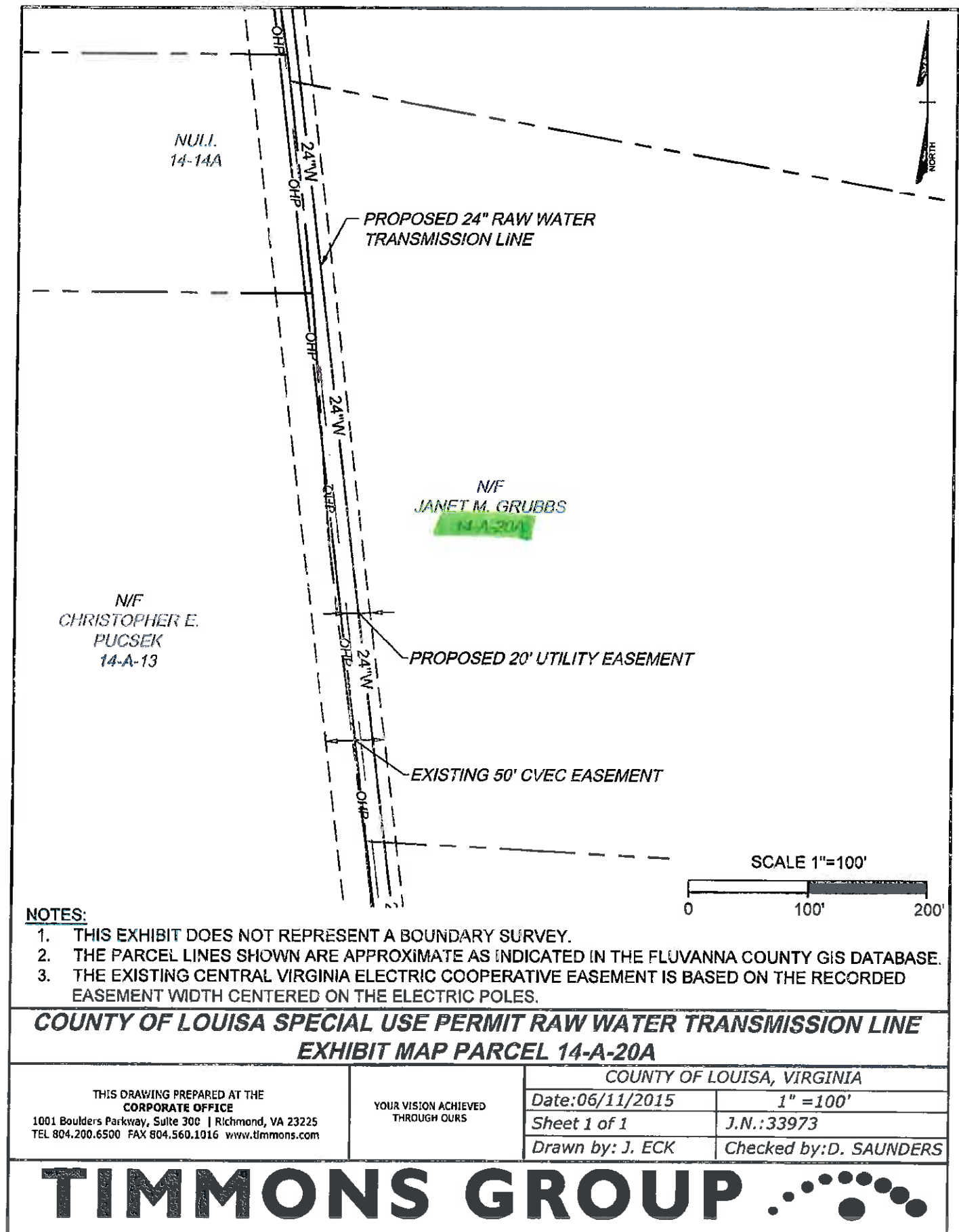
Sheet 1 of 1

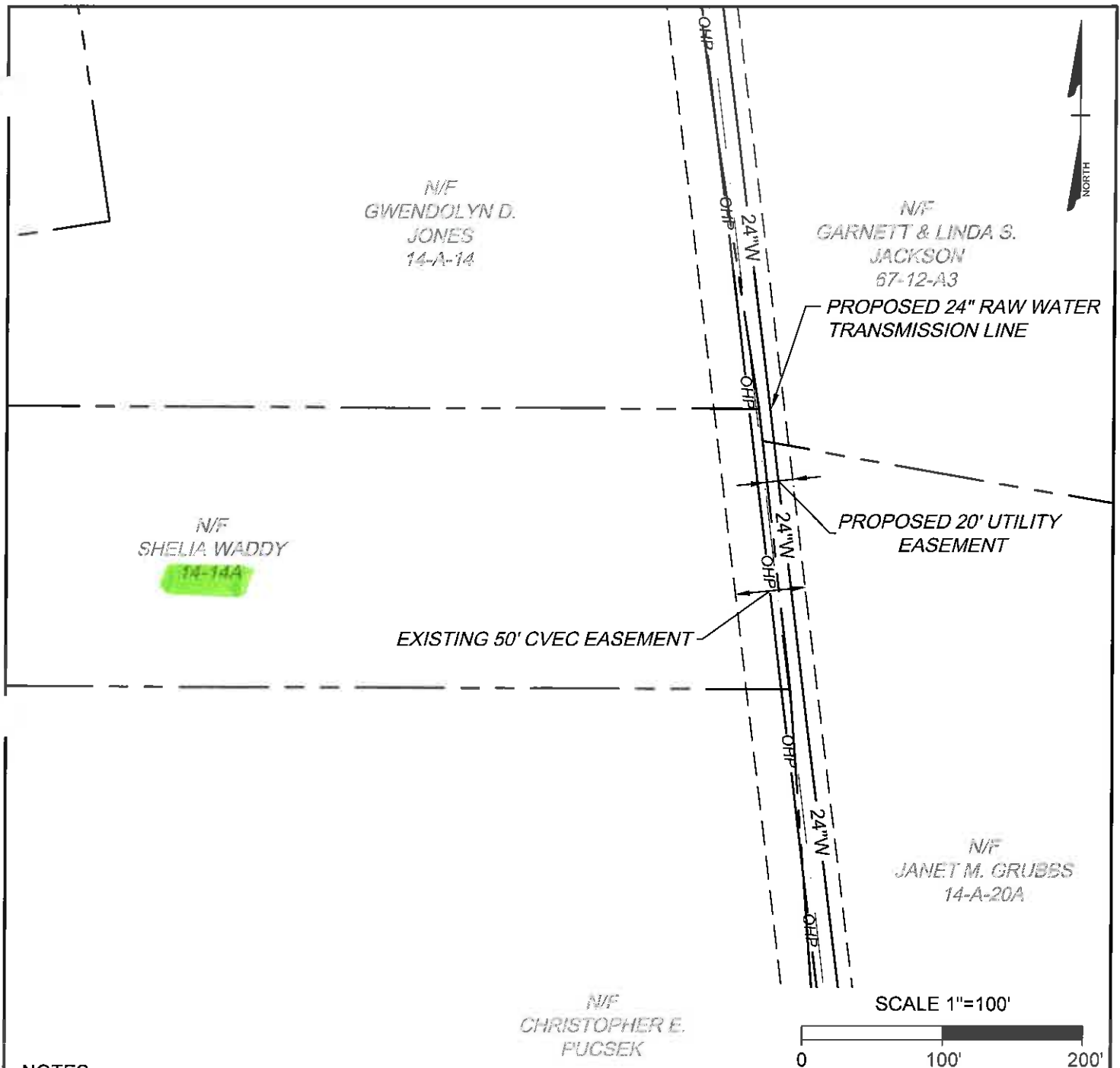
J.N.: 33973

Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP** . . . . .



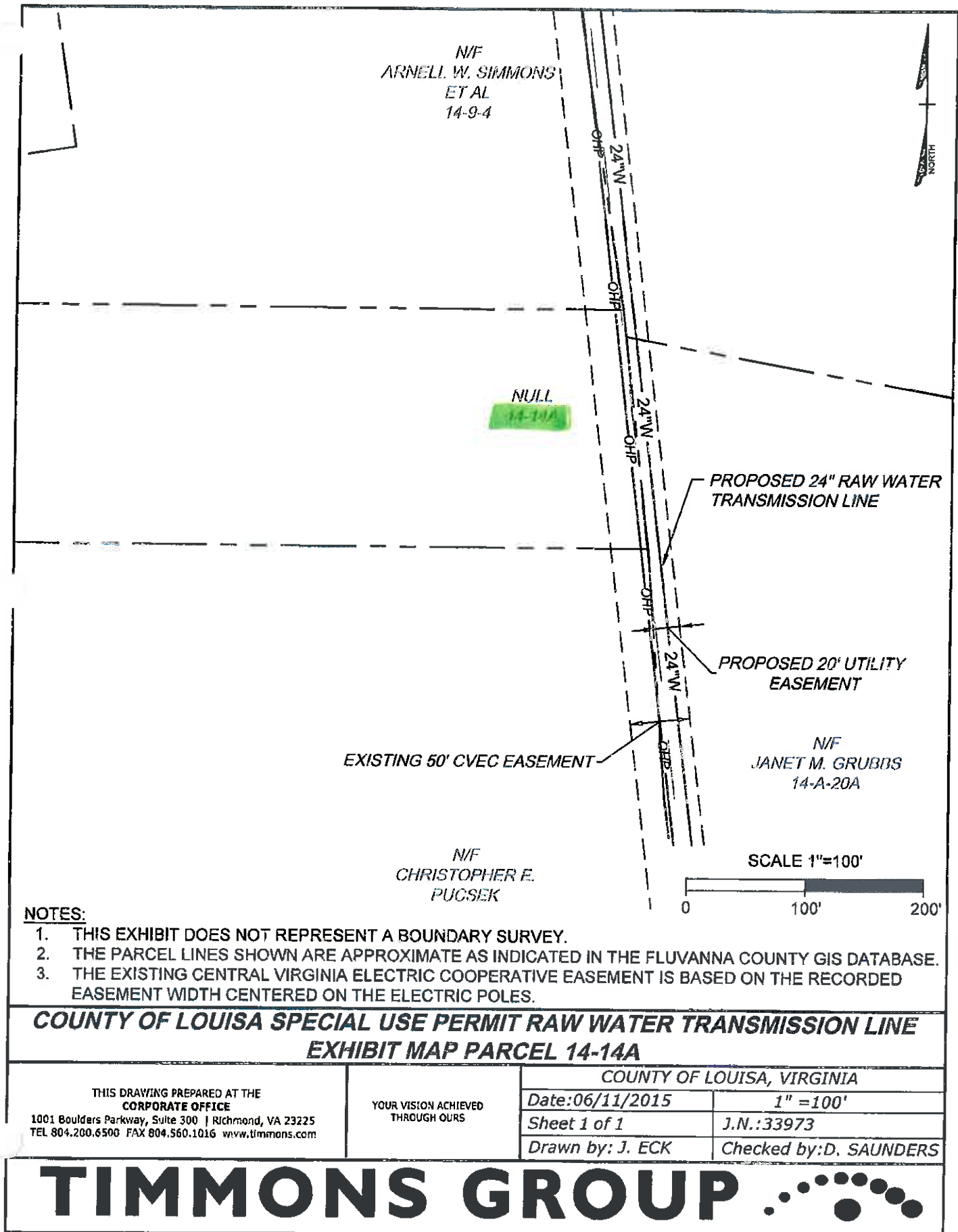
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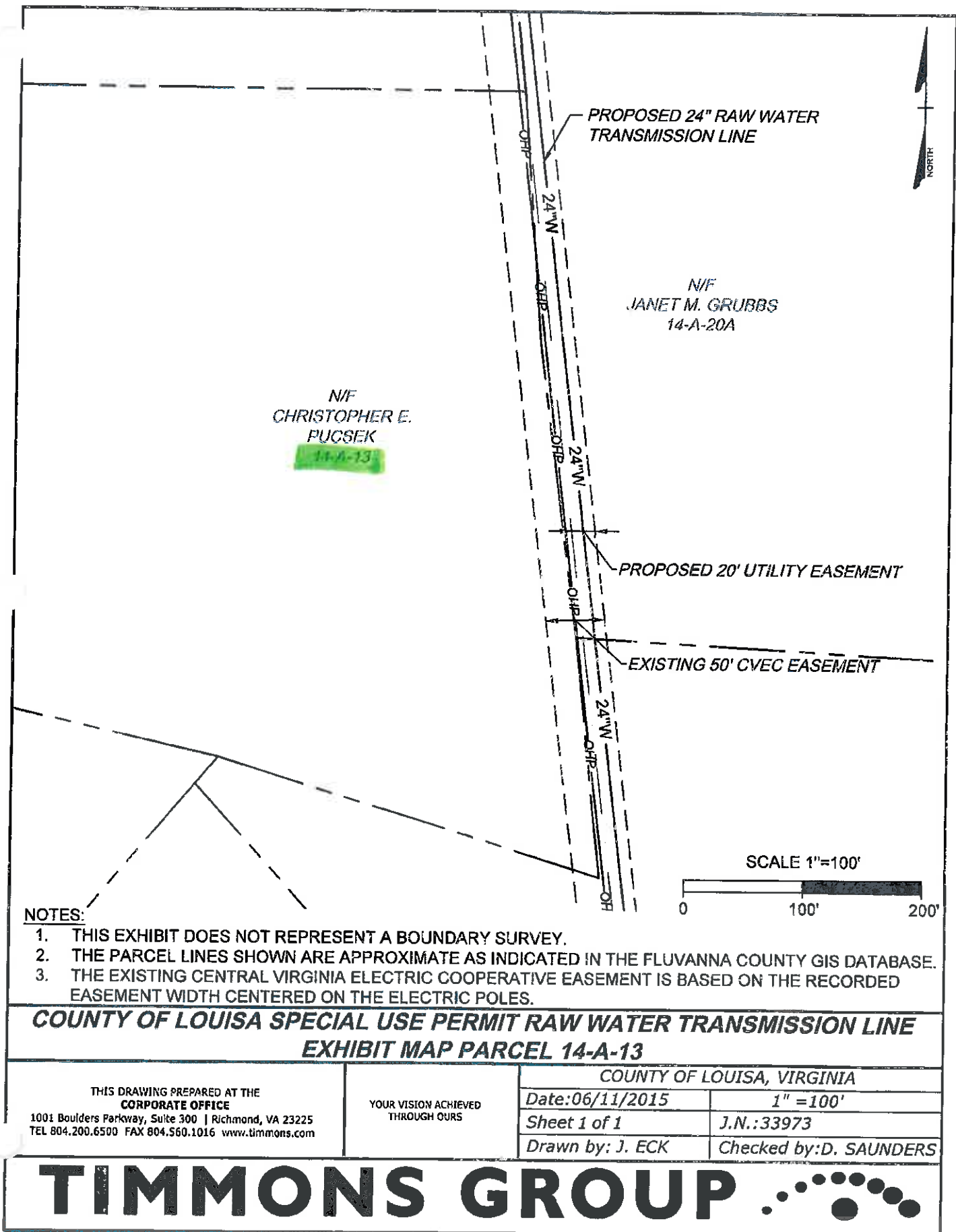
1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 14-14A**

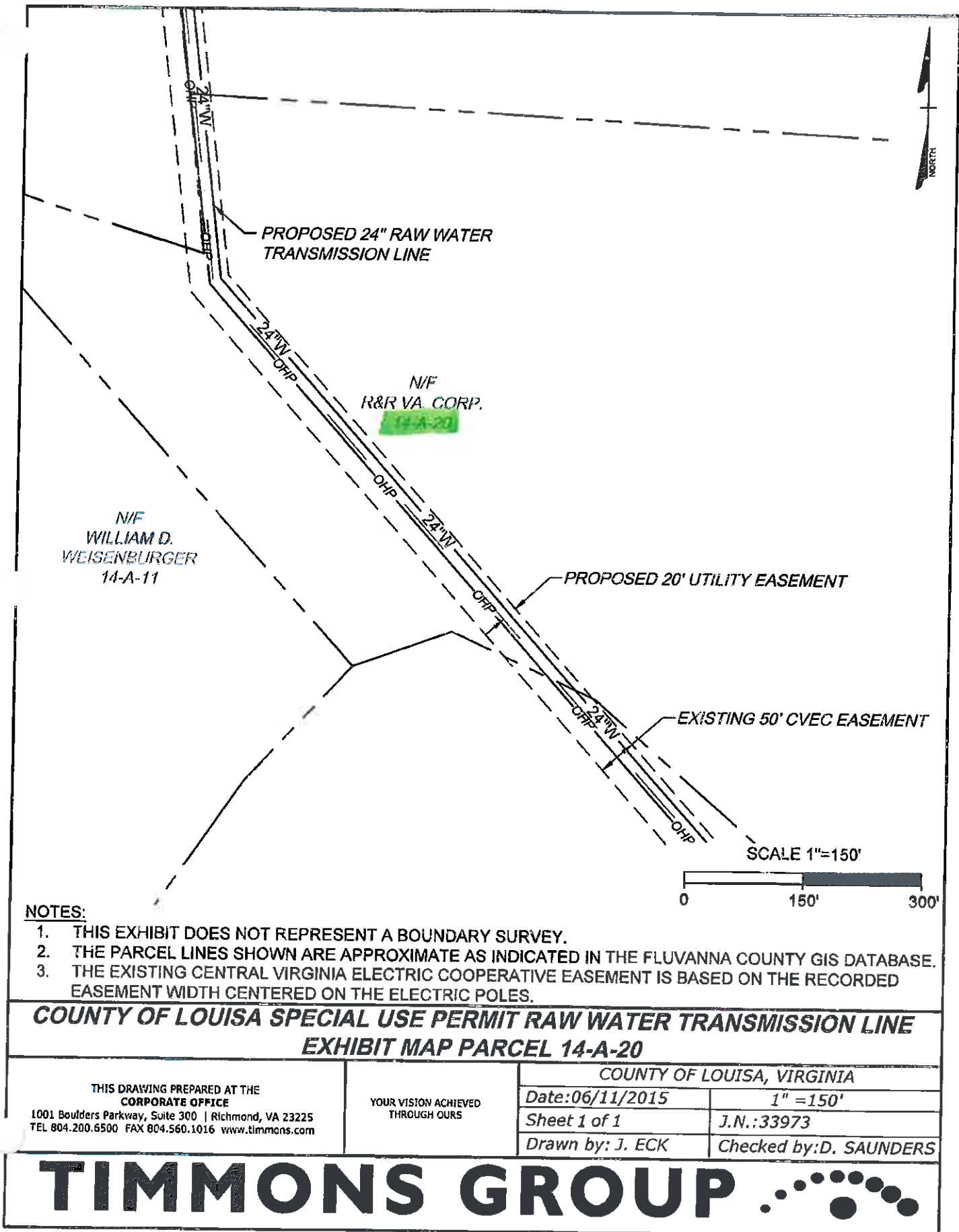
THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS	COUNTY OF LOUISA, VIRGINIA	
		Date: 07/21/2015	1" = 100'
		Sheet 1 of 1	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**



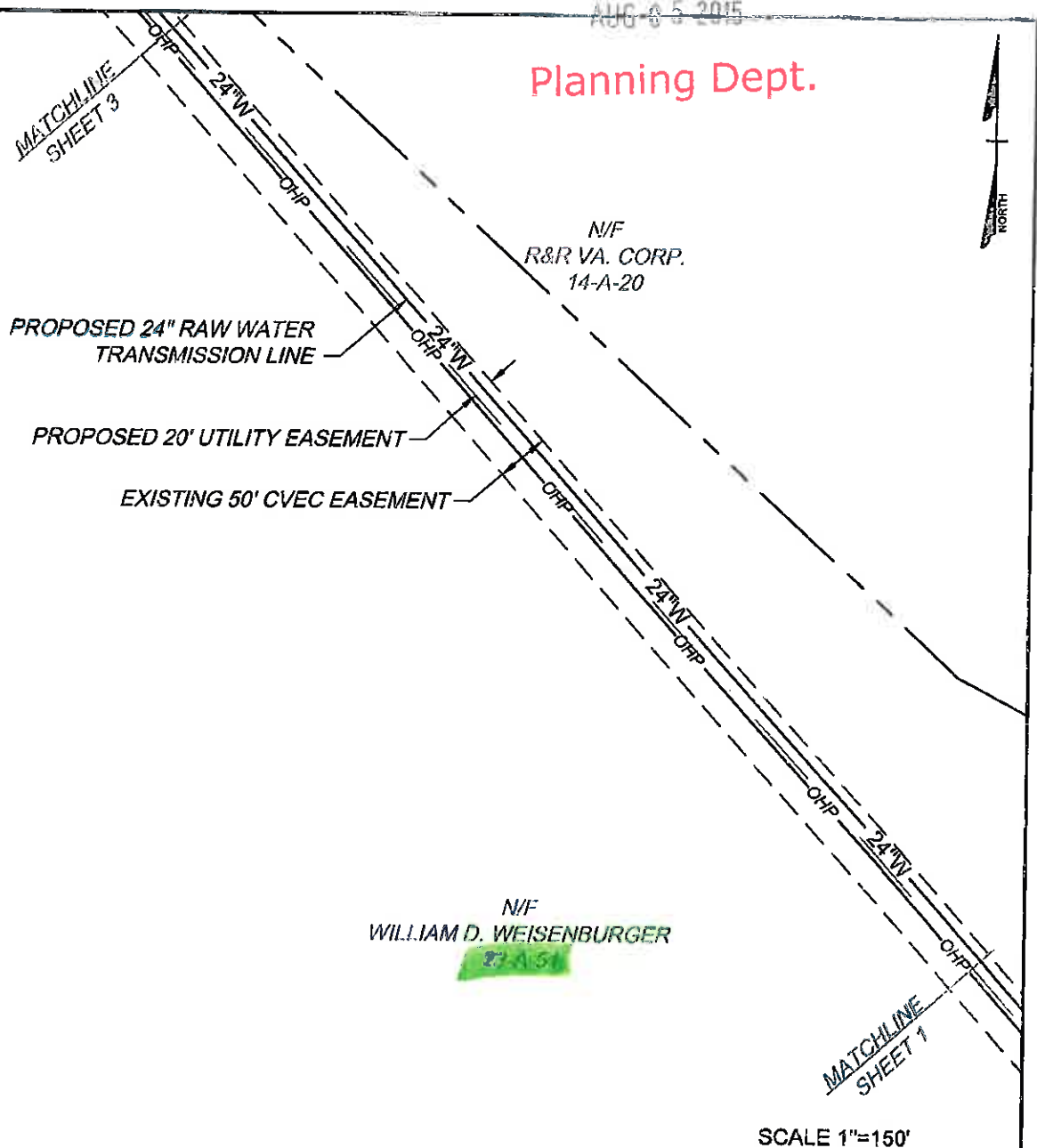






AUG 05 2015

Planning Dept.

**NOTES:**

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2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE**  
**EXHIBIT MAP PARCEL 23-A-51**

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YOUR VISION ACHIEVED  
 THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

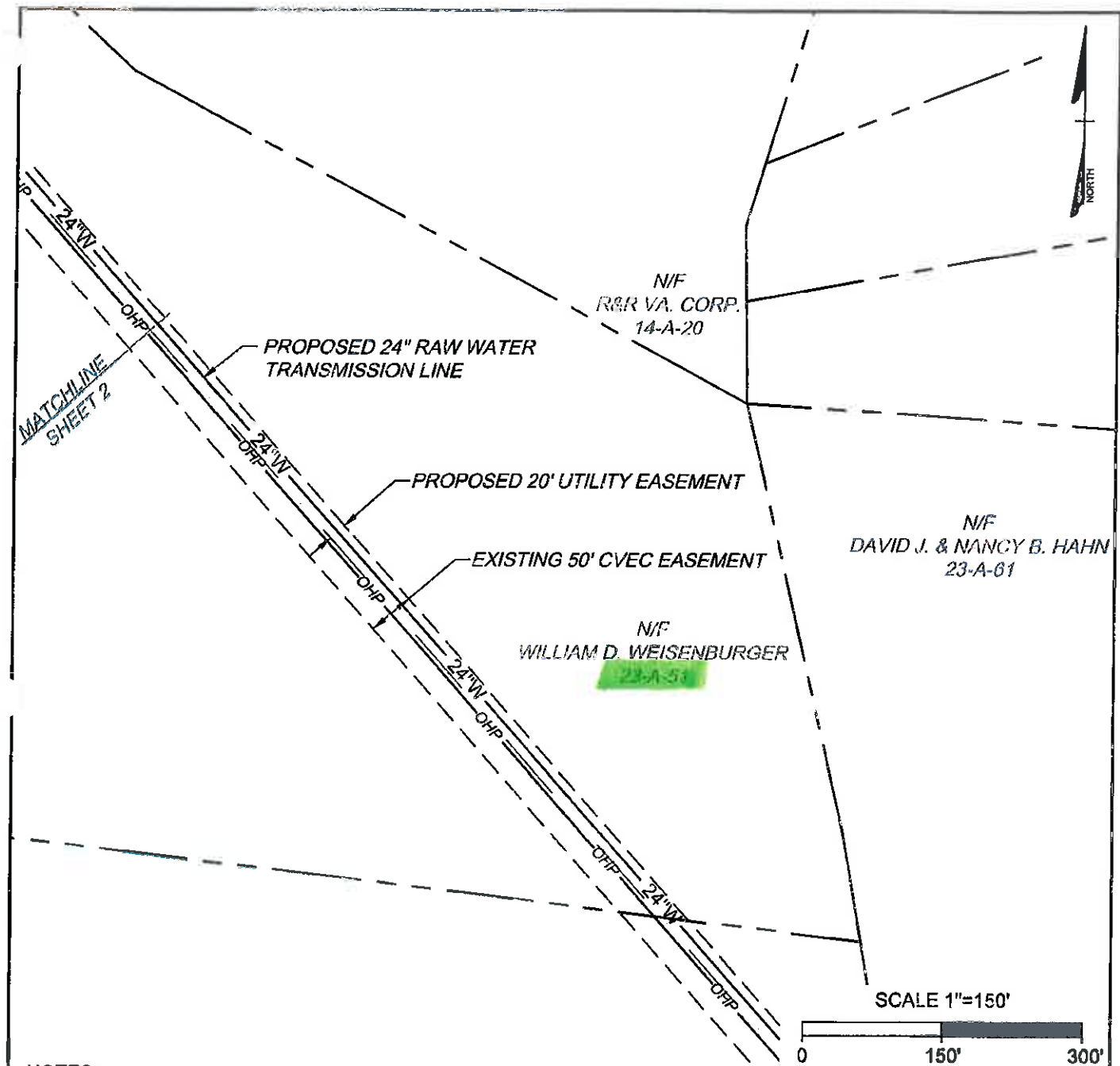
Sheet 2 of 3

J.N.: 33973

Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**

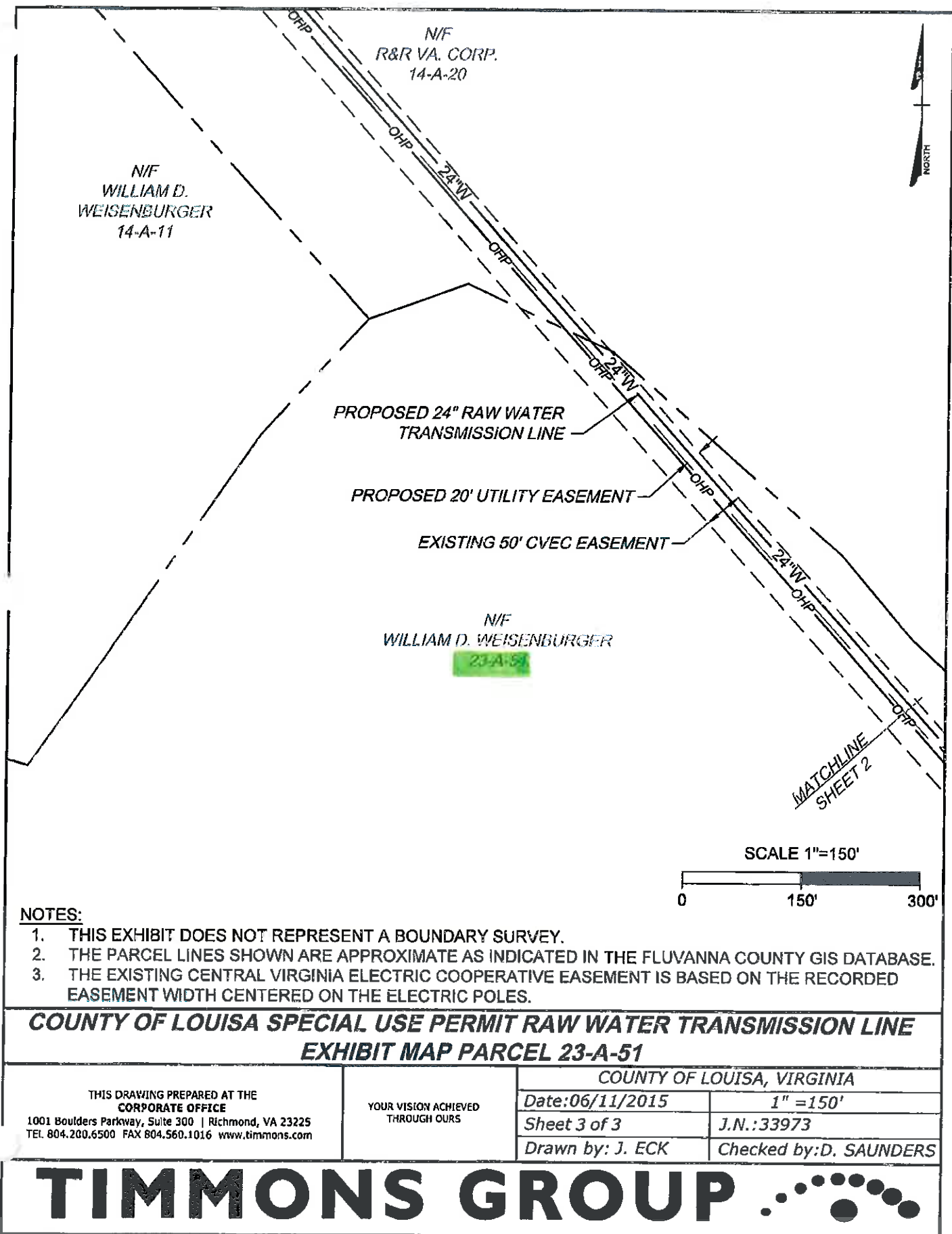
**NOTES:**

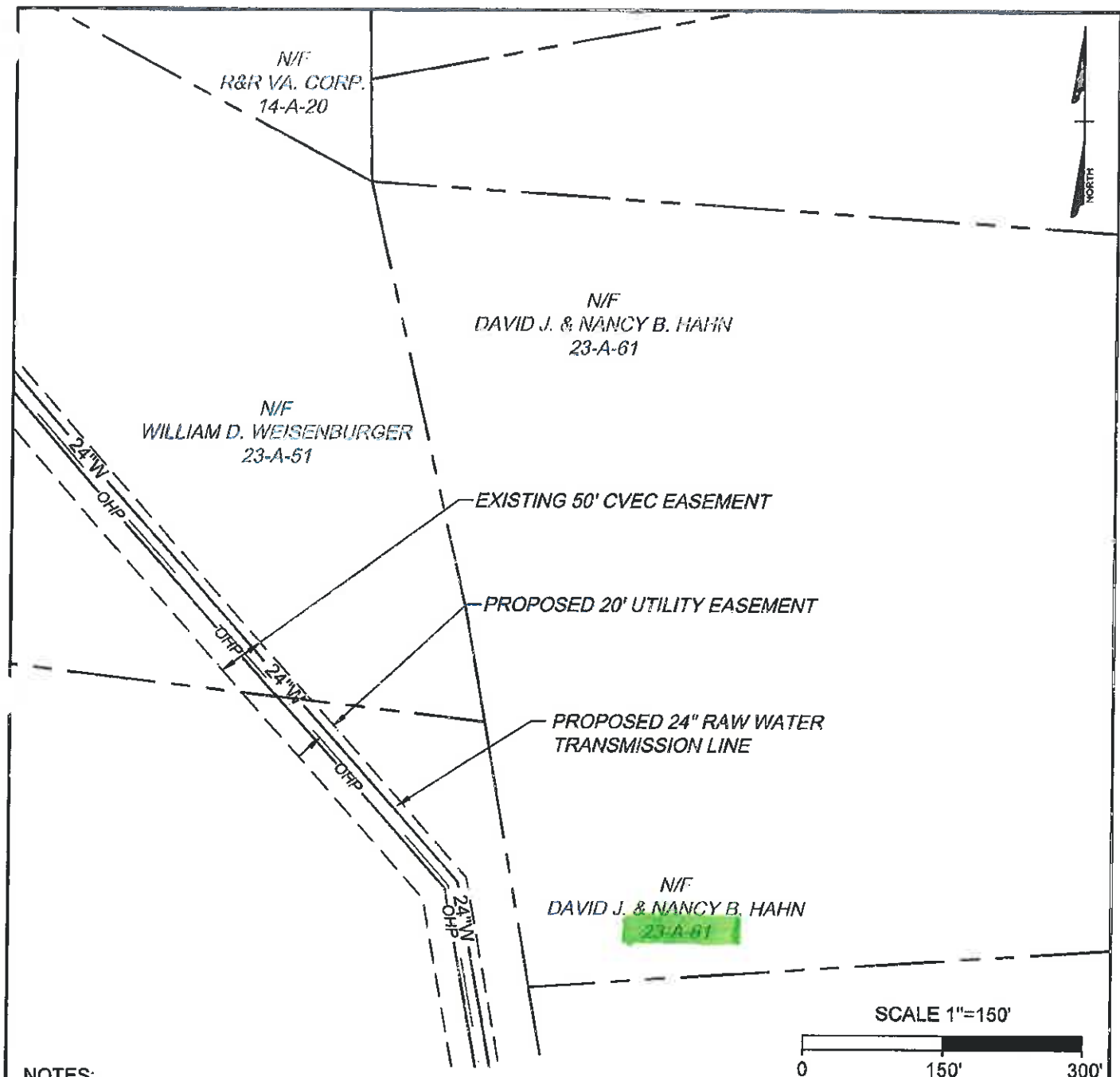
1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-A-51**

COUNTY OF LOUISA, VIRGINIA	
THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS
Date: 06/11/2015	1" = 150'
Sheet 1 of 3	J.N.: 33973
Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**



**NOTES:**

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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE**  
**EXHIBIT MAP PARCEL 23-A-61**

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YOUR VISION ACHIEVED  
 THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

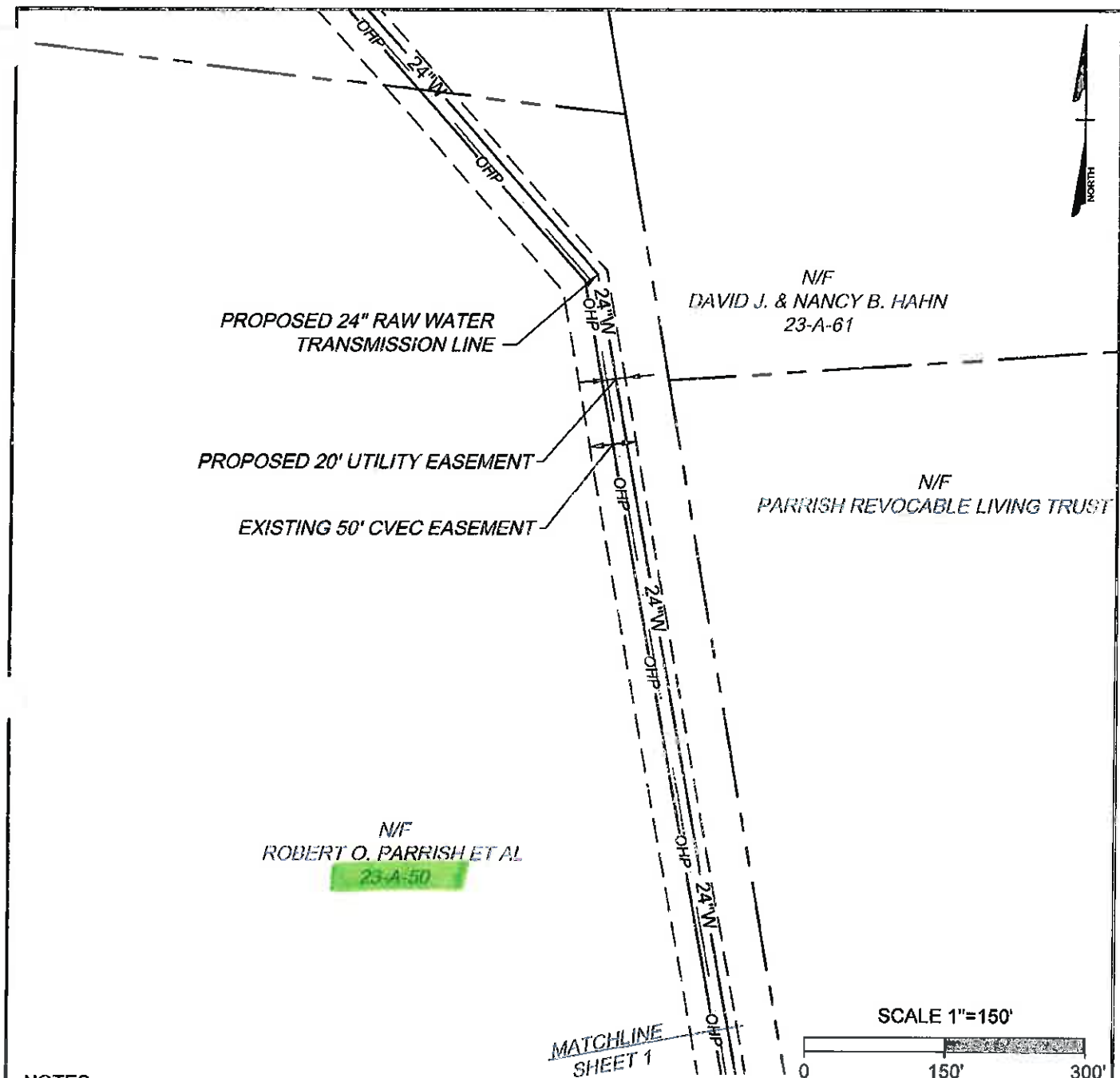
Sheet 1 of 1

J.N.: 33973

Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**

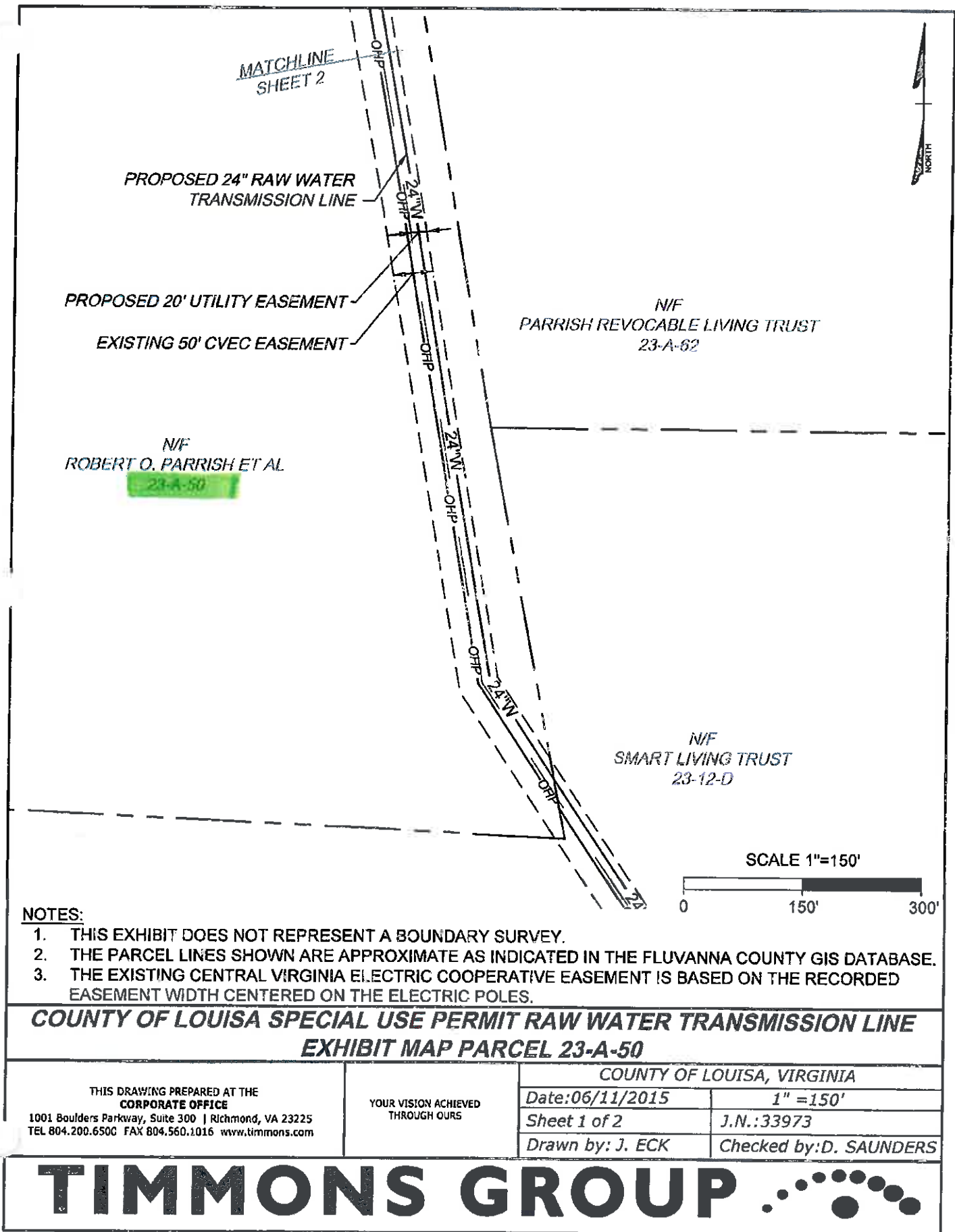
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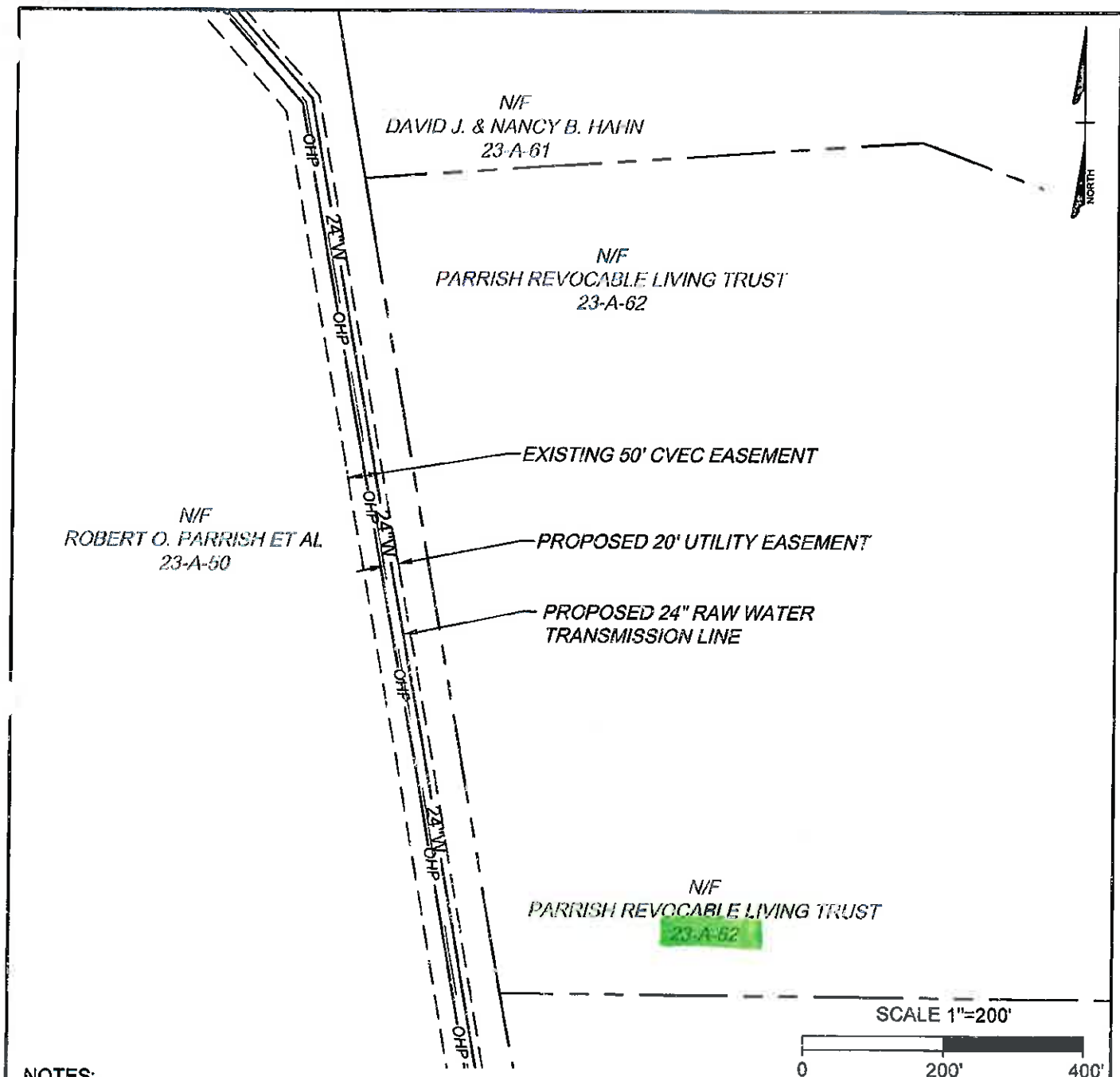
1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE**  
**EXHIBIT MAP PARCEL 23-A-50**

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		Date: 06/11/2015	1" = 150'
		Sheet 2 of 2	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**



**NOTES:**

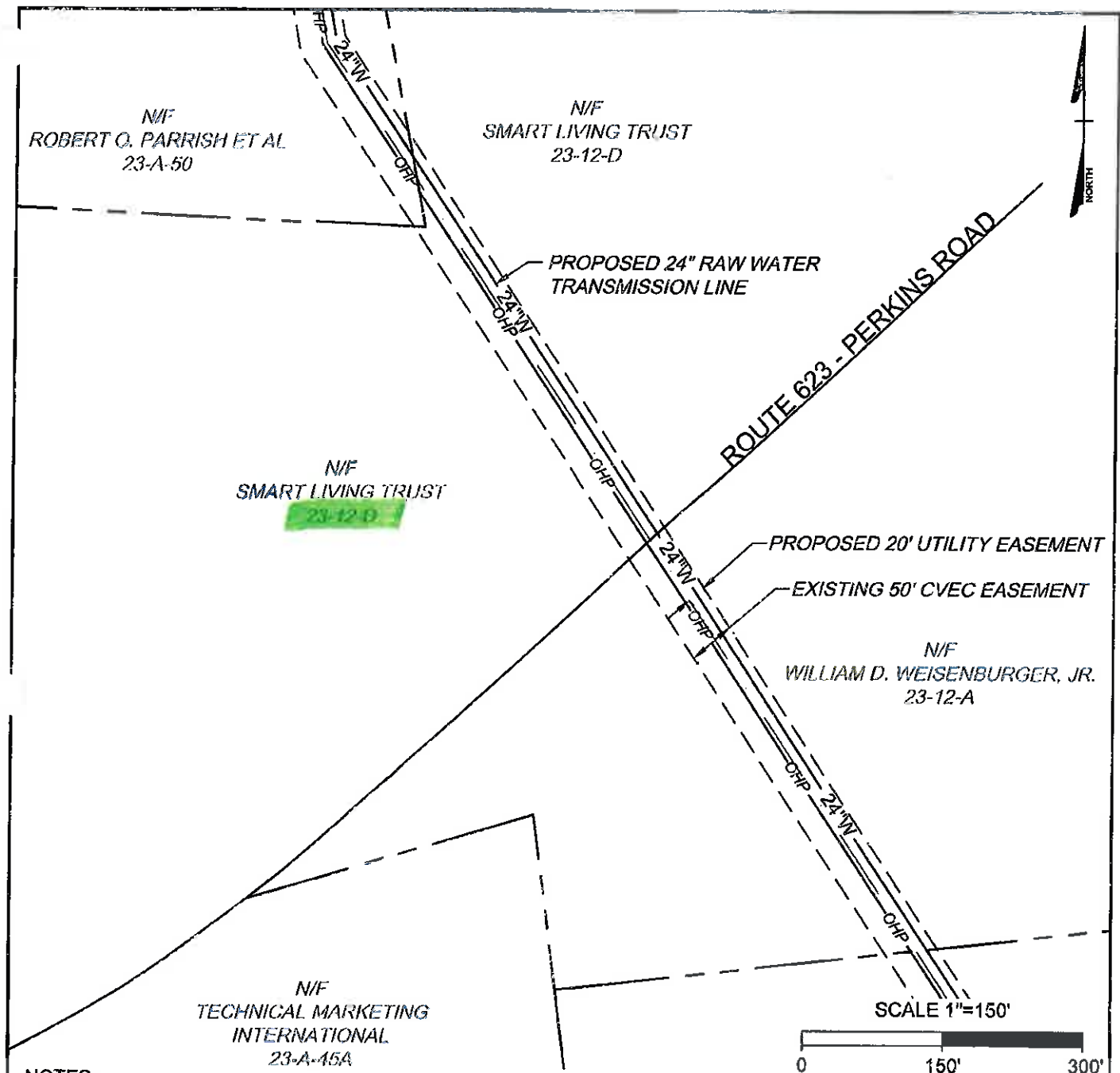
1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-A-62**

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		Date: 06/11/2015	1" = 200'
		Sheet 1 of 1	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**



**NOTES:**

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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-12-D**

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YOUR VISION ACHIEVED  
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COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

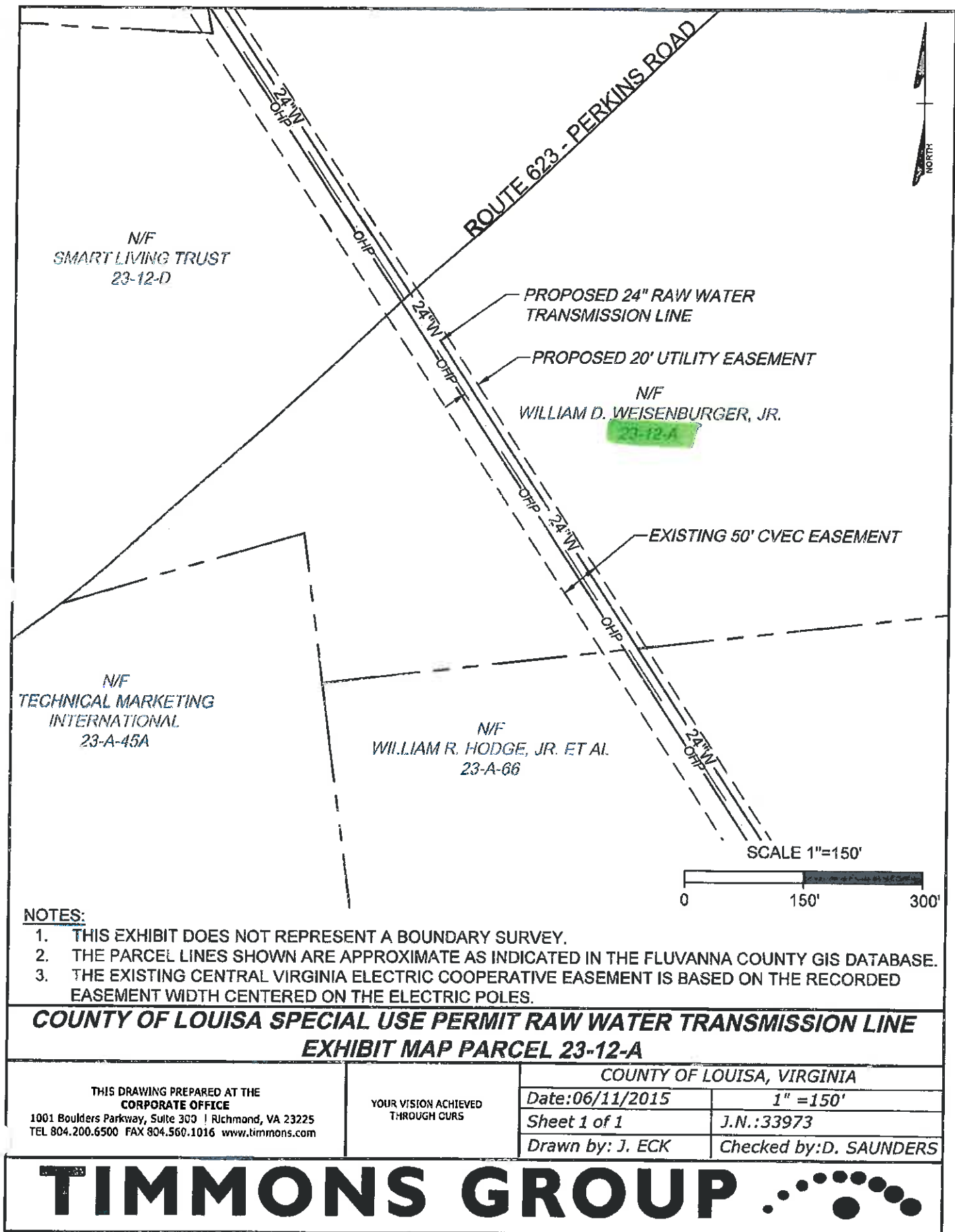
Sheet 1 of 1

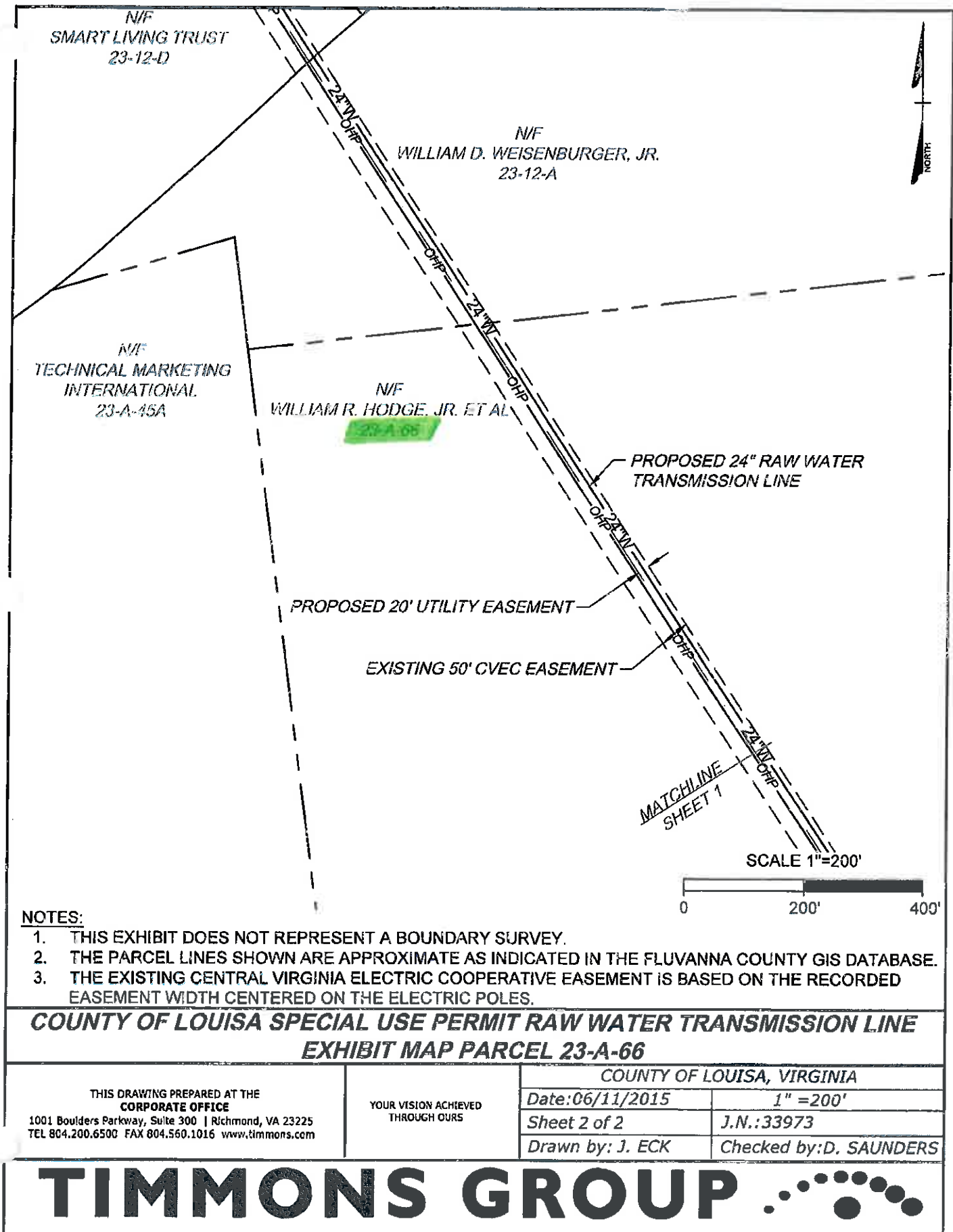
J.N.: 33973

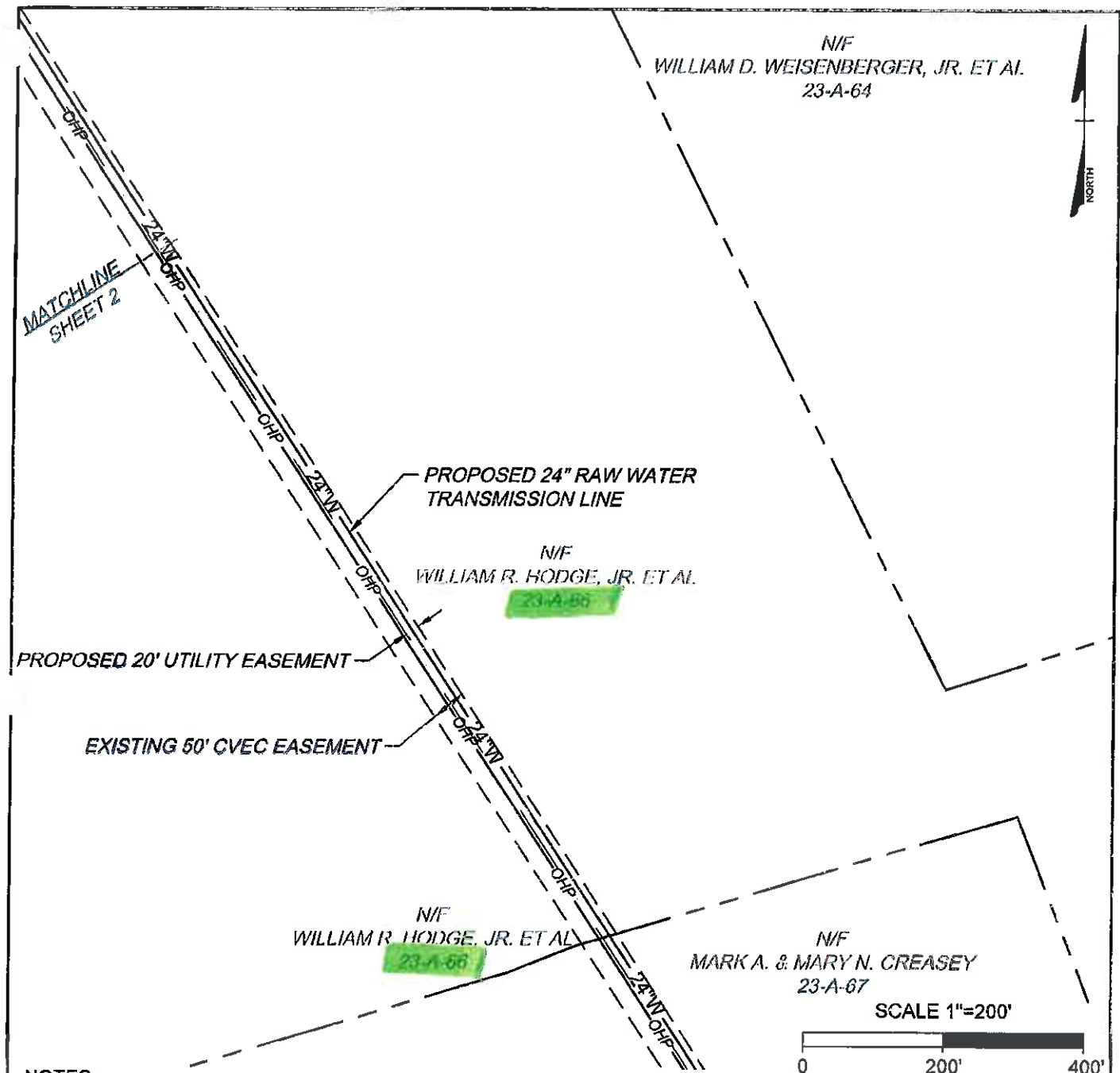
Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**





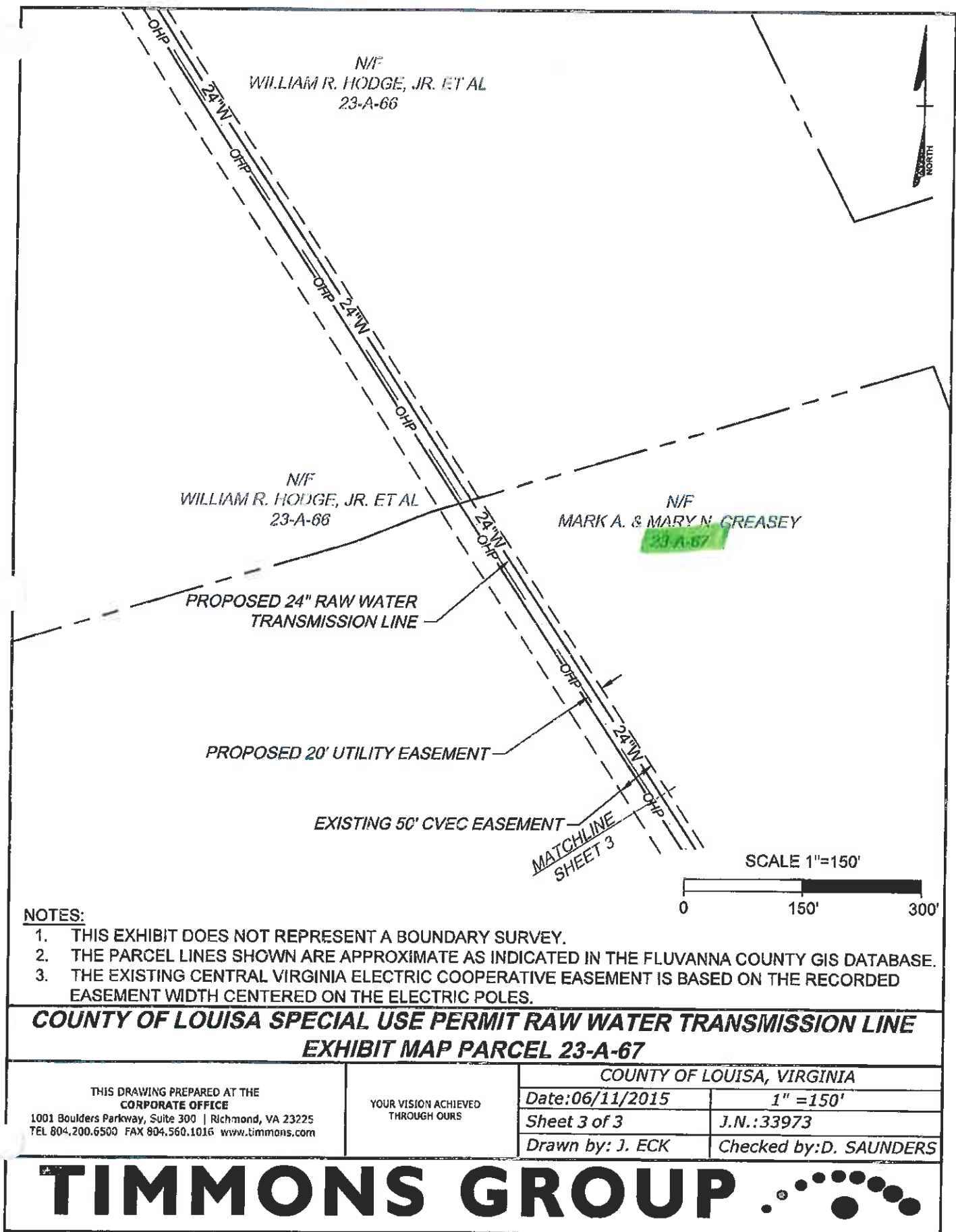
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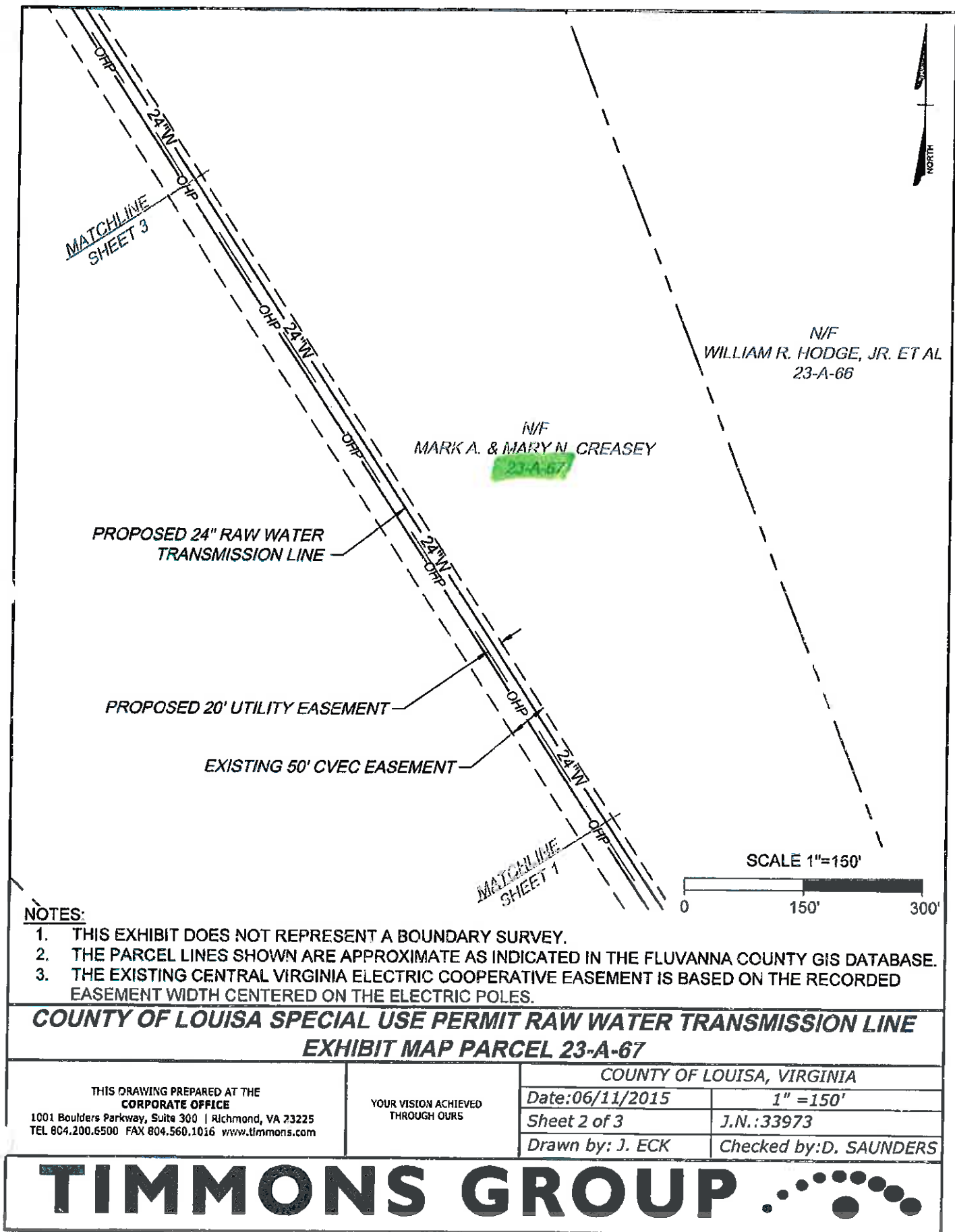
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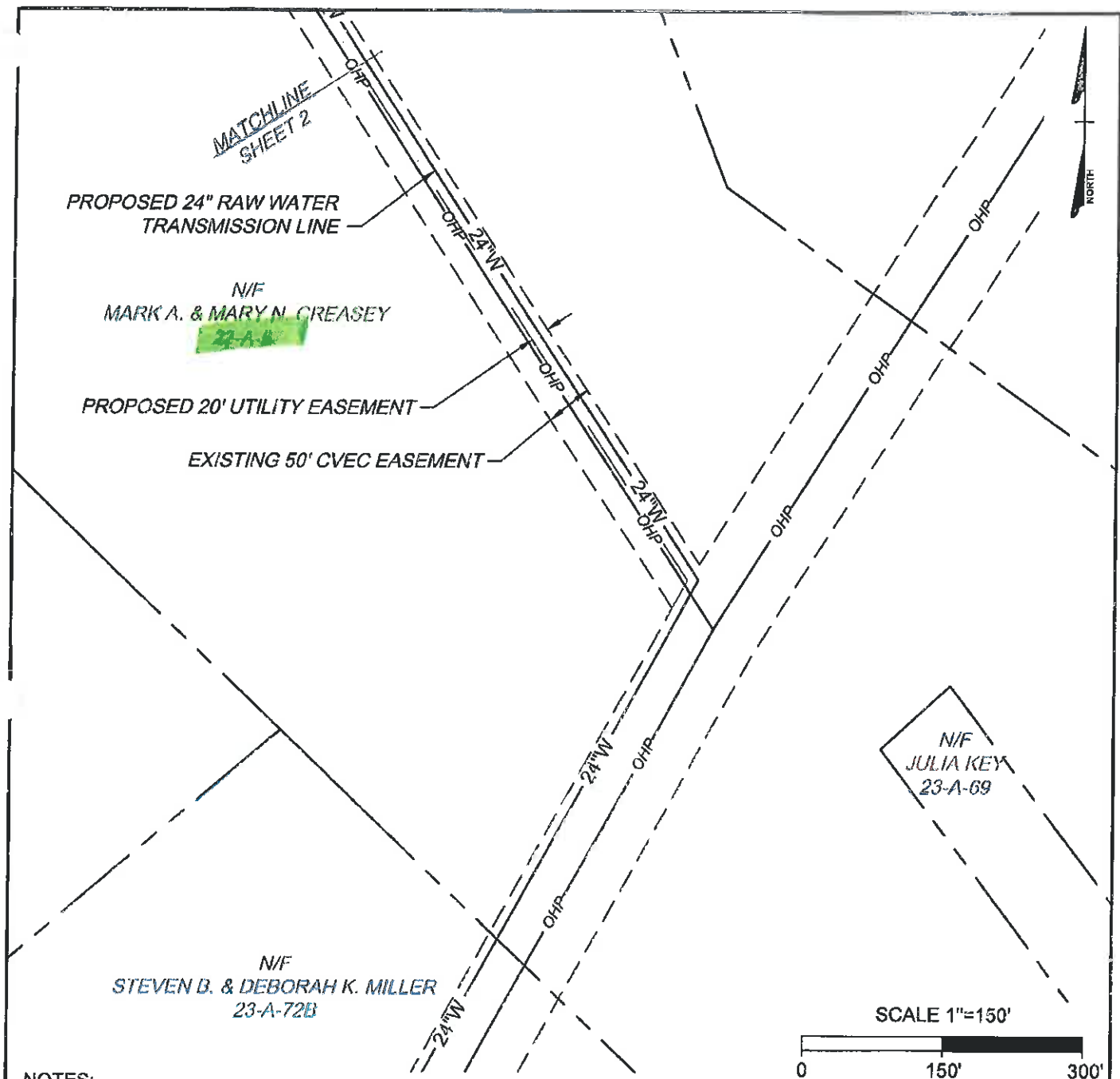
**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-A-66**

THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS	COUNTY OF LOUISA, VIRGINIA	
		Date: 06/11/2015	1" = 200'
		Sheet 1 of 2	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**





**NOTES:**

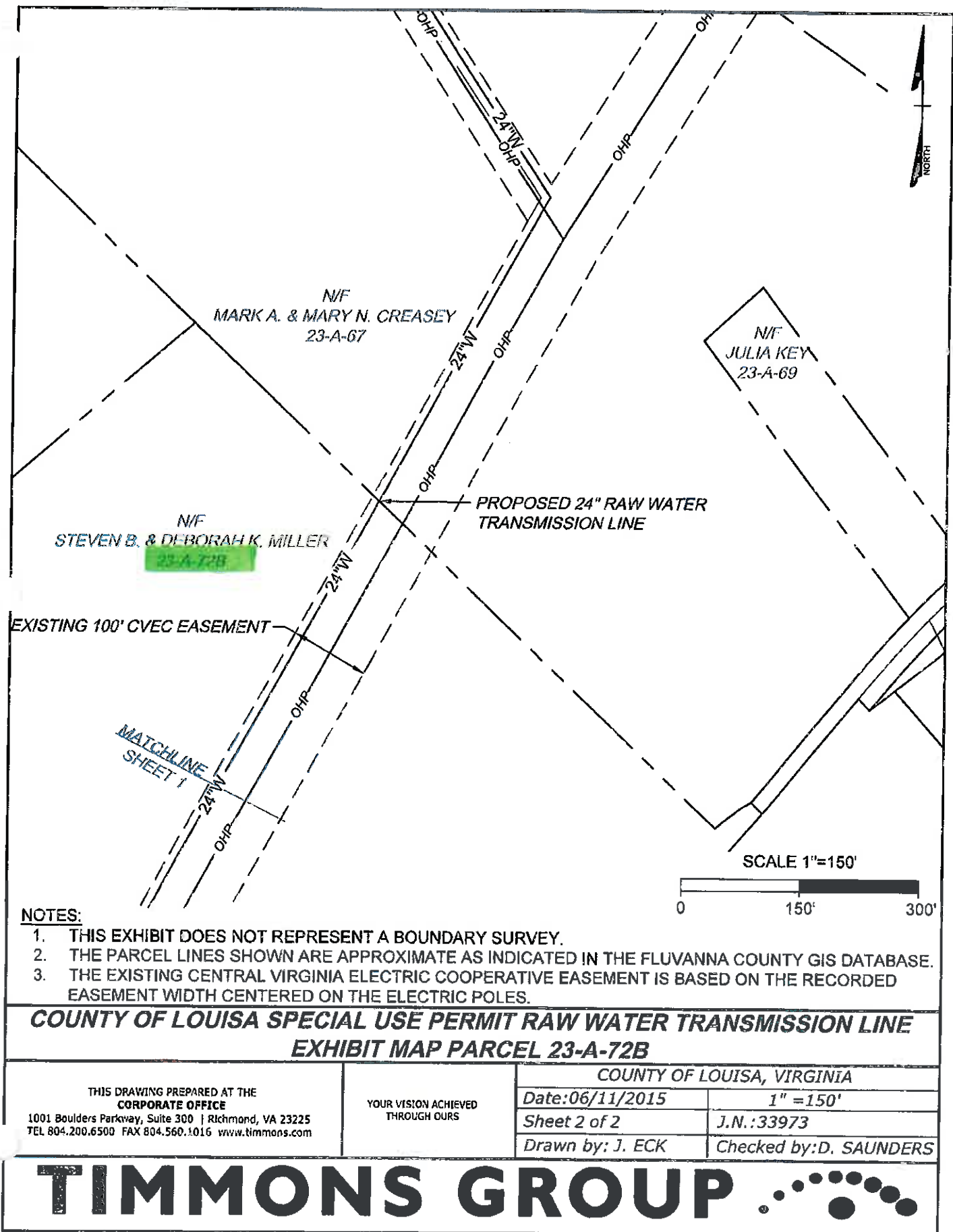
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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-A-67**

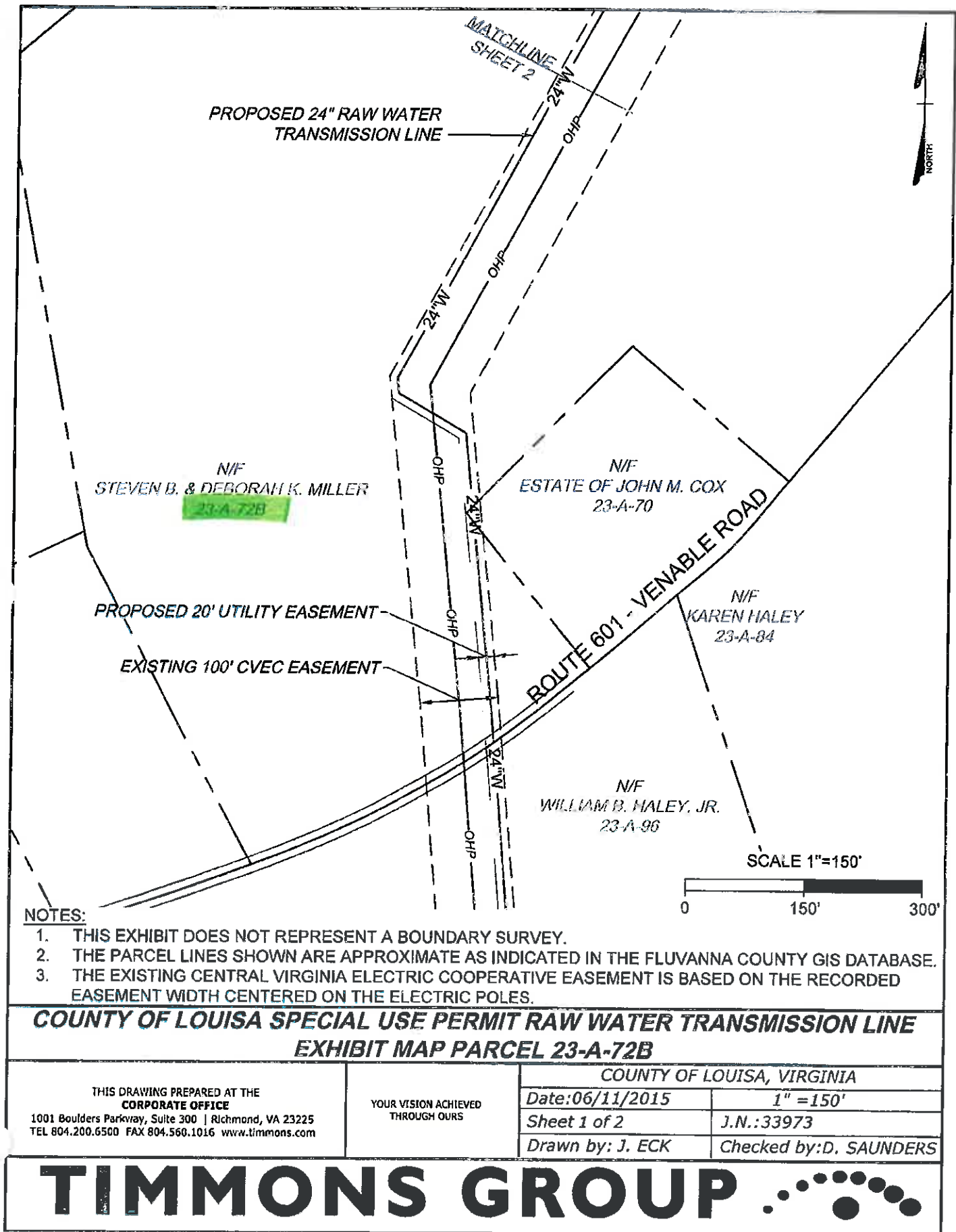
THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS	COUNTY OF LOUISA, VIRGINIA	
		Date: 06/11/2015	1" = 150'
		Sheet 1 of 3	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

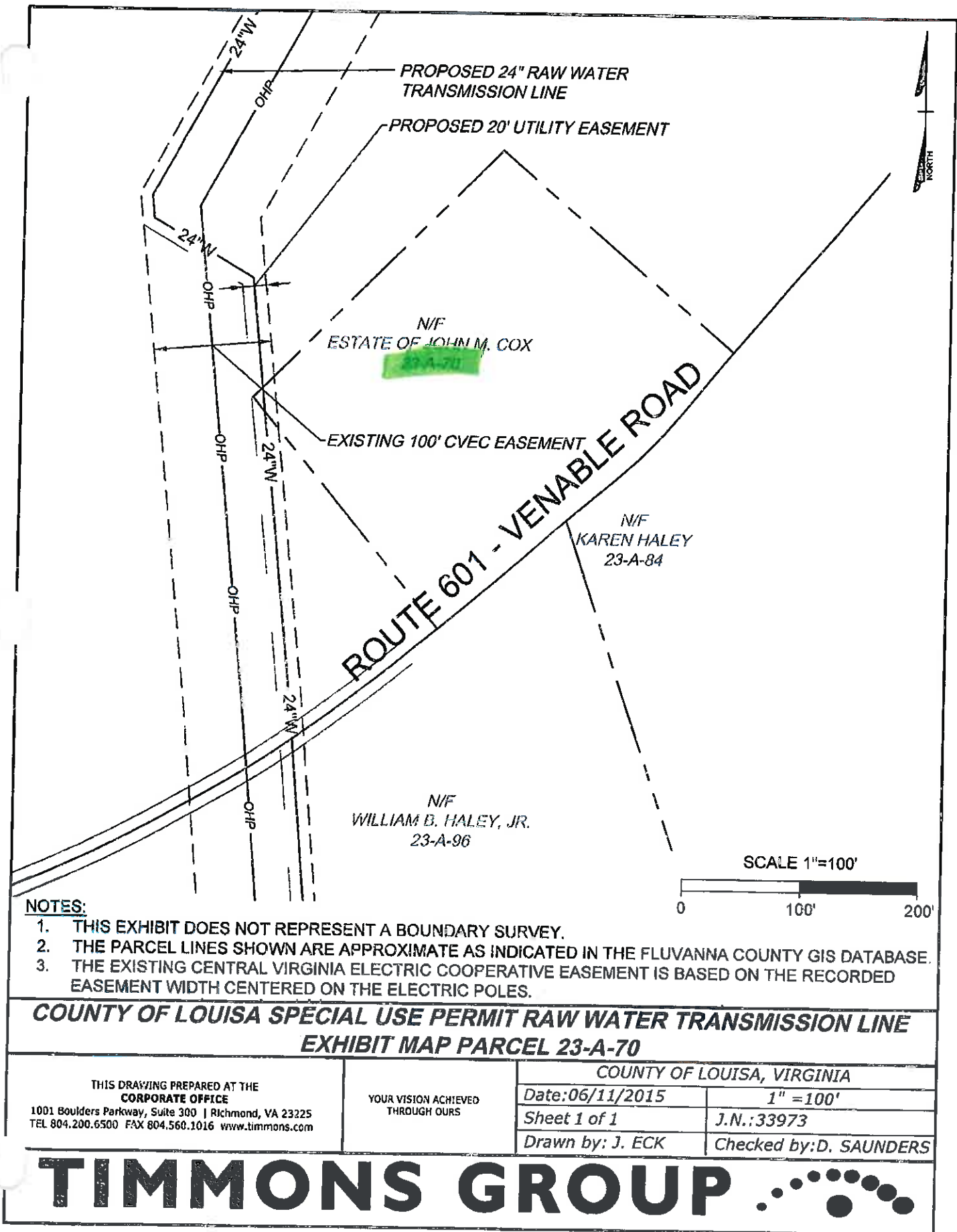
**TIMMONS GROUP**

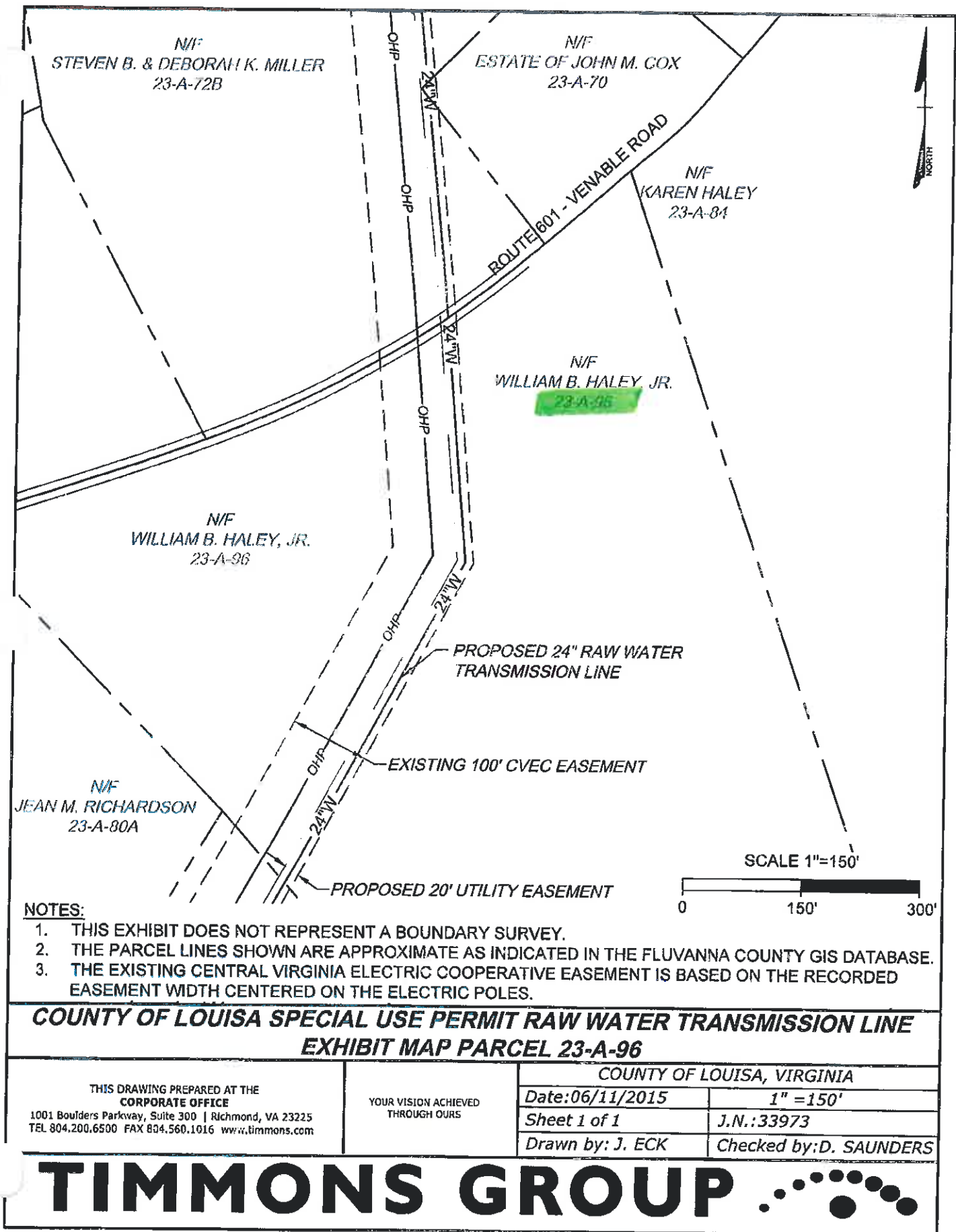


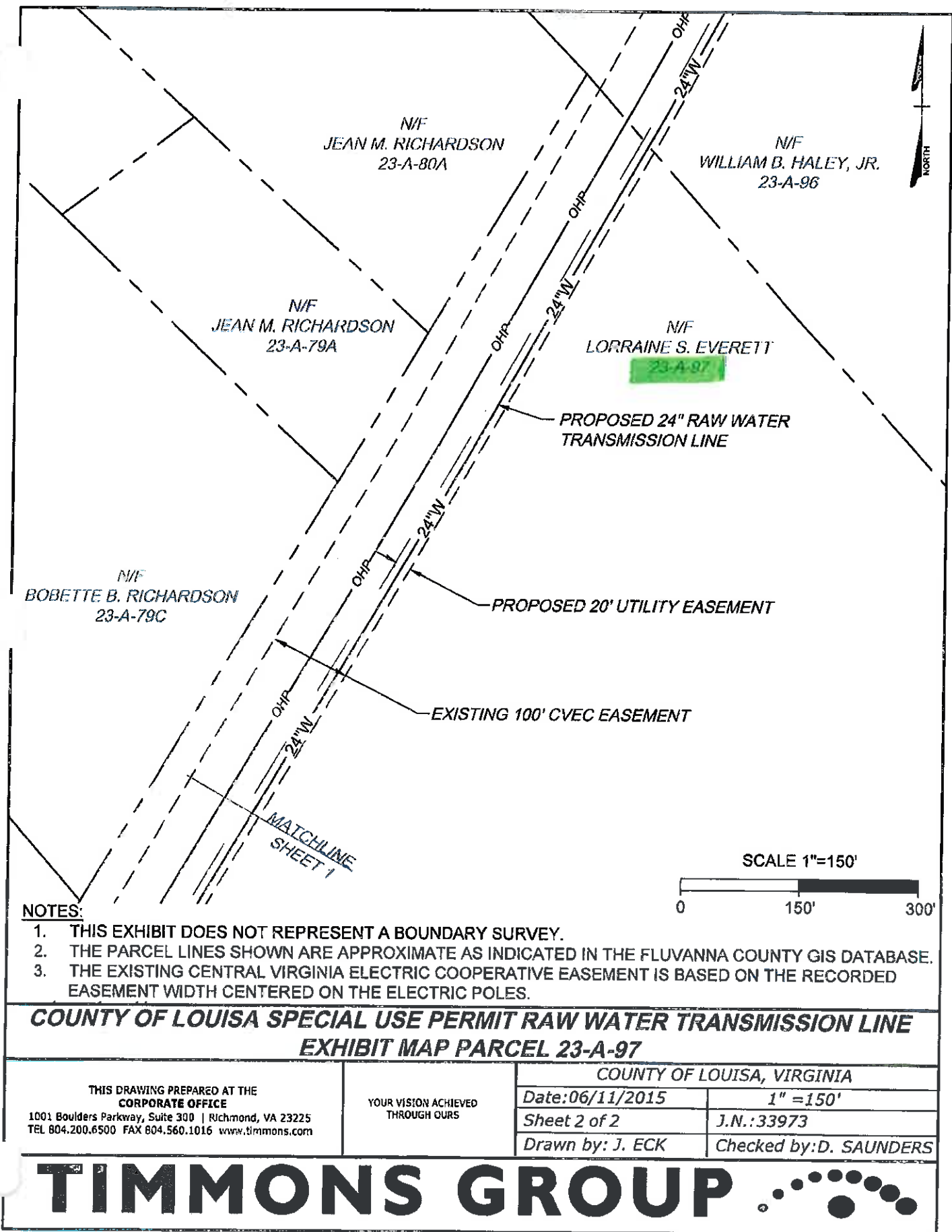


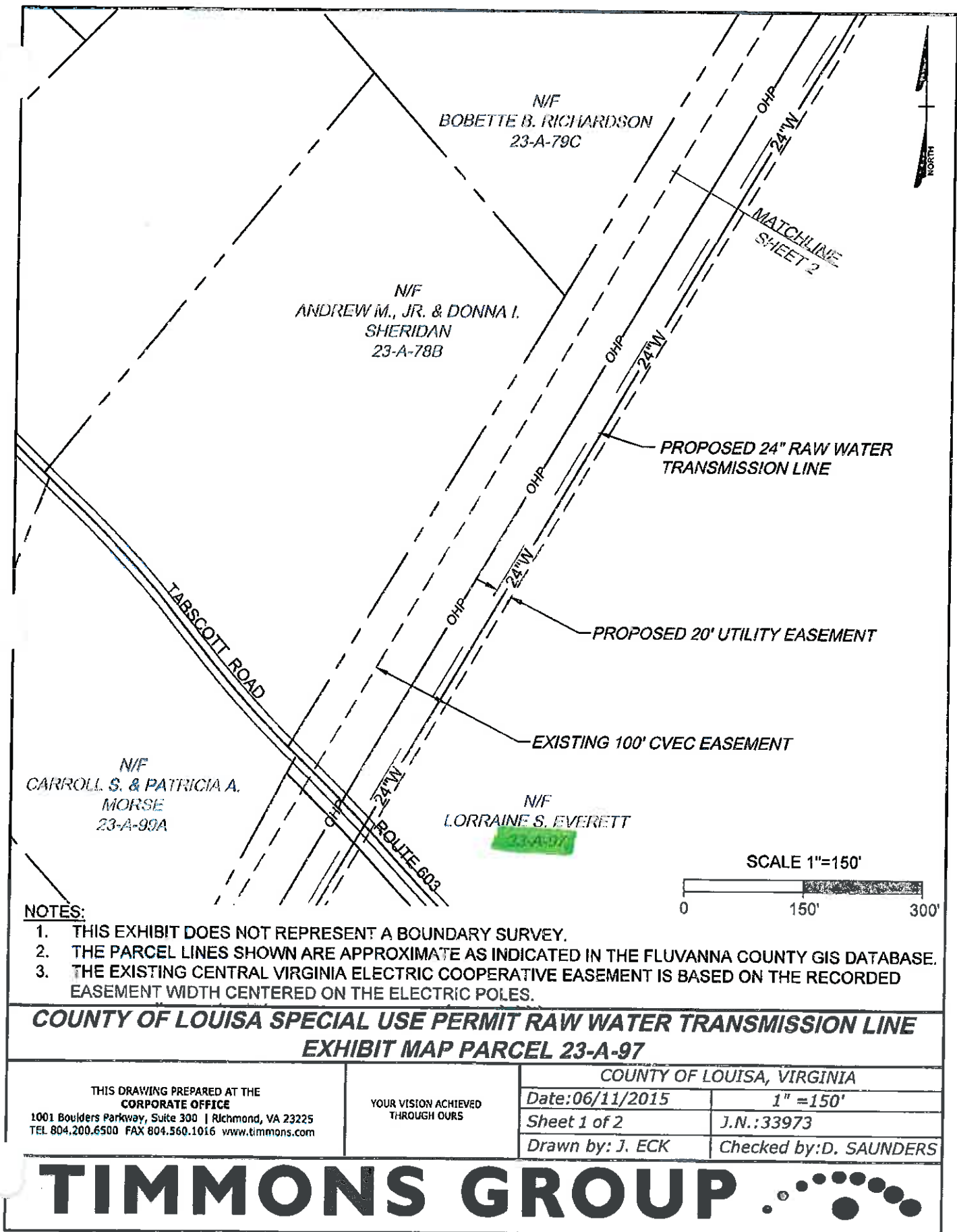


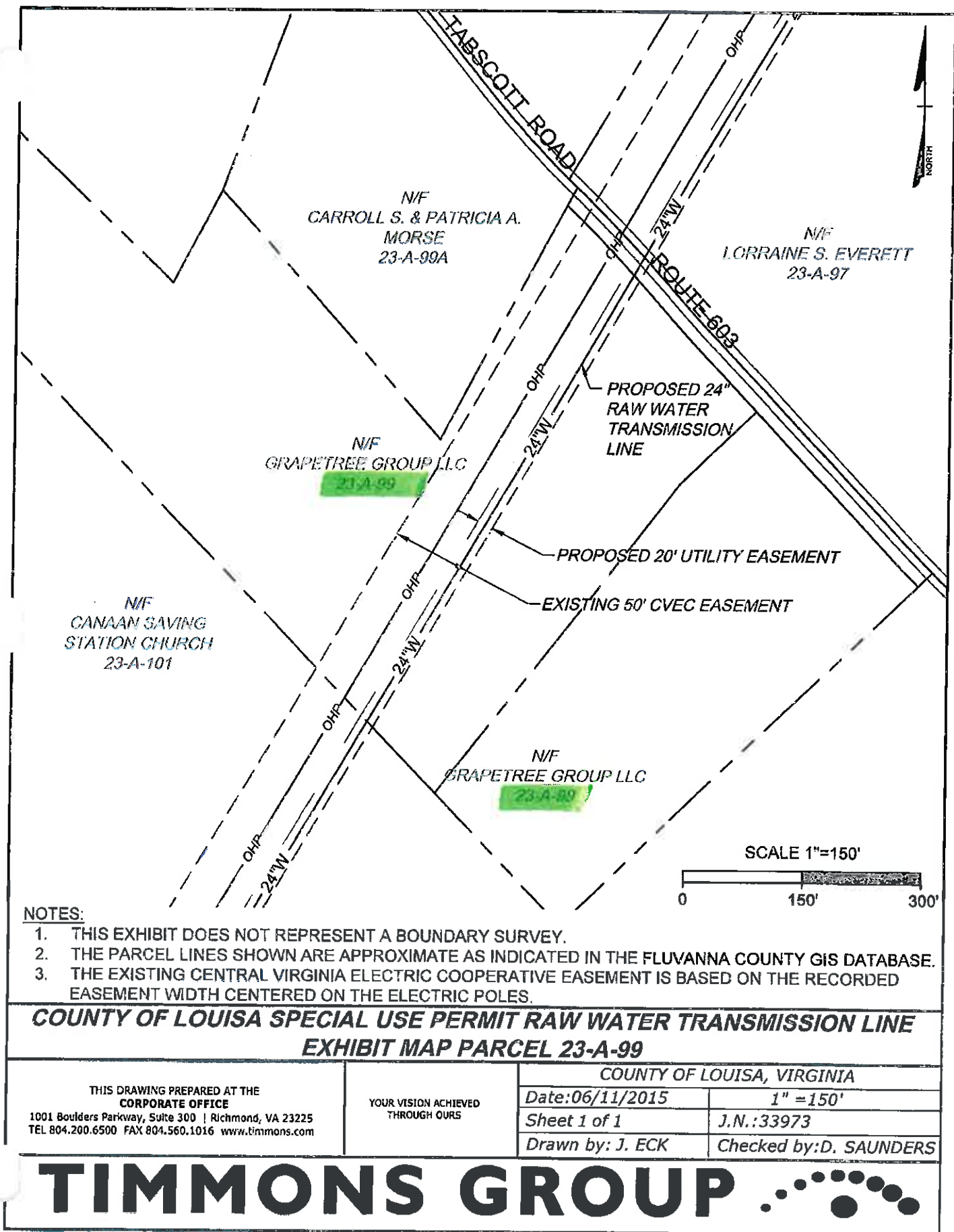














N/F  
CANAAN SAVING  
STATION CHURCH  
23-A-101

N/F  
GRAPETREE GROUP LLC  
23-A-99

PROPOSED 24" RAW WATER  
TRANSMISSION LINE

PROPOSED 20' UTILITY EASEMENT

EXISTING 100' CVEC EASEMENT

N/F  
CANAAN SAVING  
STATION CHURCH  
23-A-101

SCALE 1"=200'



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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-A-101**

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YOUR VISION ACHIEVED  
THROUGH CURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 200'

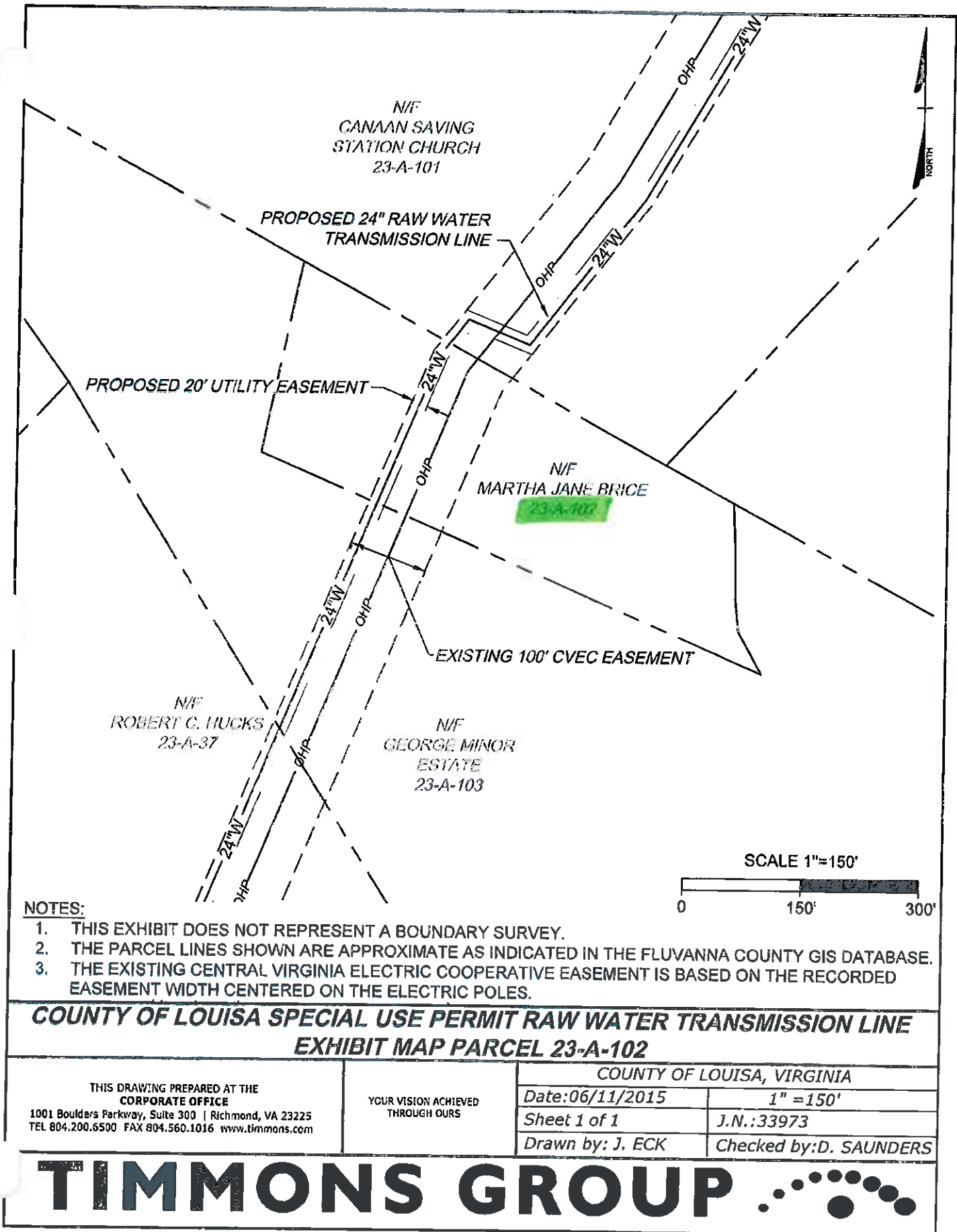
Sheet 1 of 1

J.N.: 33973

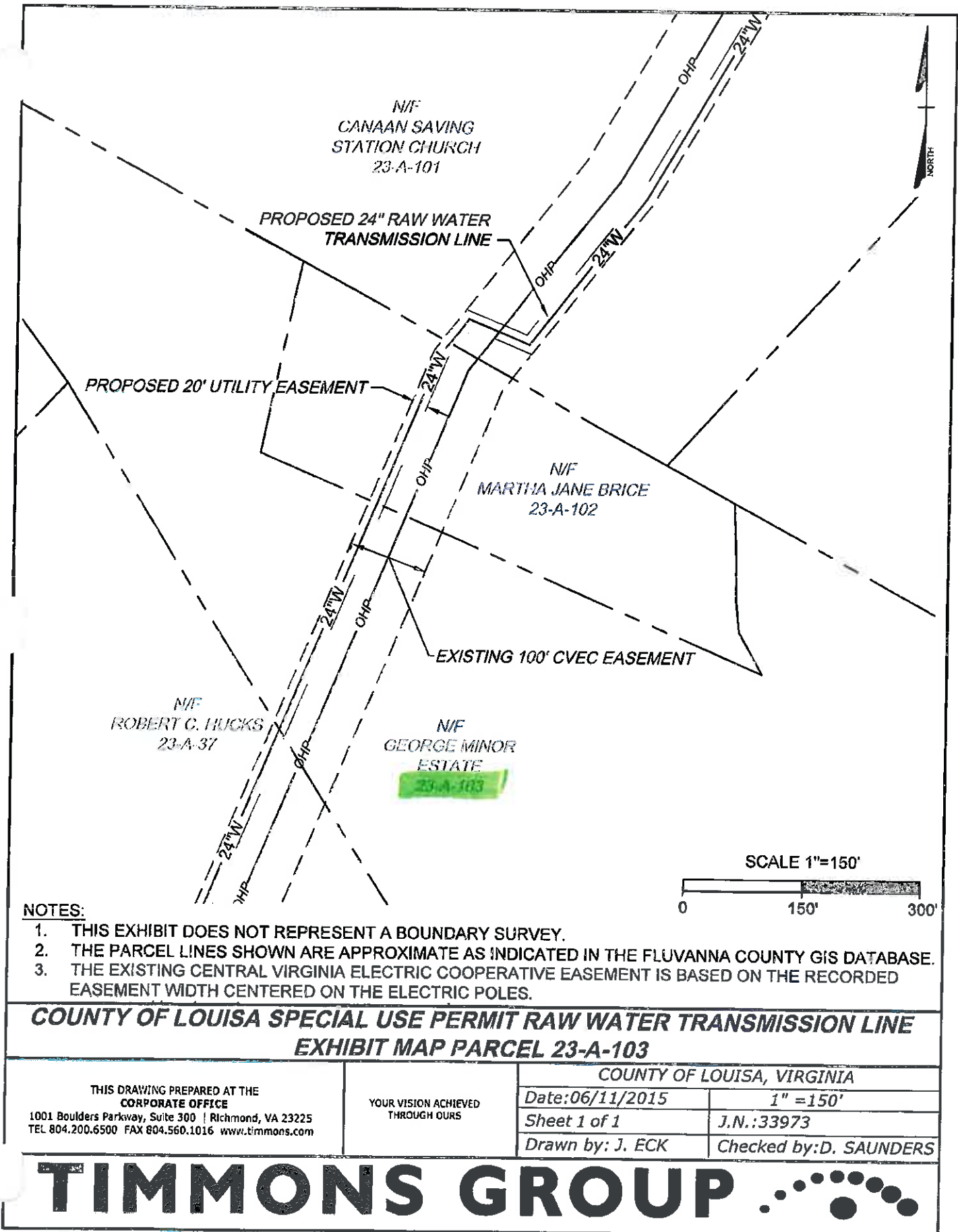
Drawn by: J. ECK

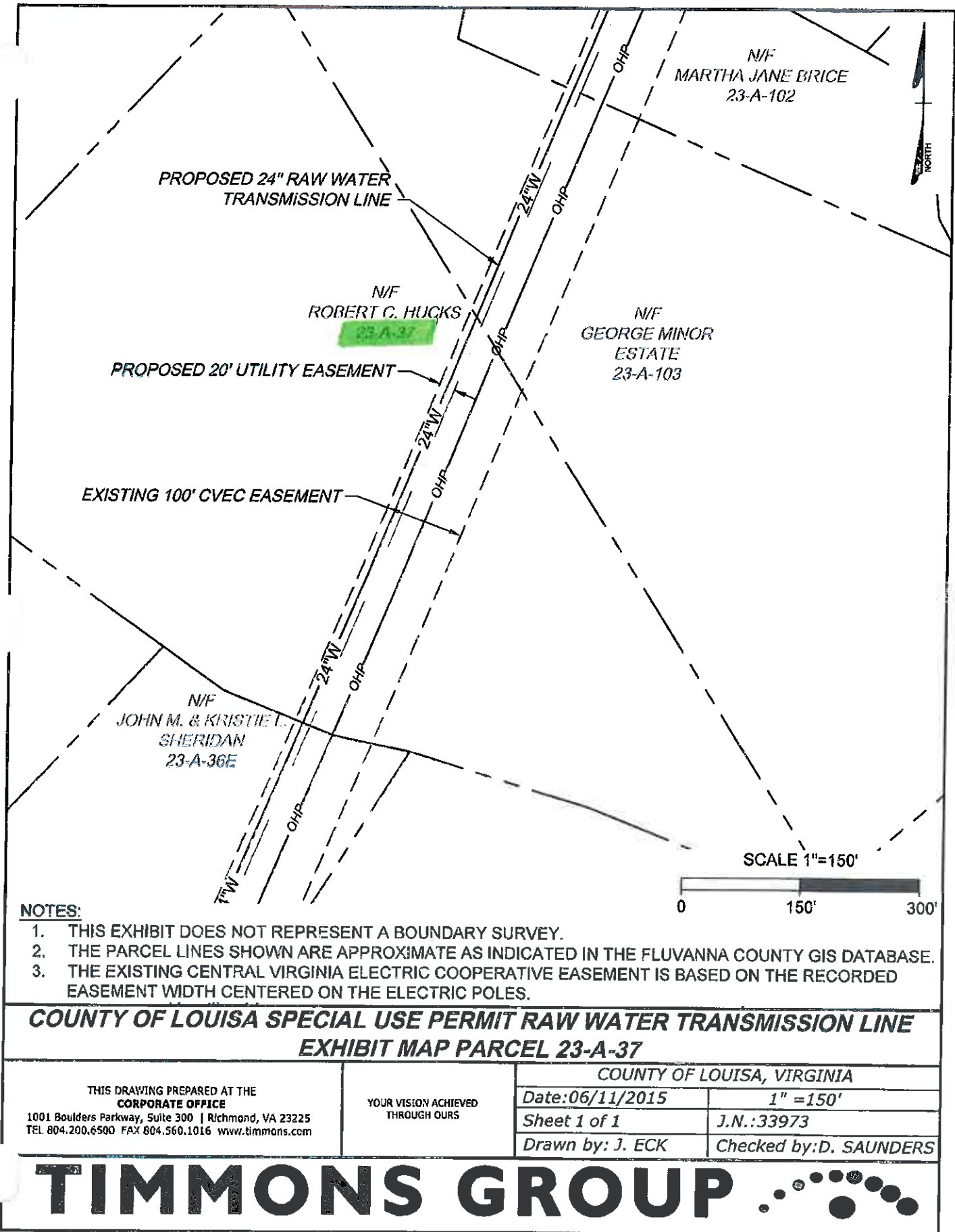
Checked by: D. SAUNDERS

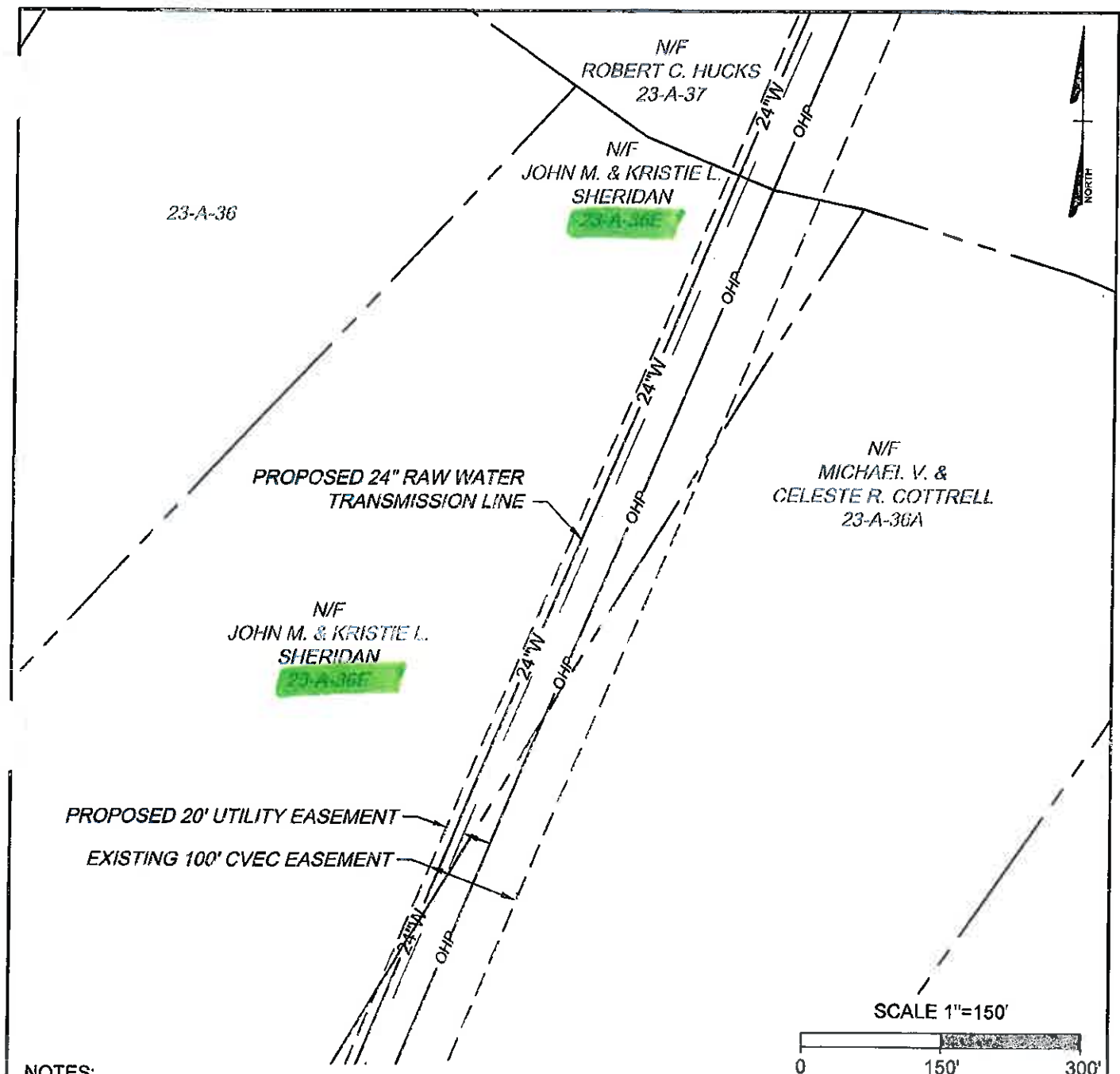
**TIMMONS GROUP**









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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-A-36E**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

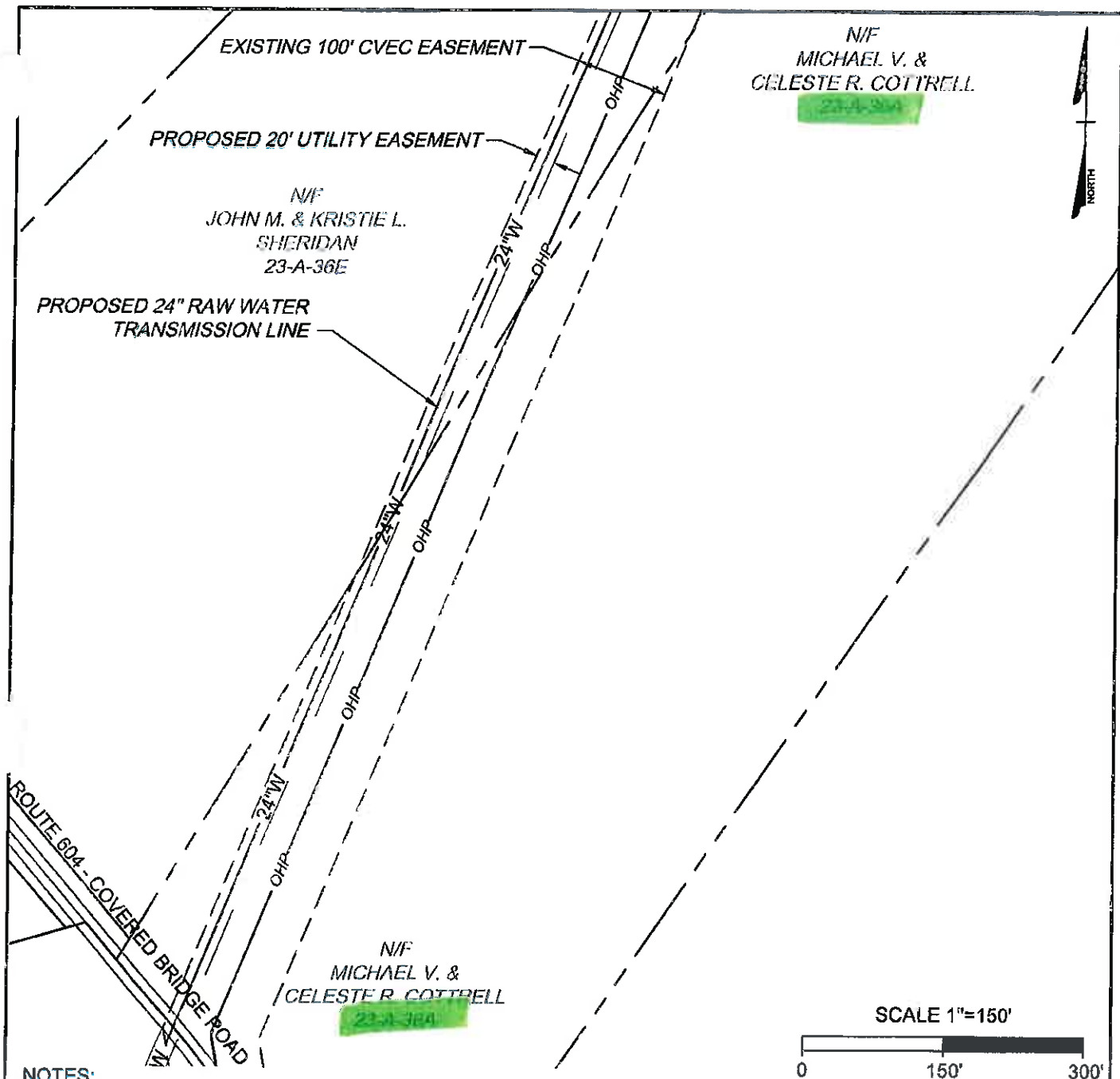
Sheet 1 of 1

J.N.: 33973

Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**

**NOTES:**

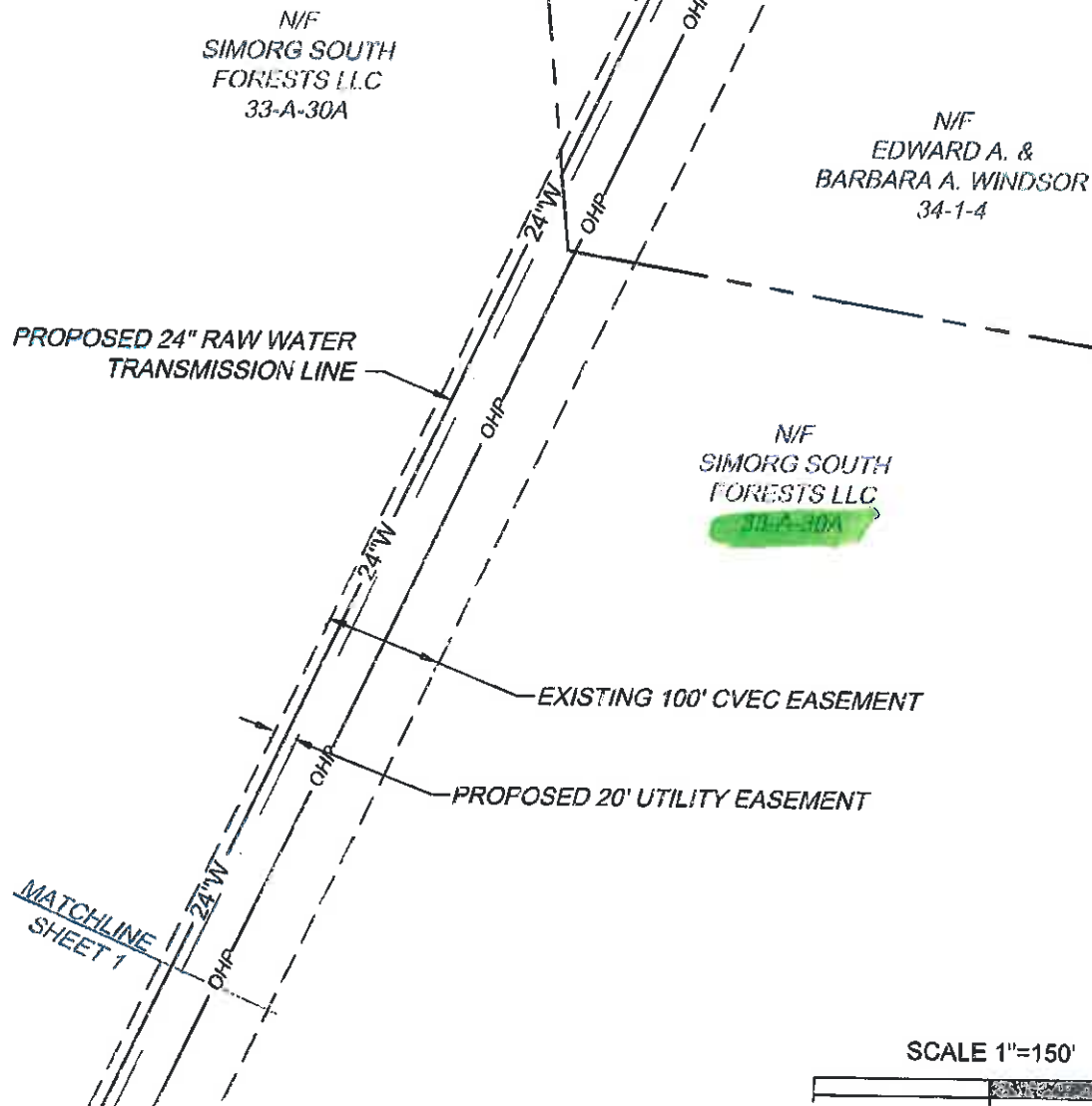
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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-A-36A**

<p>THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com</p>	<p>YOUR VISION ACHIEVED THROUGH OURS</p>	COUNTY OF LOUISA, VIRGINIA	
		Date: 06/11/2015	1" = 150'
		Sheet 1 of 1	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP** . . . . .

Planning Dept.



## NOTES:

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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 33-A-30A**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

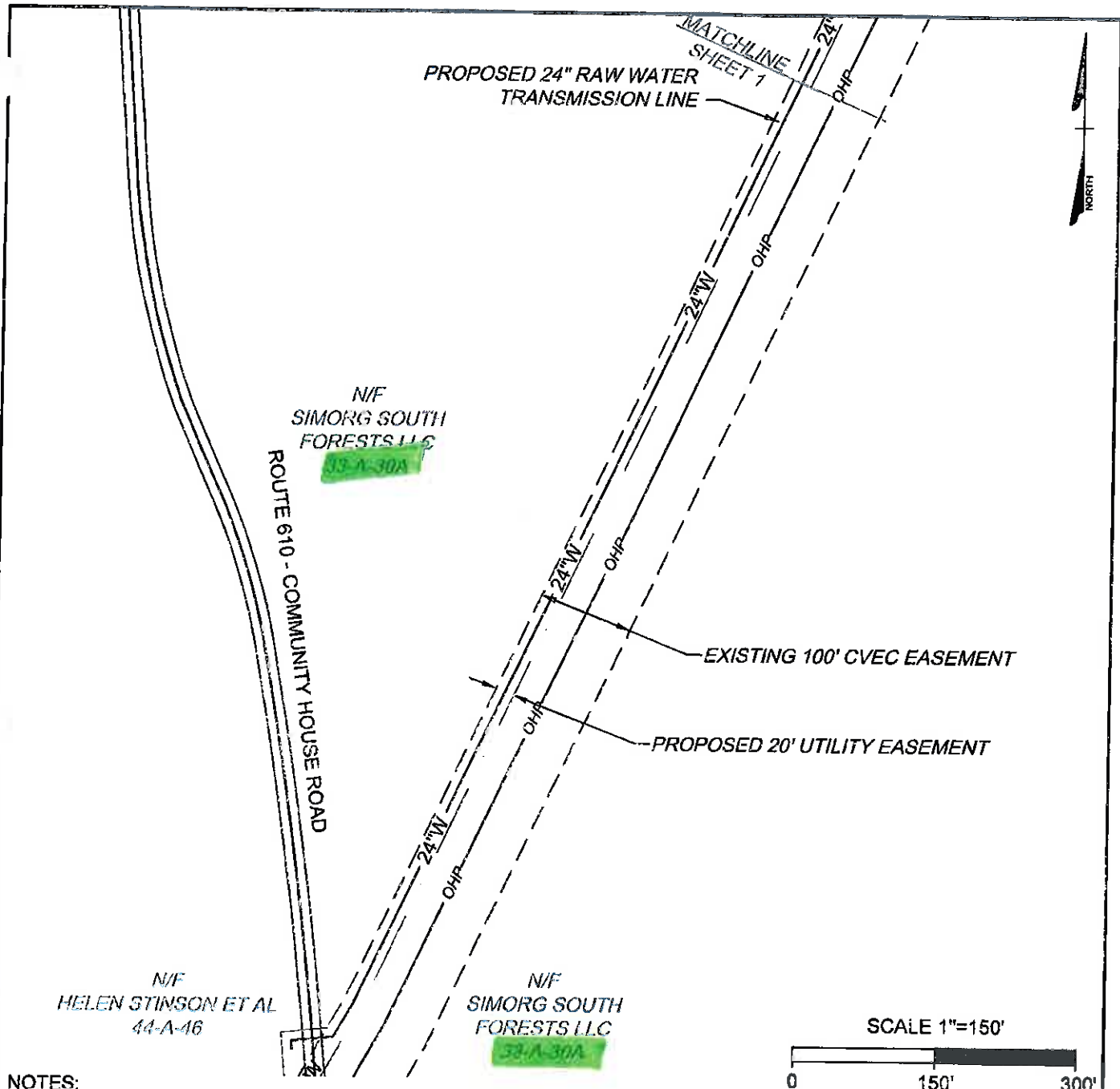
Sheet 2 of 2

J.N.: 33973

Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**

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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE**  
**EXHIBIT MAP PARCEL 33-A-30A**

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YOUR VISION ACHIEVED  
 THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

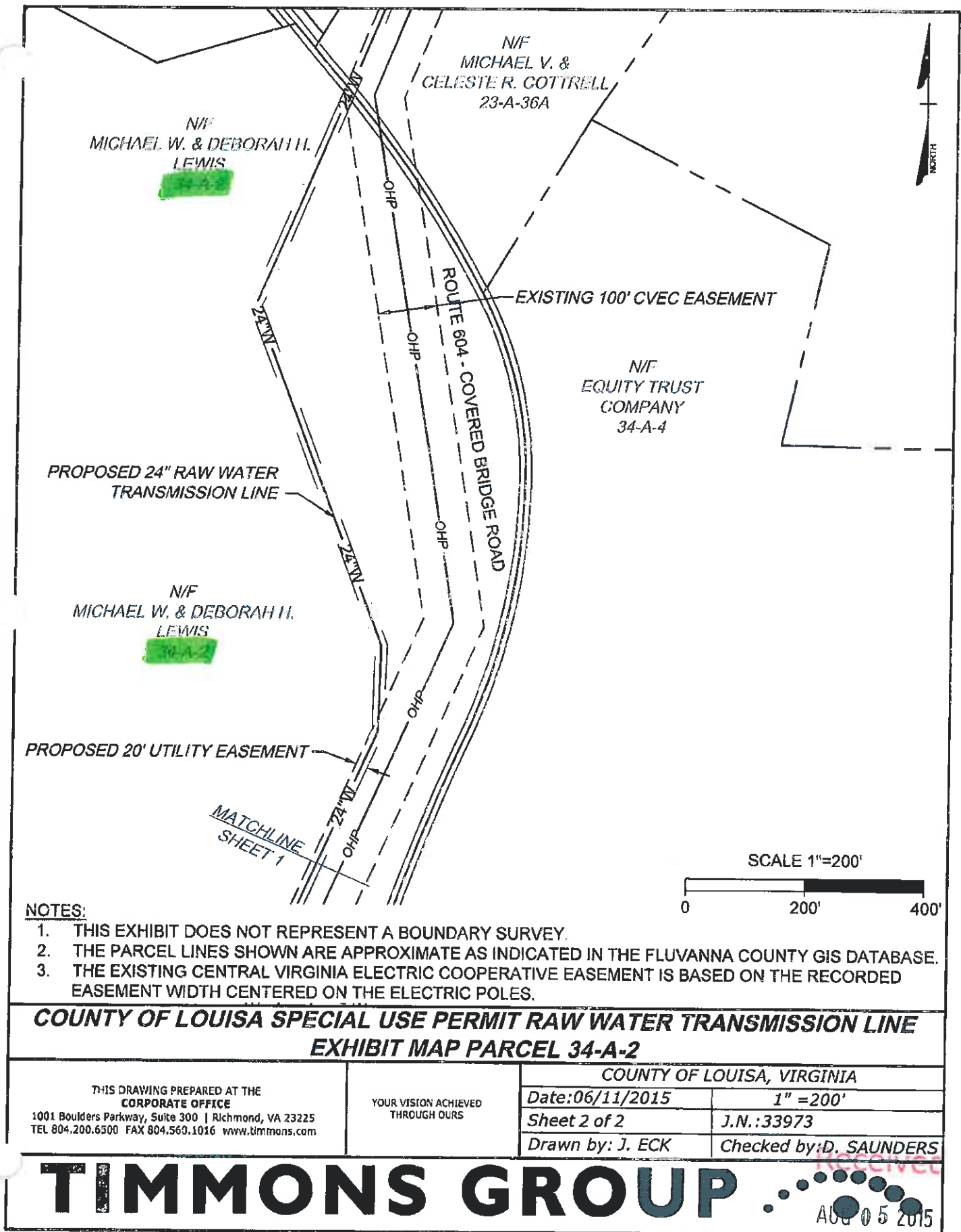
Sheet 1 of 2

J.N.: 33973

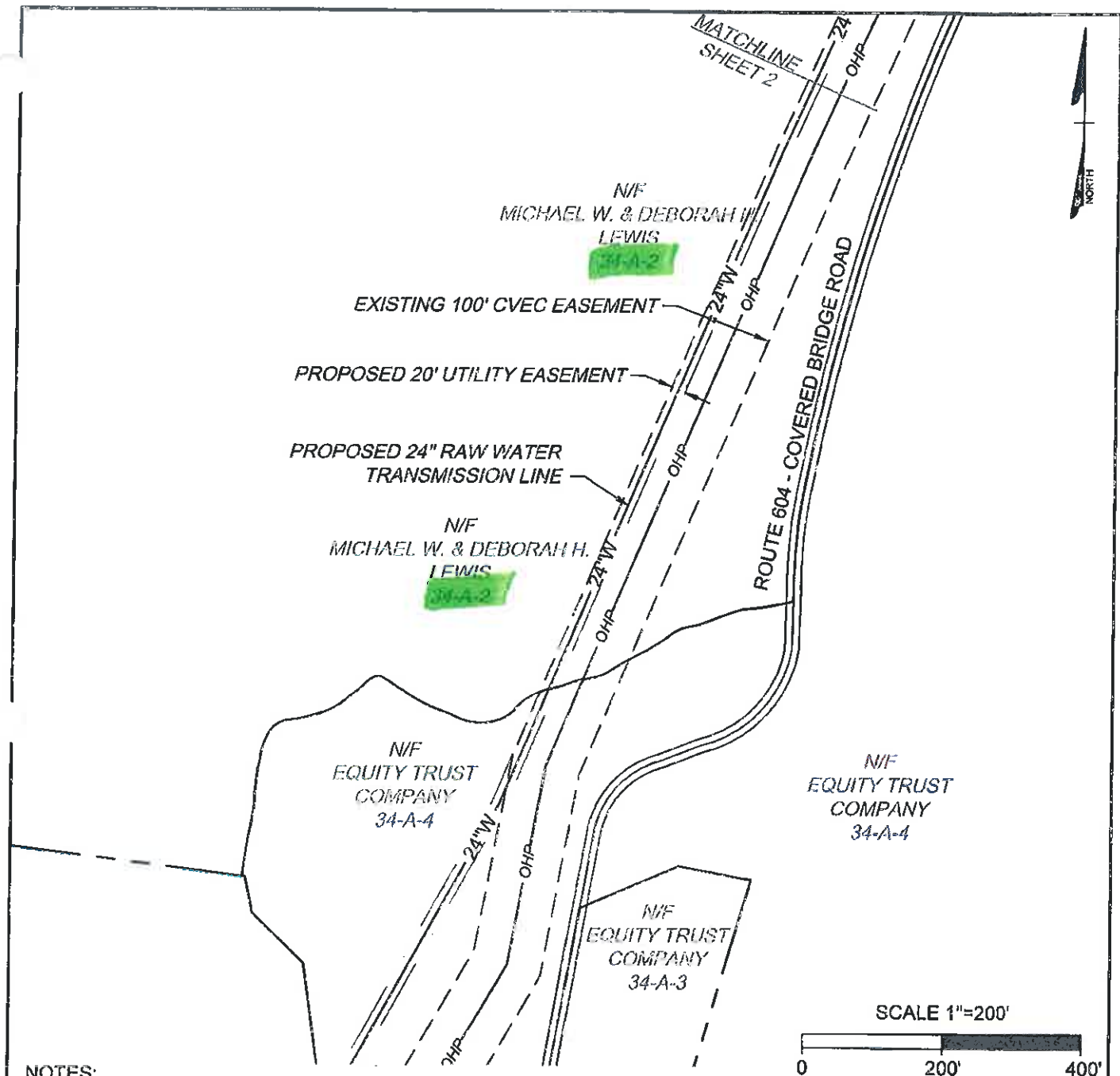
Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**





**NOTES:**

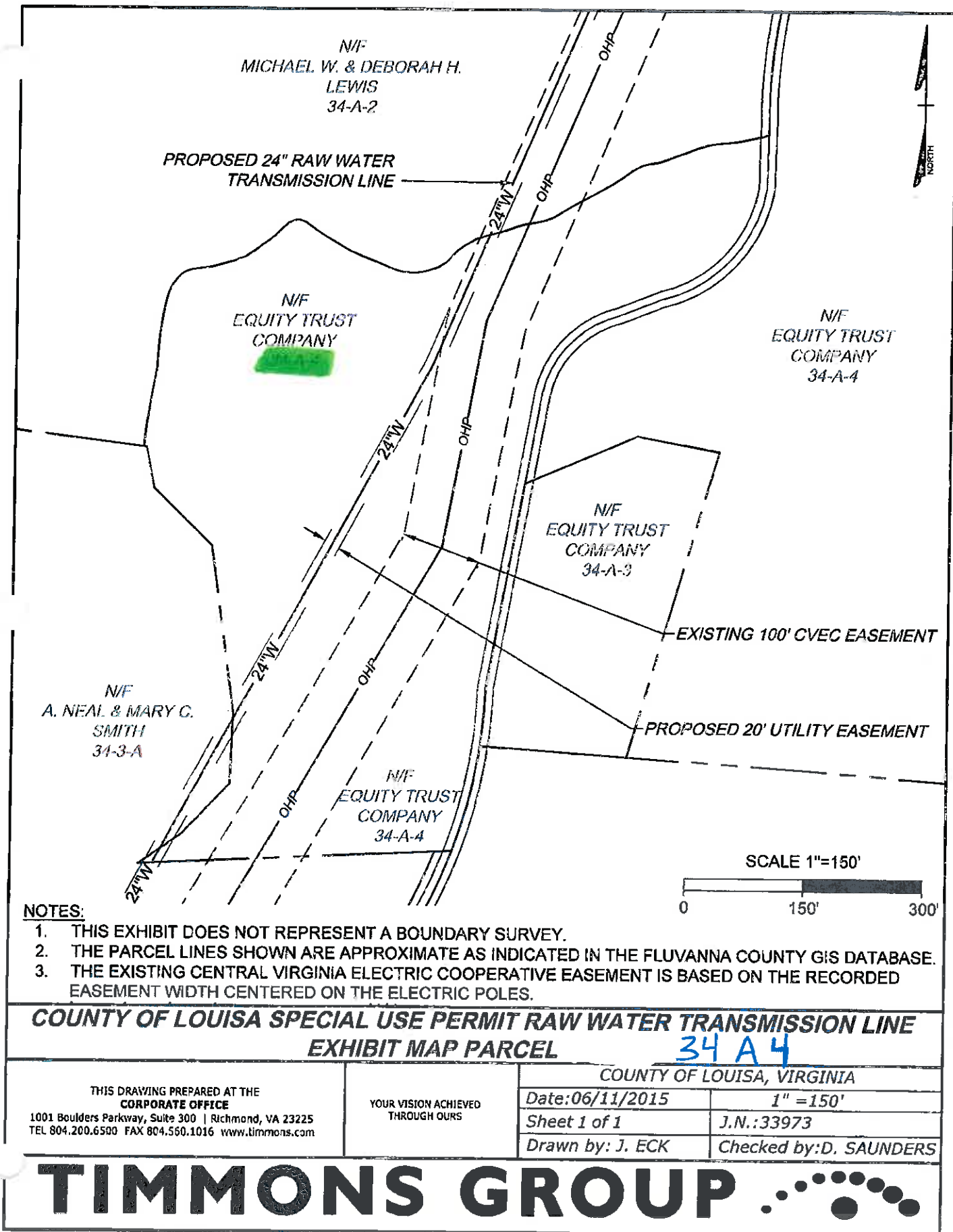
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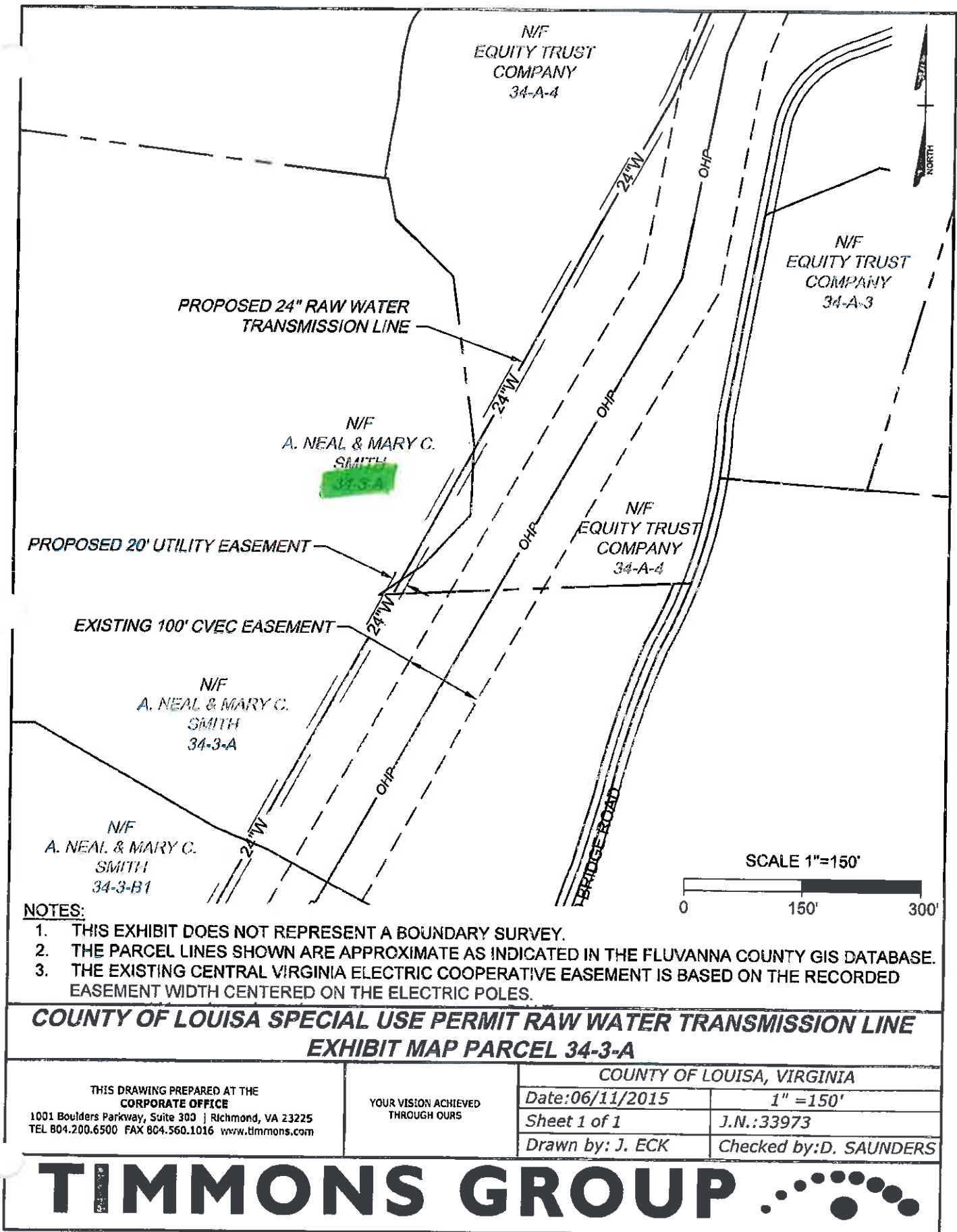
**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 34-A-2**

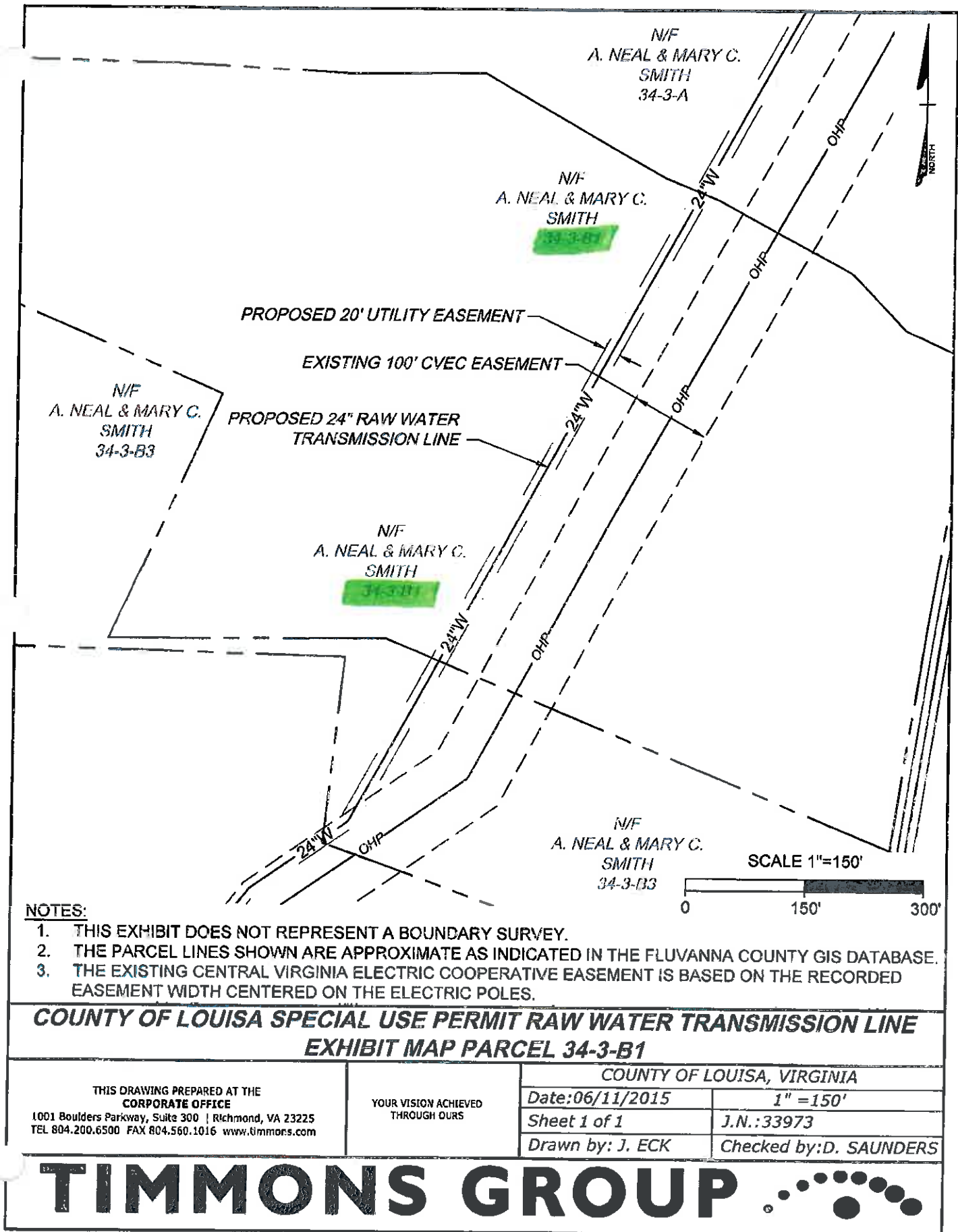
THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com		COUNTY OF LOUISA, VIRGINIA	
YOUR VISION ACHIEVED THROUGH OURS		Date: 06/11/2015	1" = 200'
		Sheet 1 of 2	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

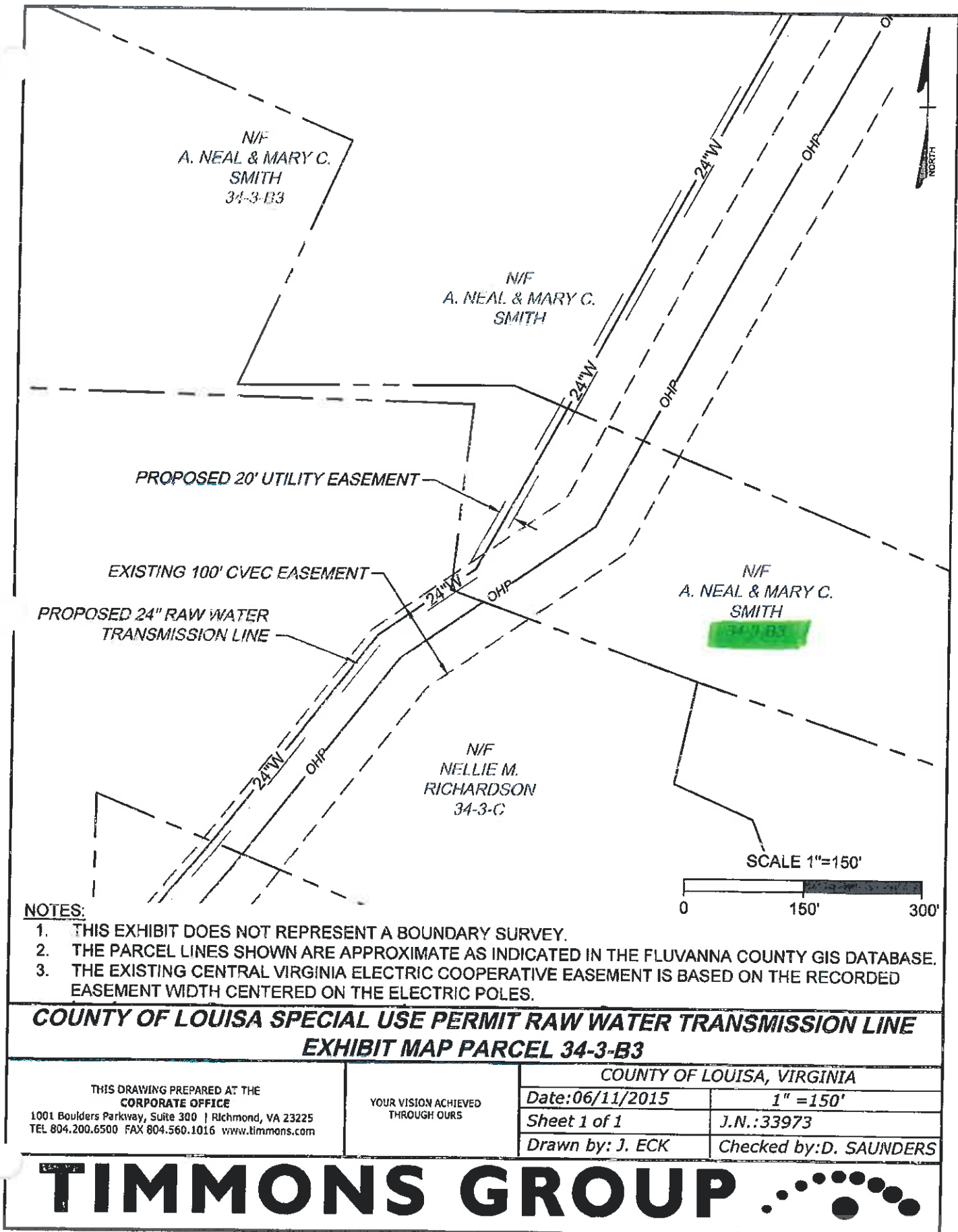
**TIMMONS GROUP** . . . . .

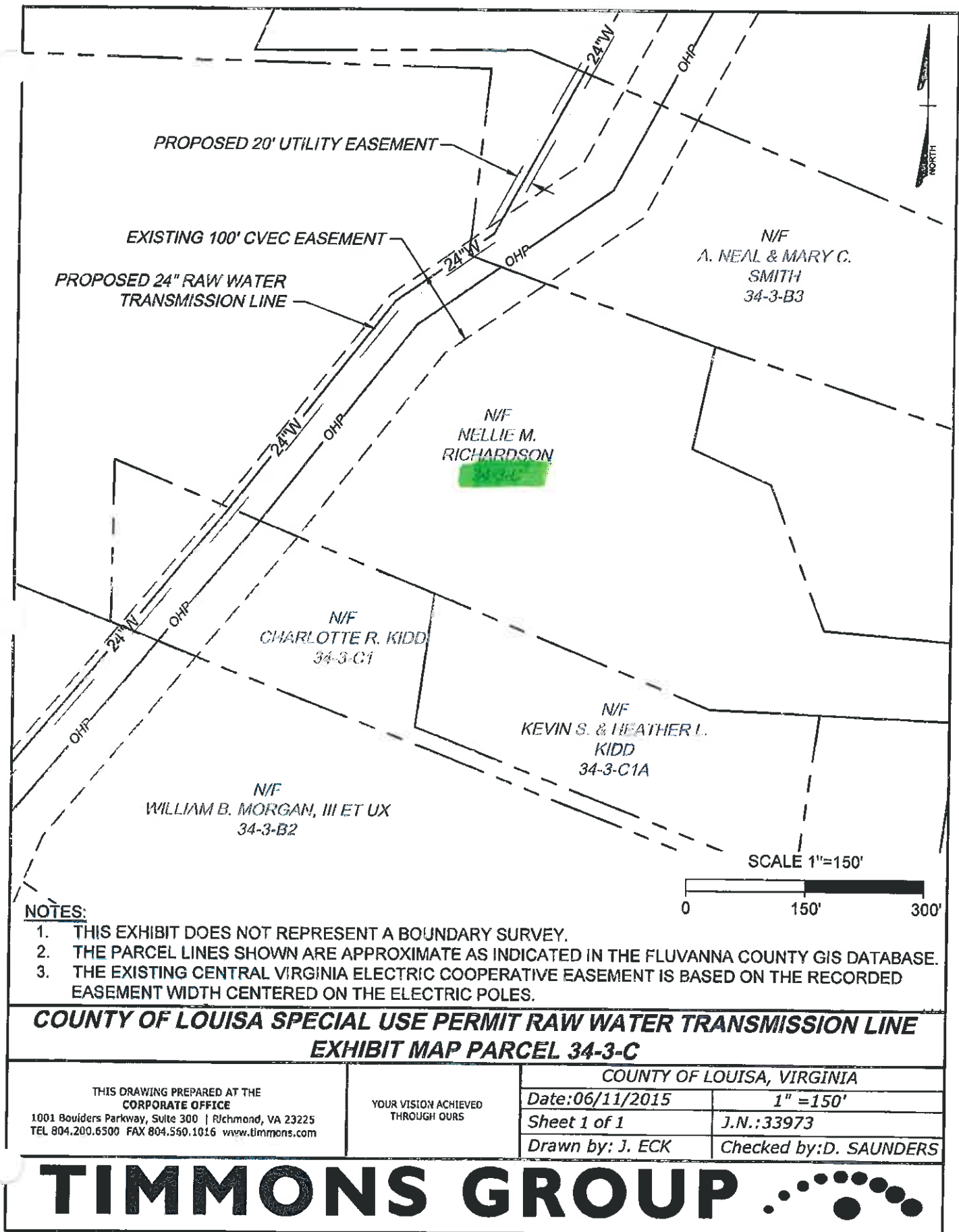


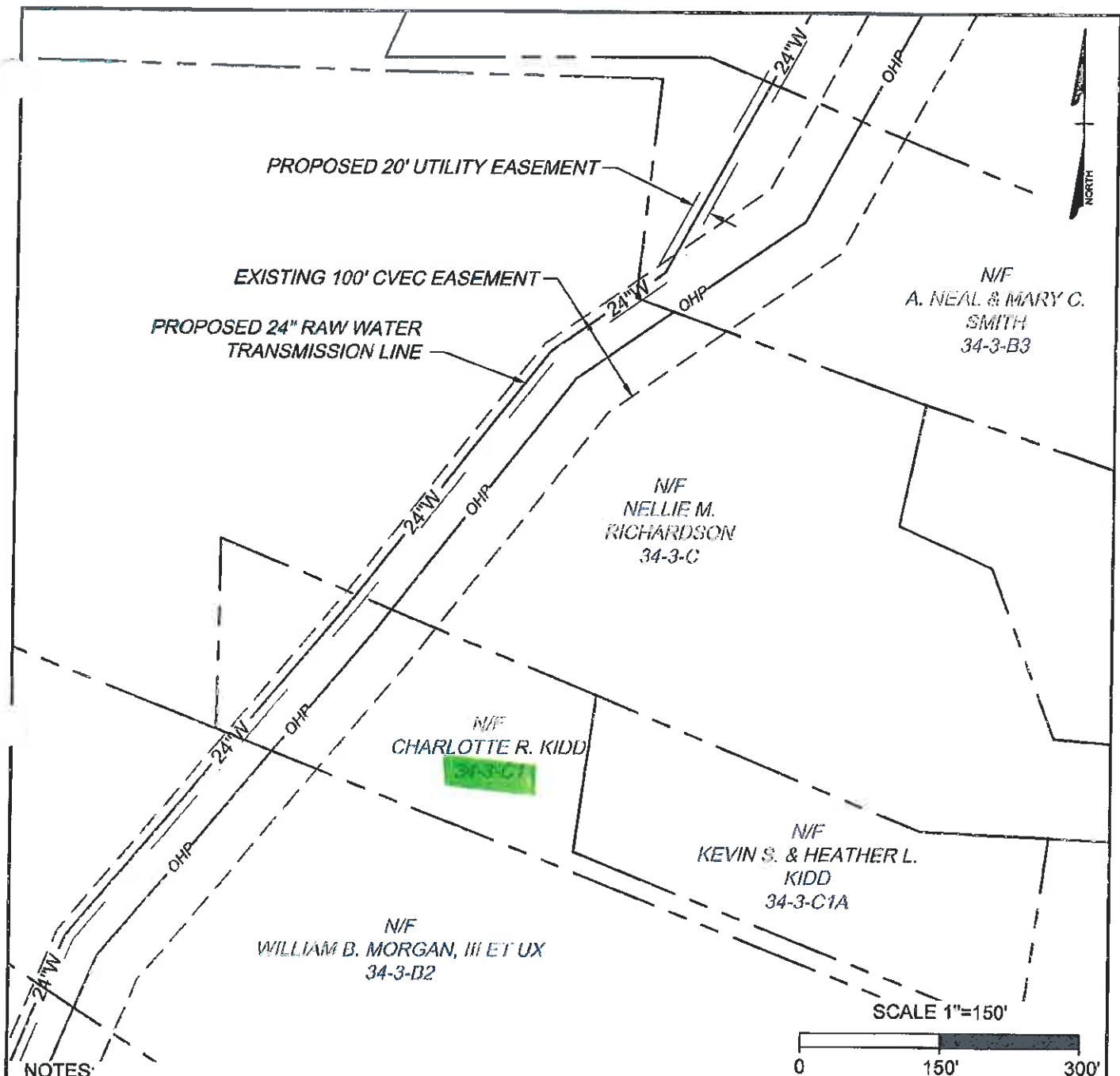










**NOTES:**

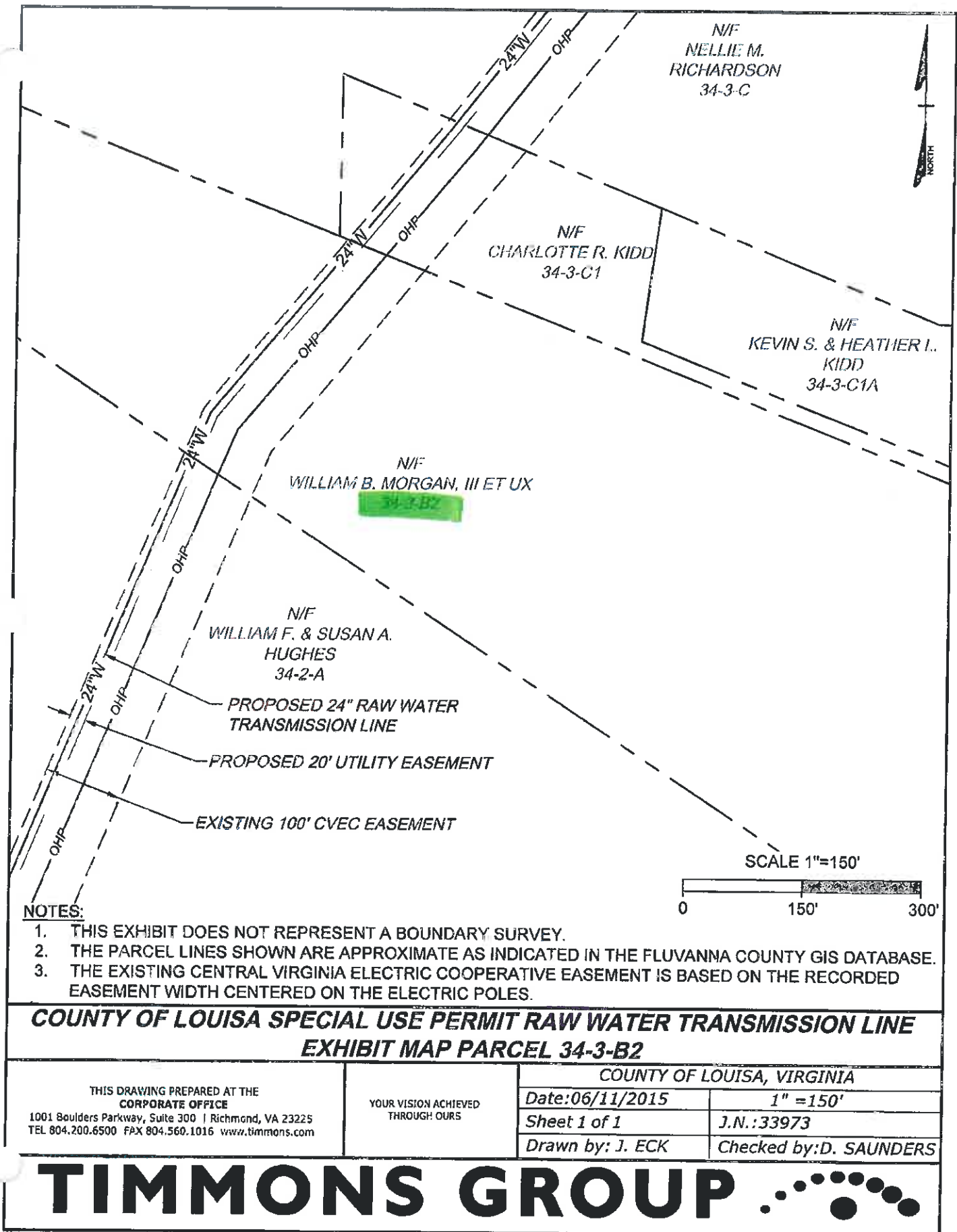
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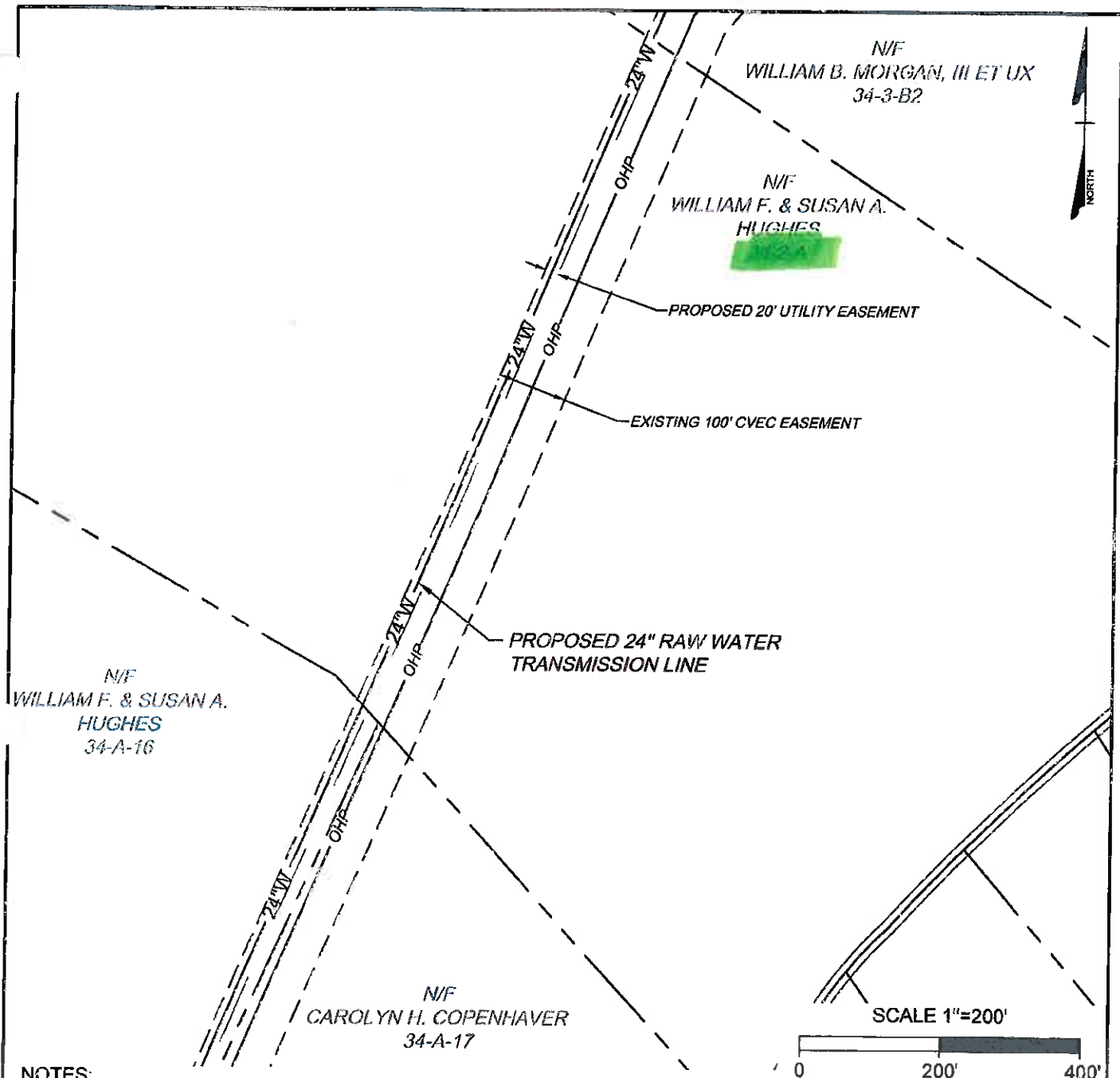
**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 34-3-C1**

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YOUR VISION ACHIEVED THROUGH OURS		Date: 06/11/2015	1" = 150'
		Sheet 1 of 1	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 34-2-A**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 200'

Sheet 1 of 1

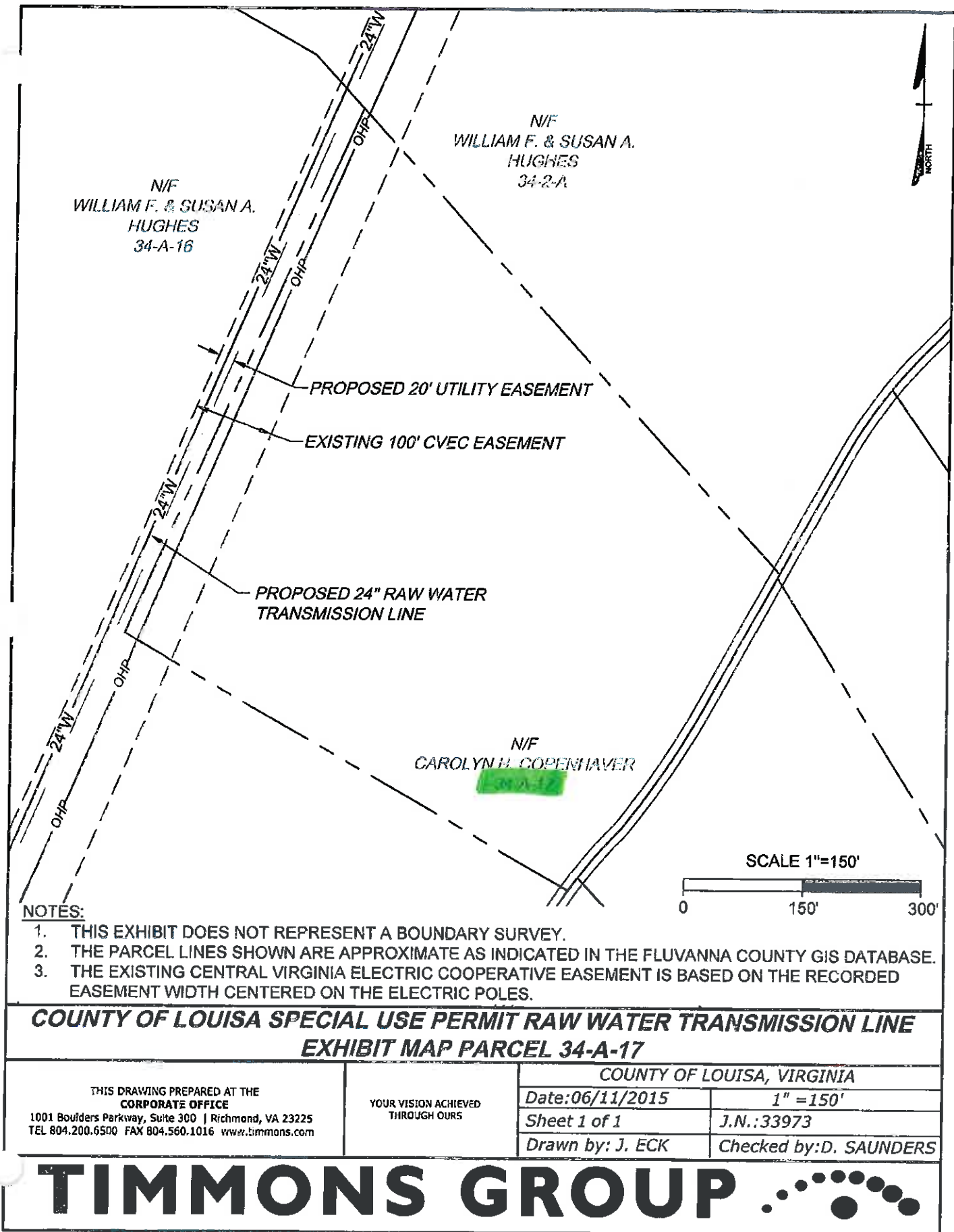
J.N.: 33973

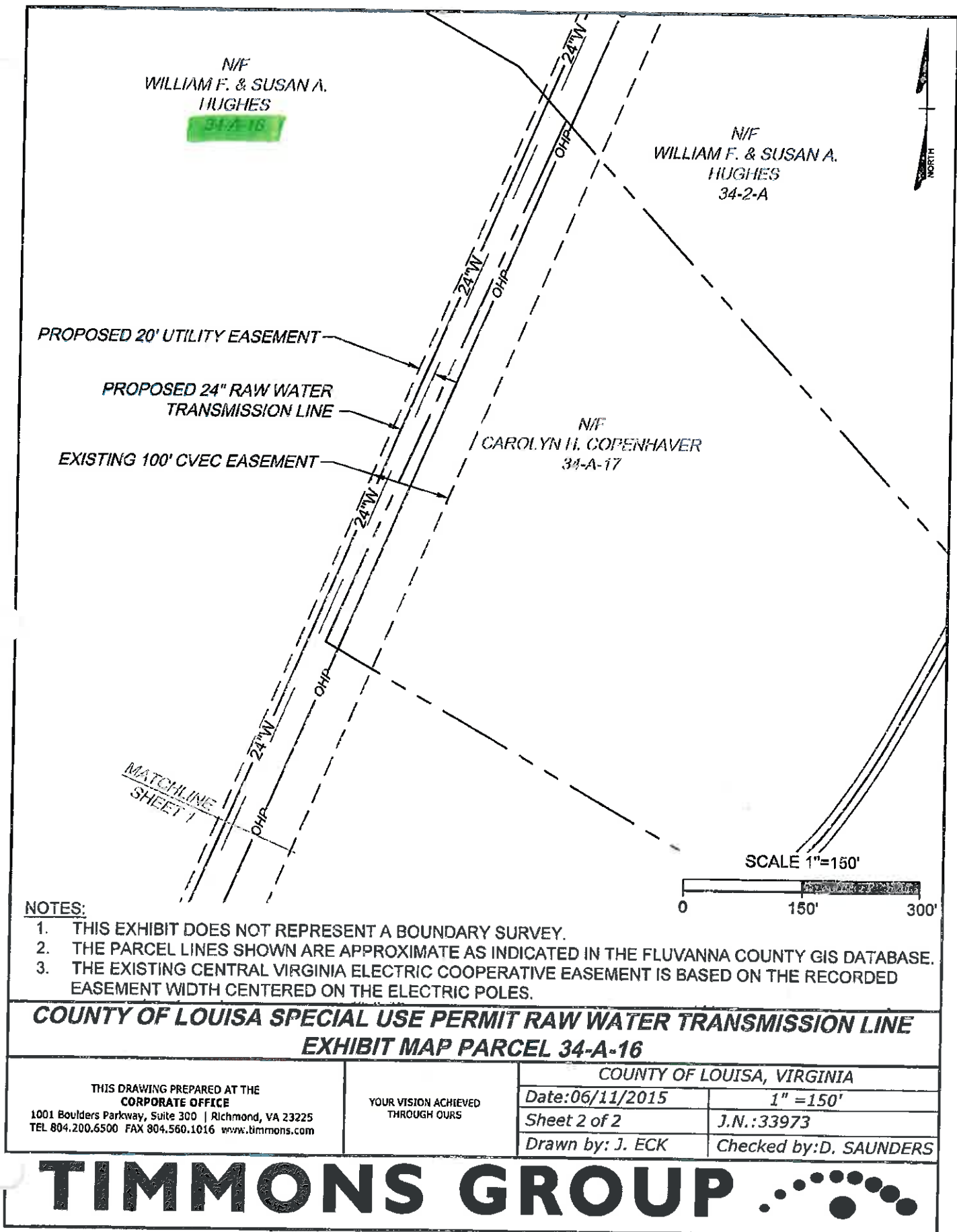
Drawn by: J. ECK

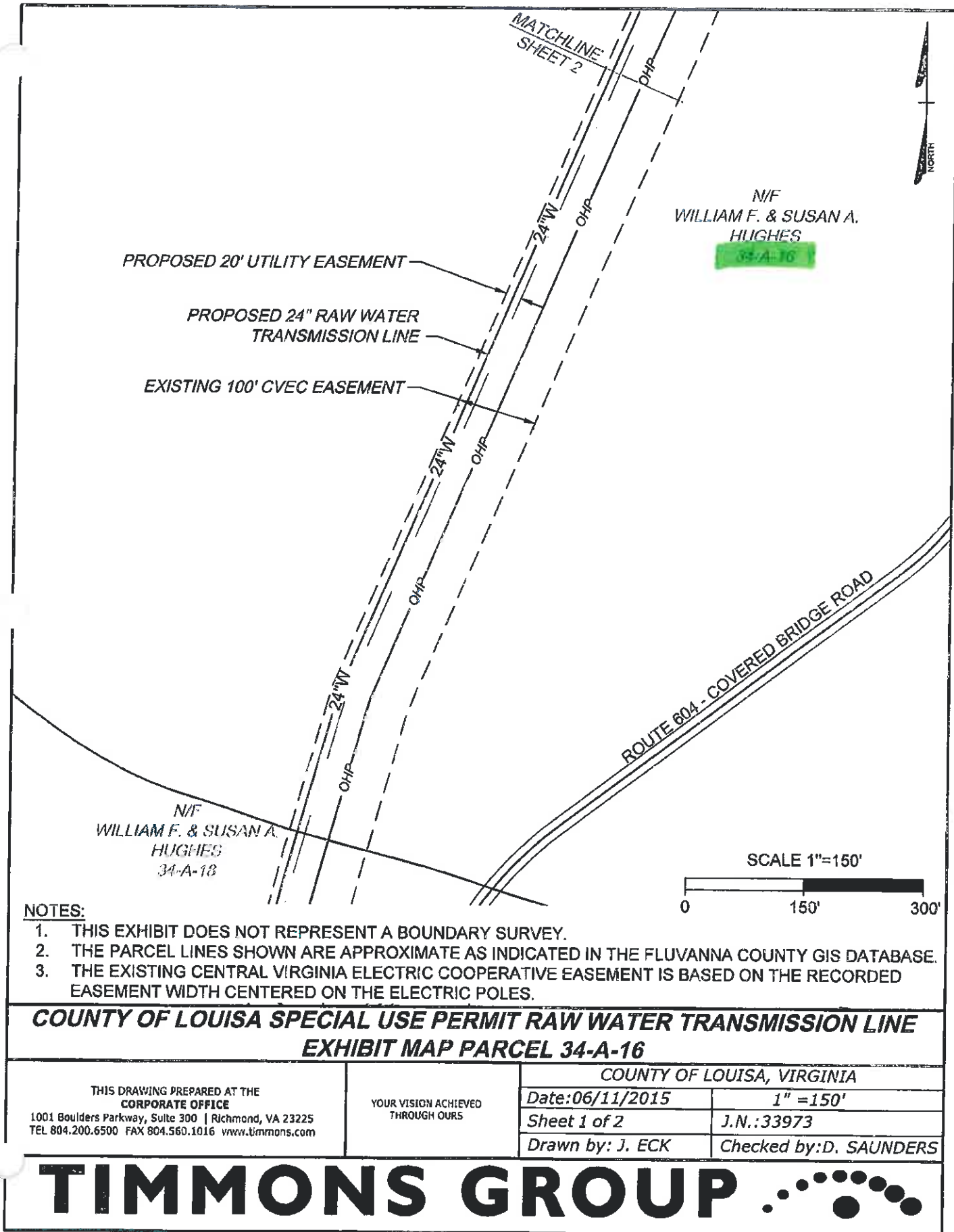
Checked by: D. SAUNDERS

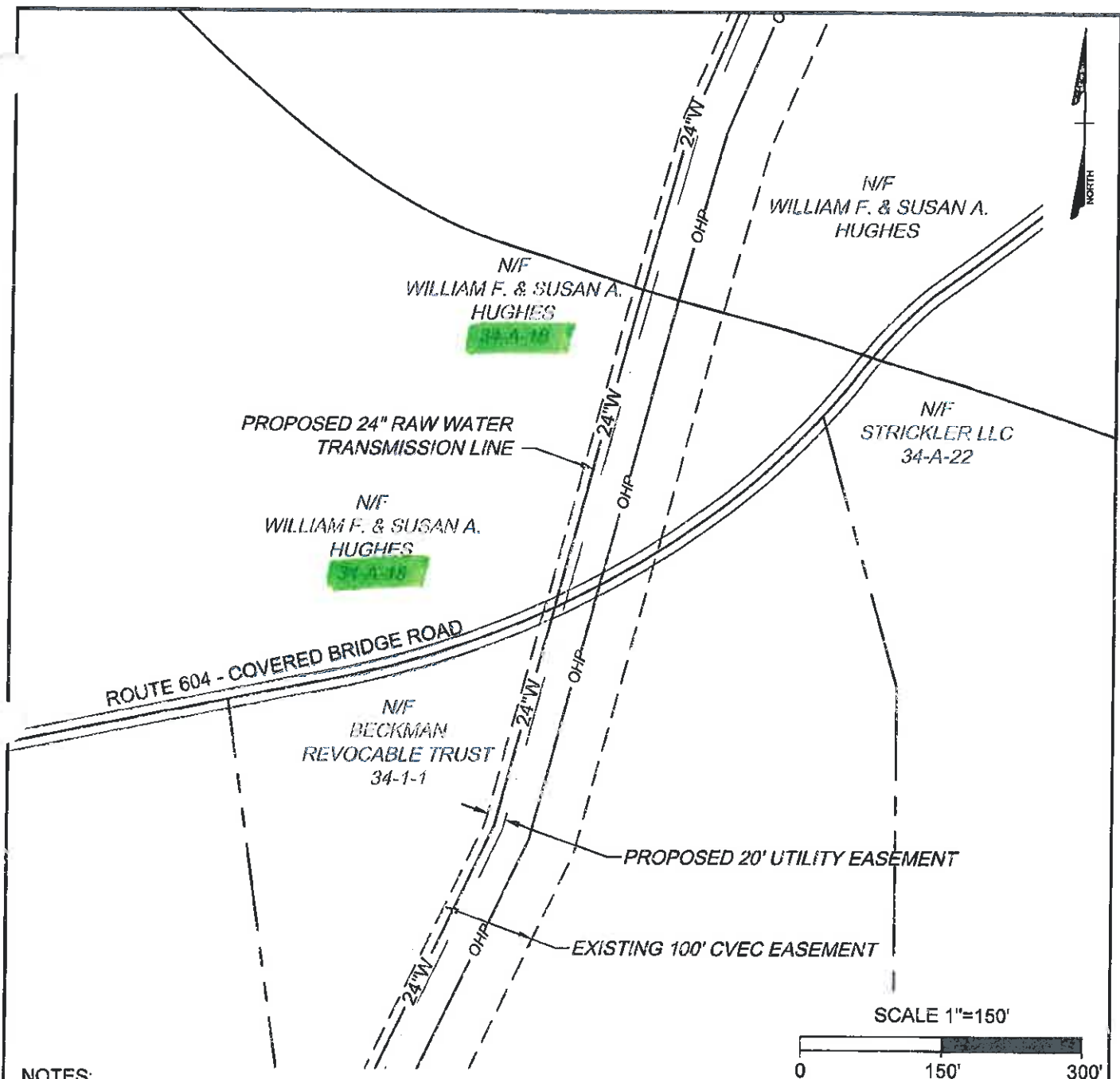
**TIMMONS GROUP**









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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 34-A-18**

THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

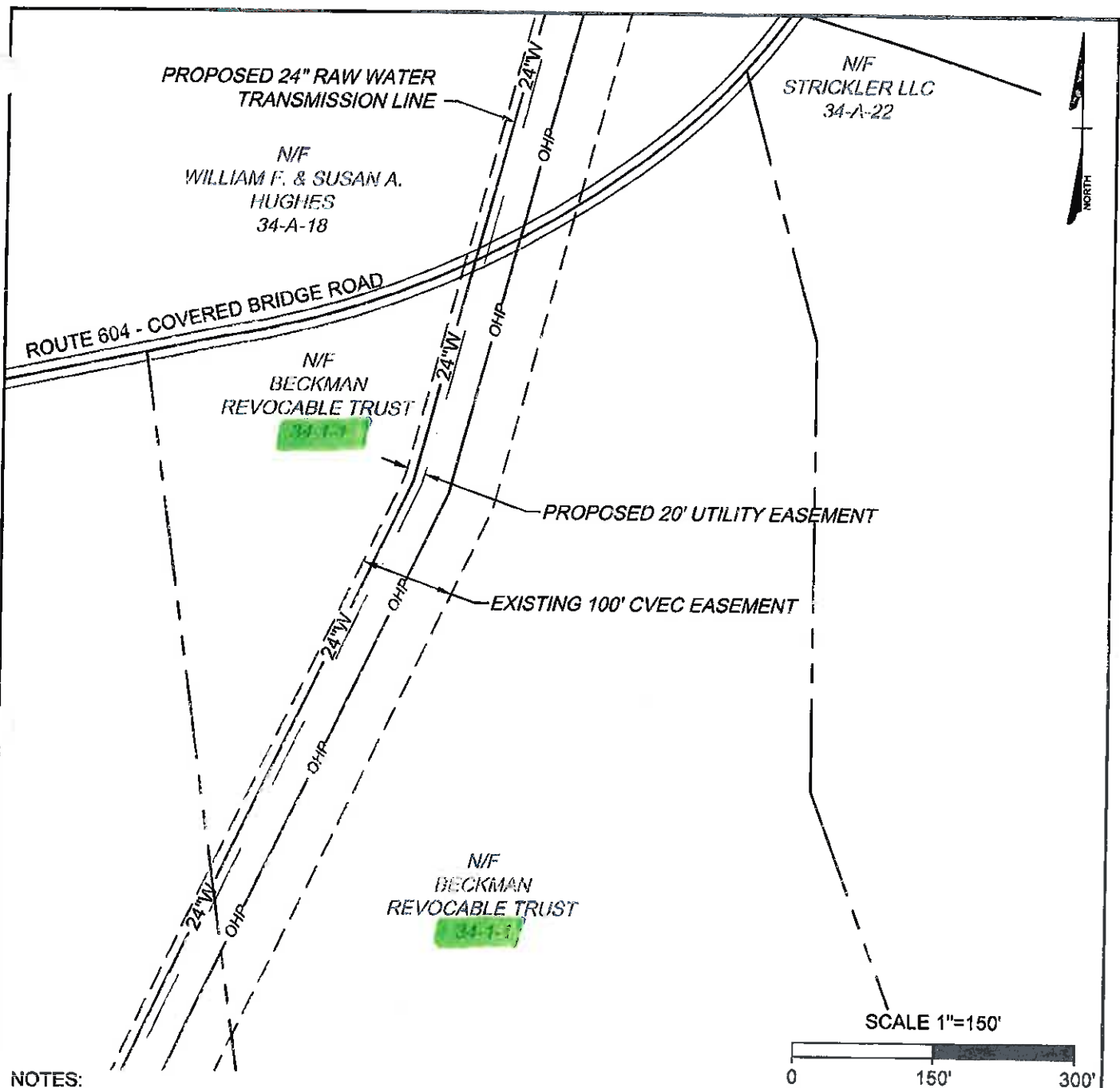
Sheet 1 of 1

J.N.: 33973

Drawn by: J. ECK

Checked by: D. SAUNDERS

**TIMMONS GROUP**

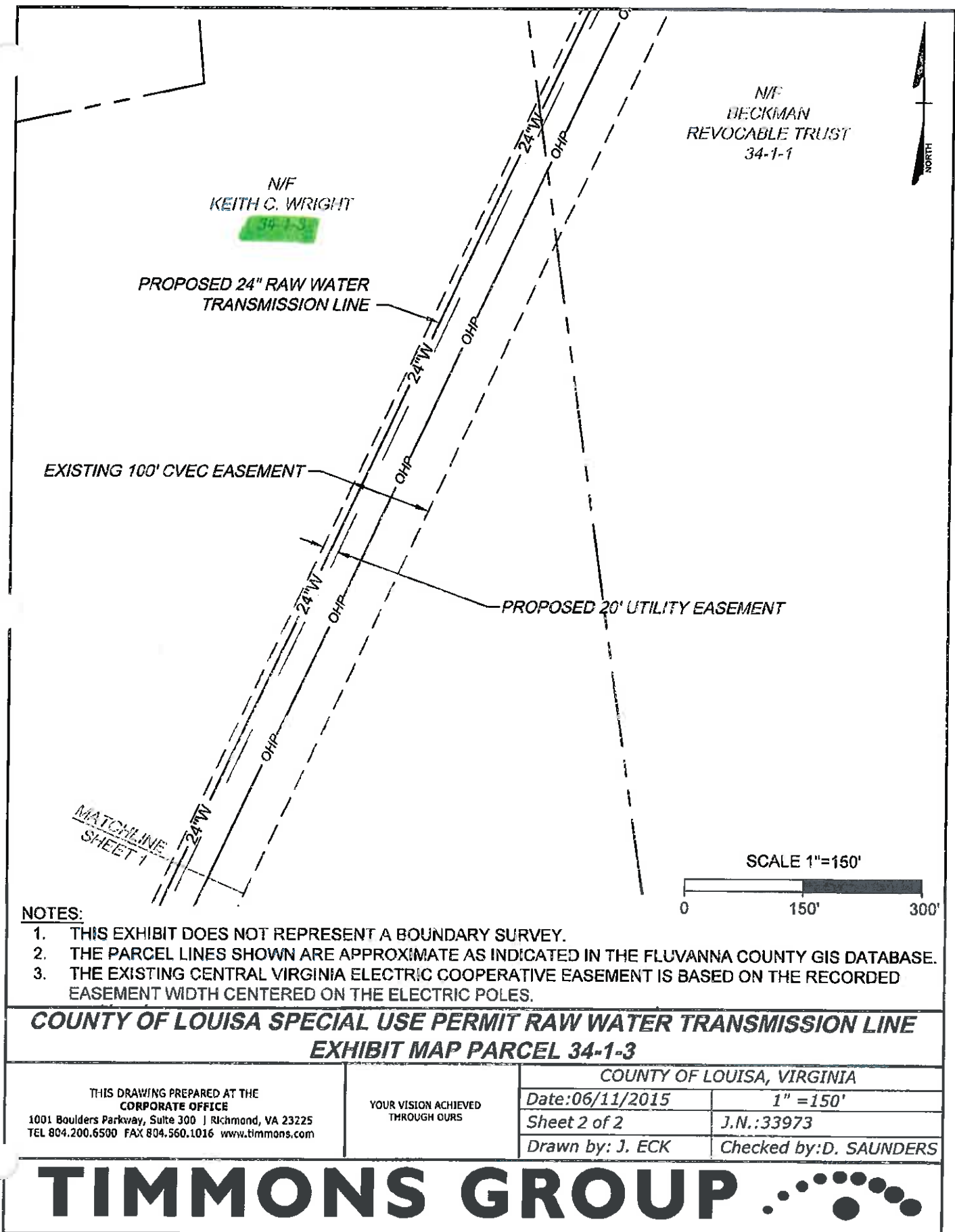
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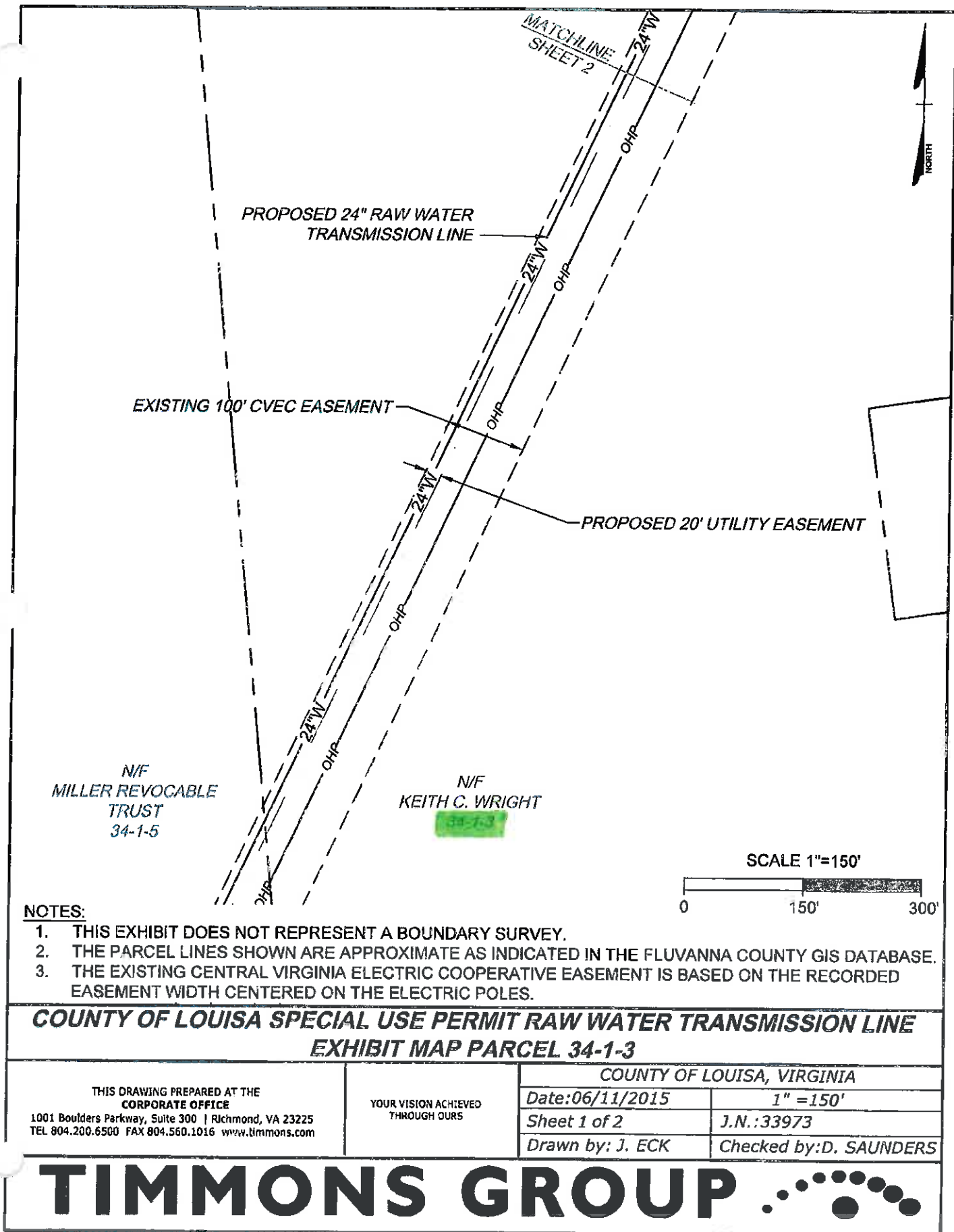
1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 34-1-1**

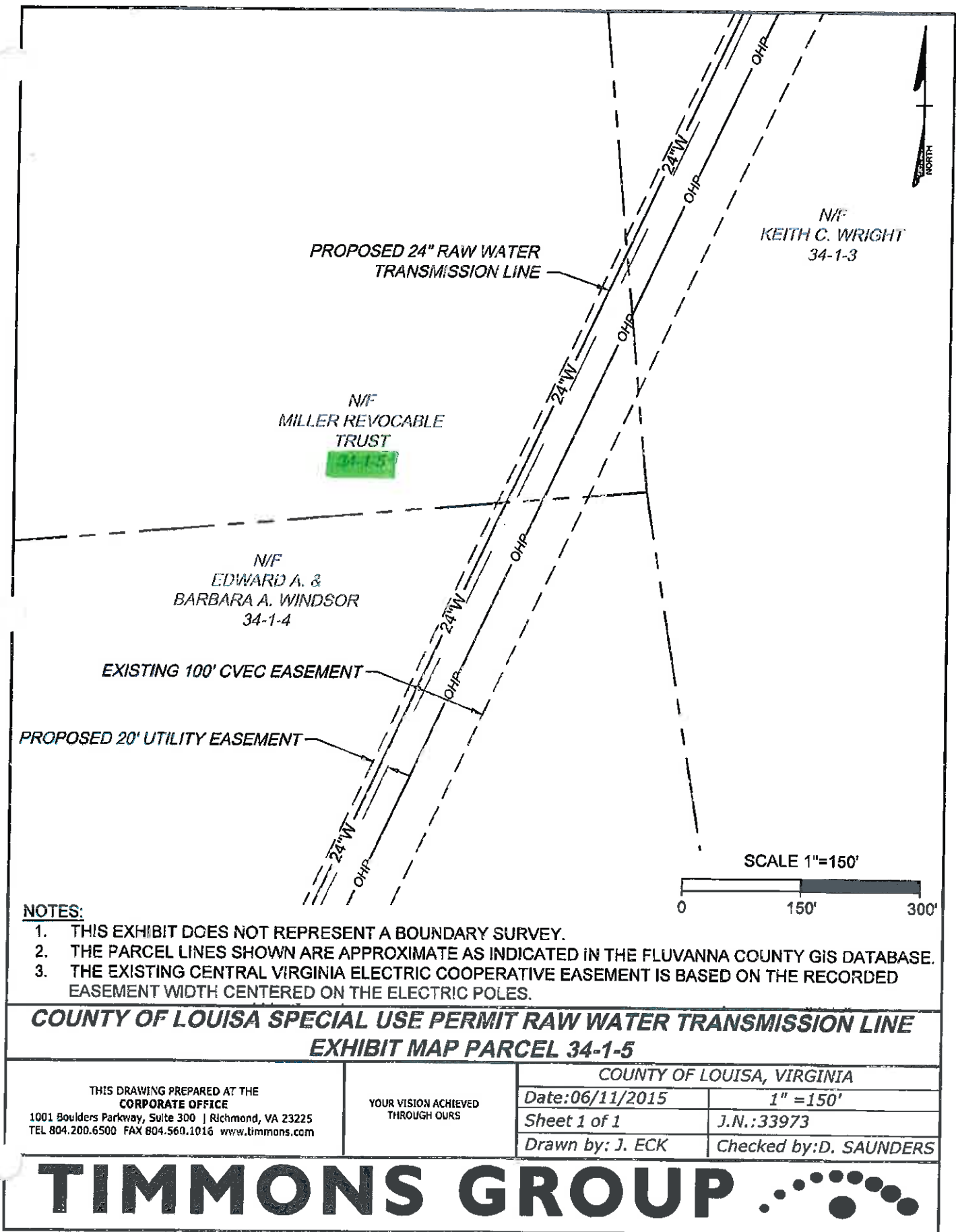
THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS	COUNTY OF LOUISA, VIRGINIA	
		Date: 06/11/2015	1" = 150'
		Sheet 1 of 1	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**

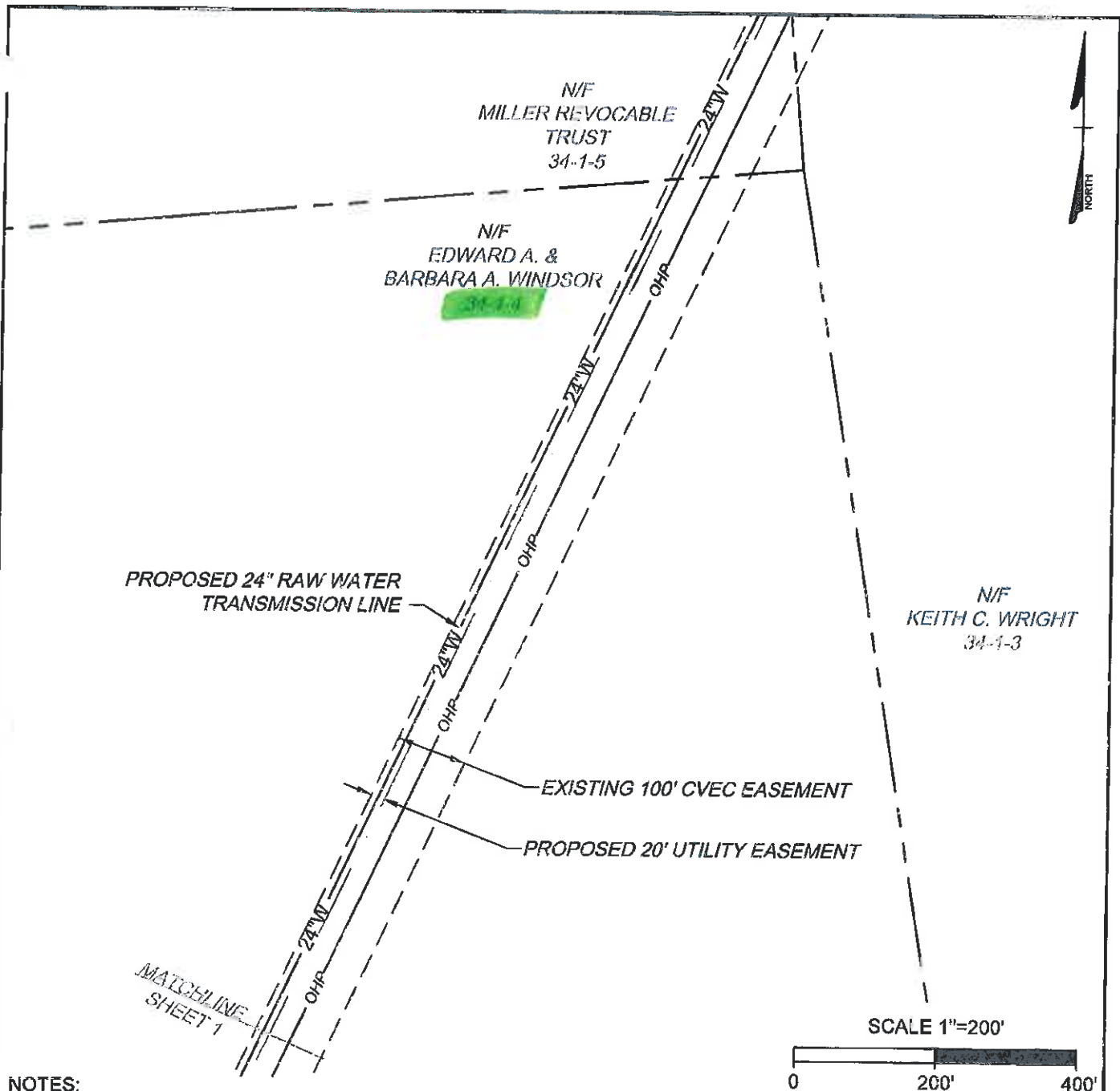










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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 34-1-4**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 200'

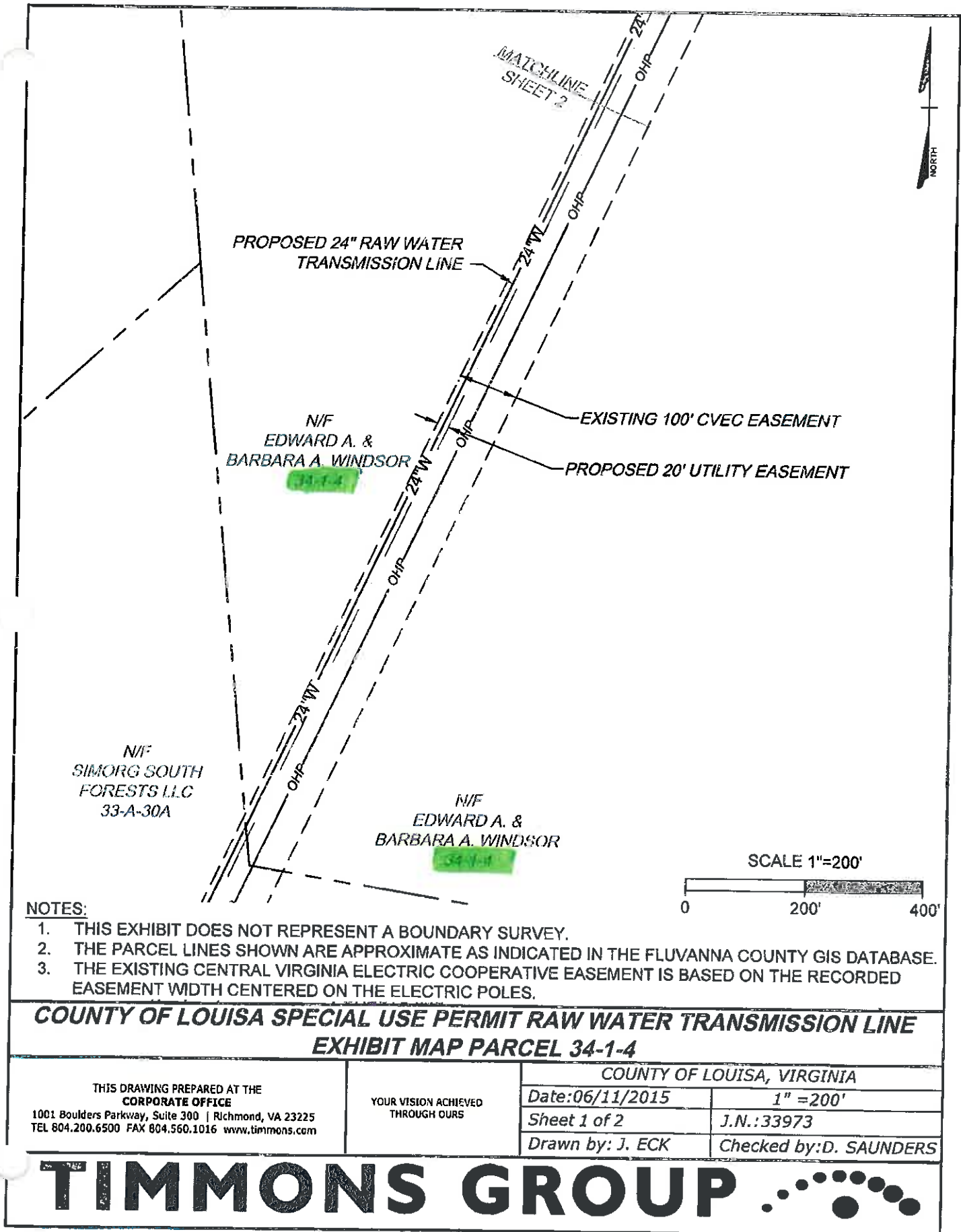
Sheet 2 of 2

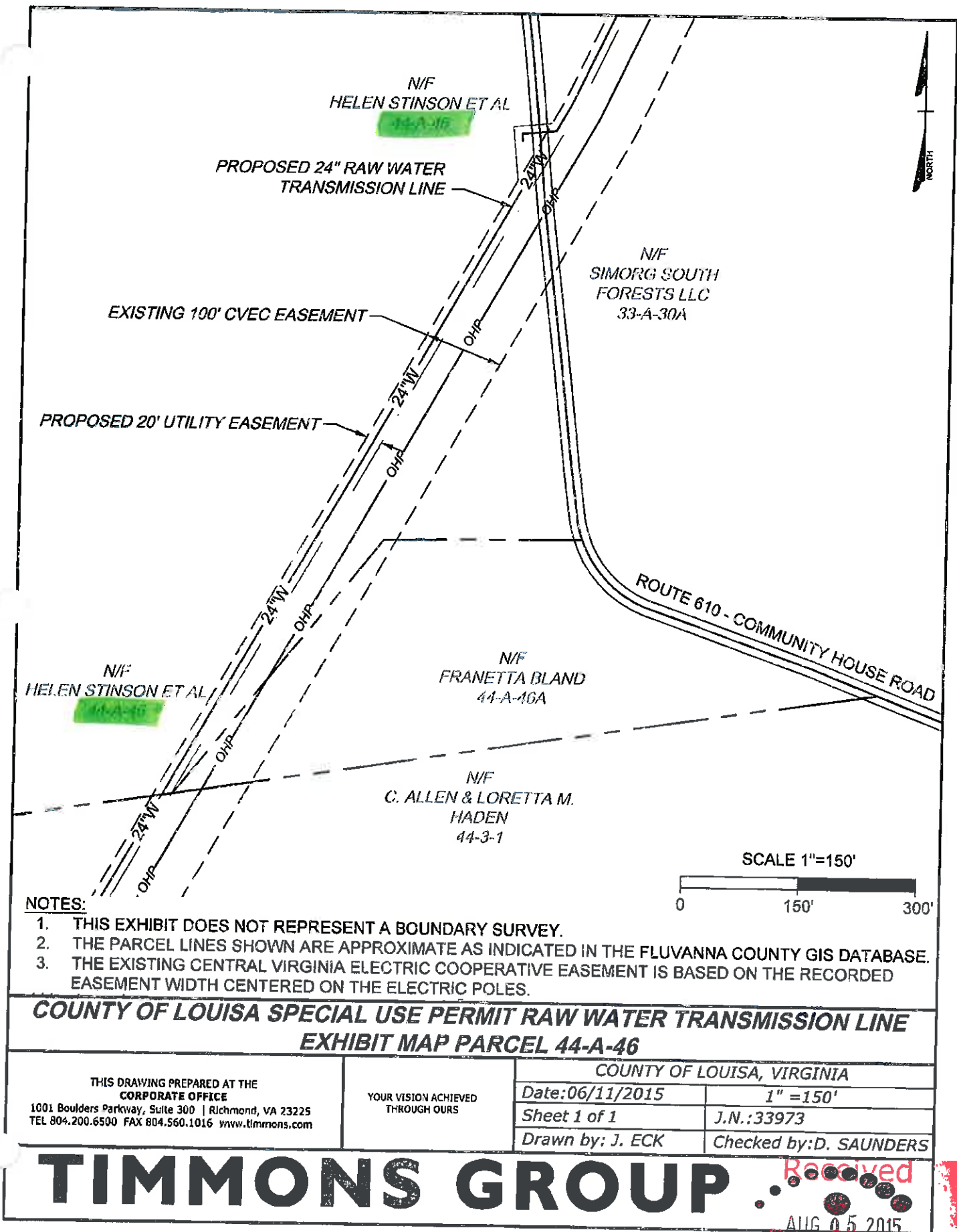
J.N.: 33973

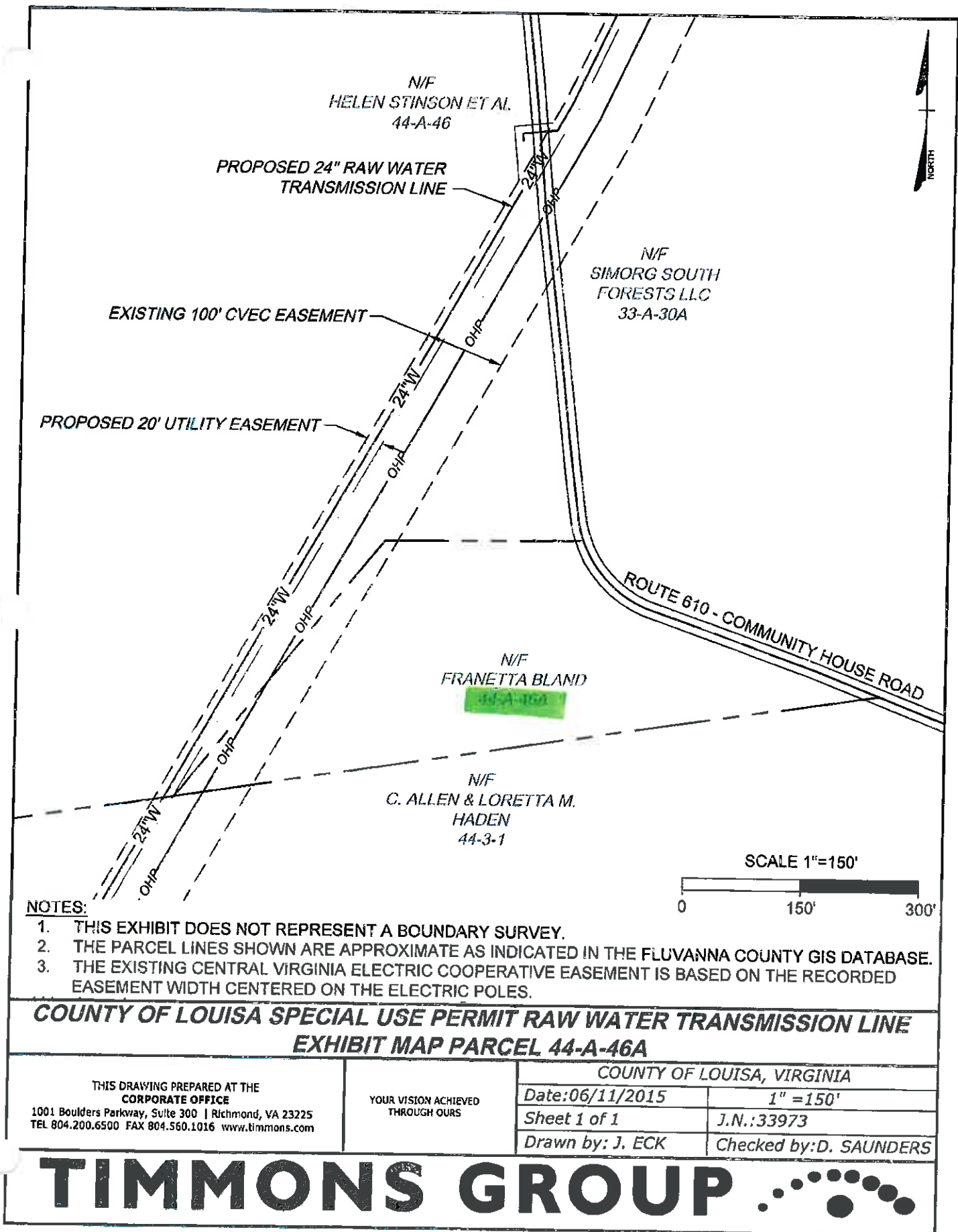
Drawn by: J. ECK

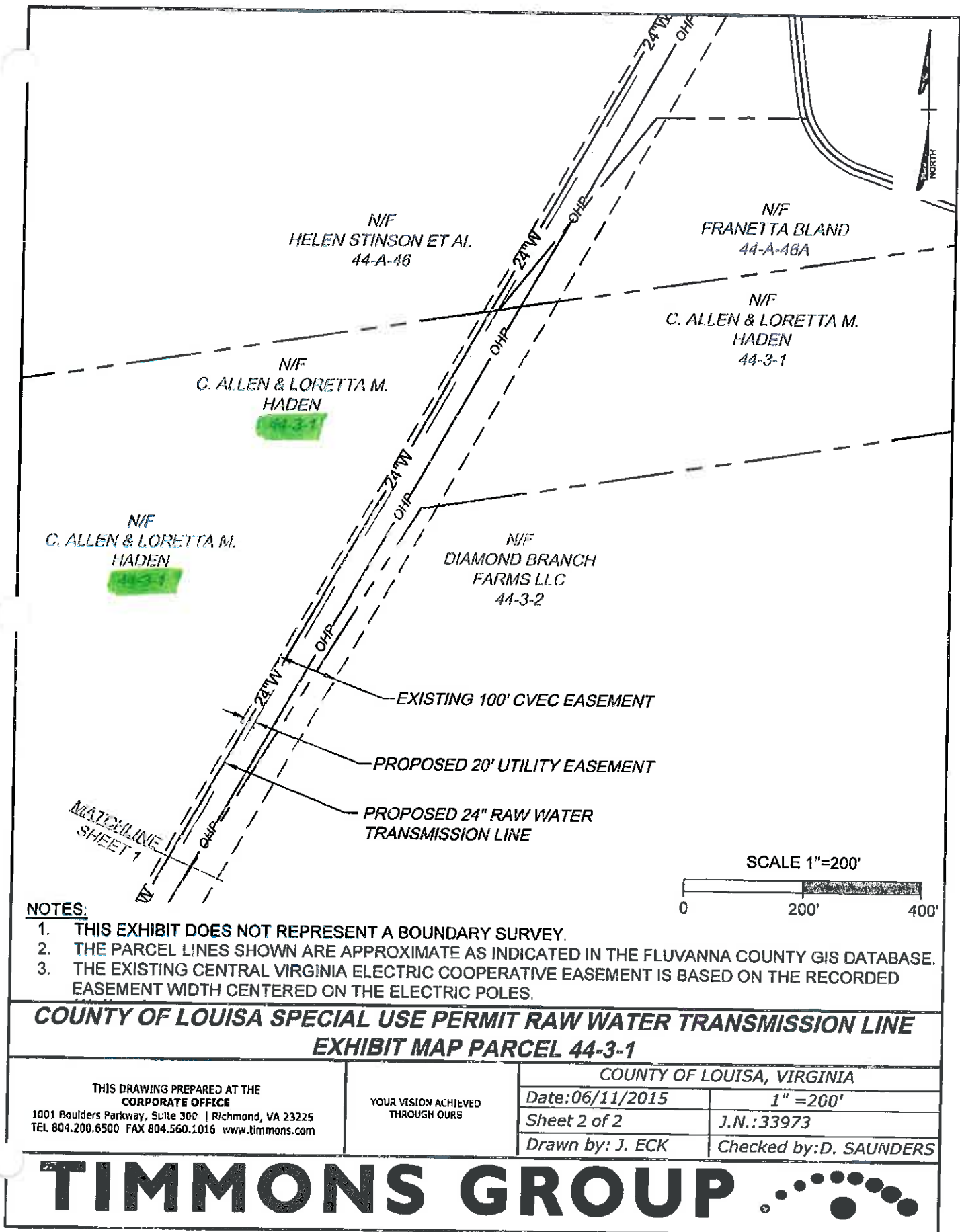
Checked by: D. SAUNDERS

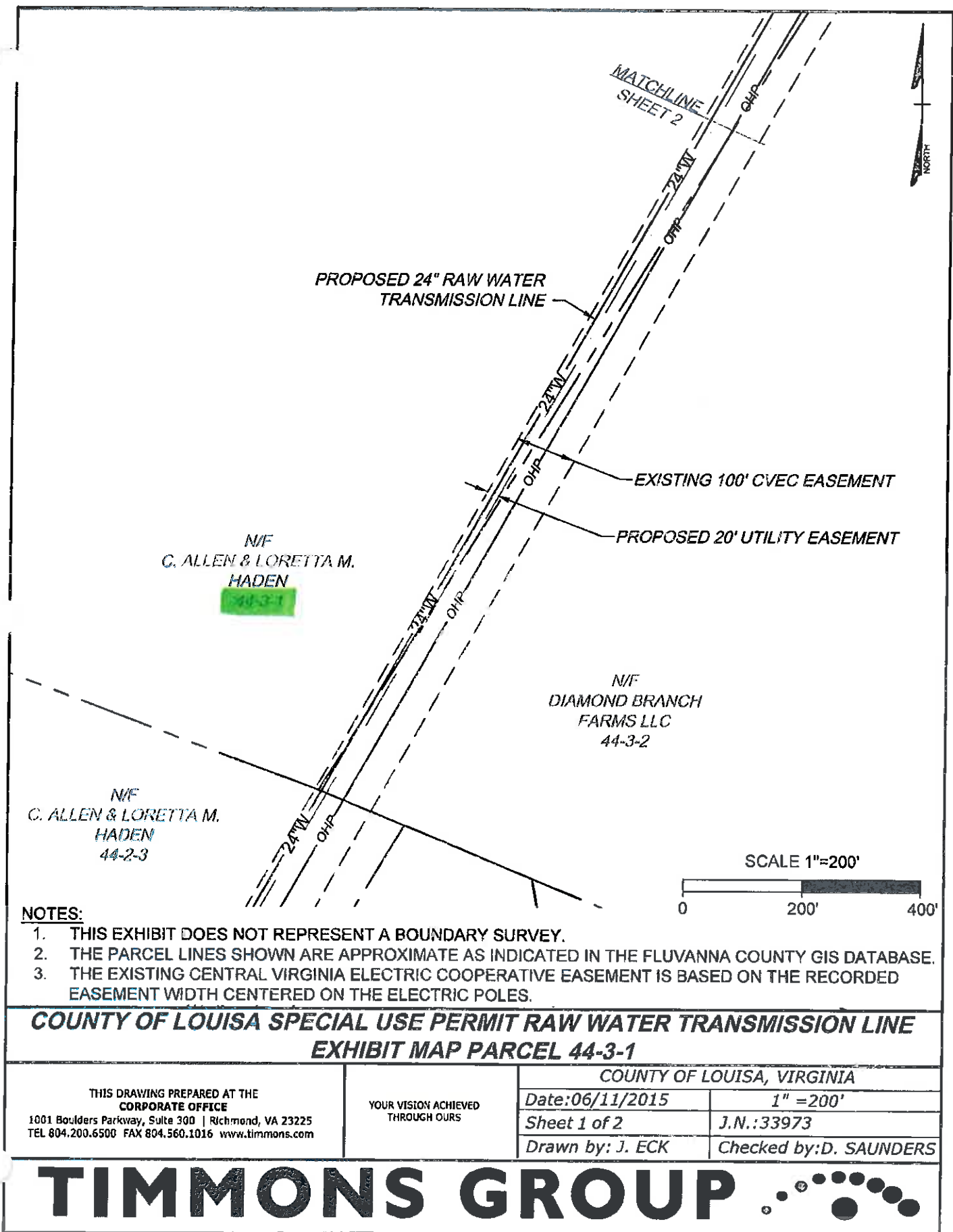
**TIMMONS GROUP**

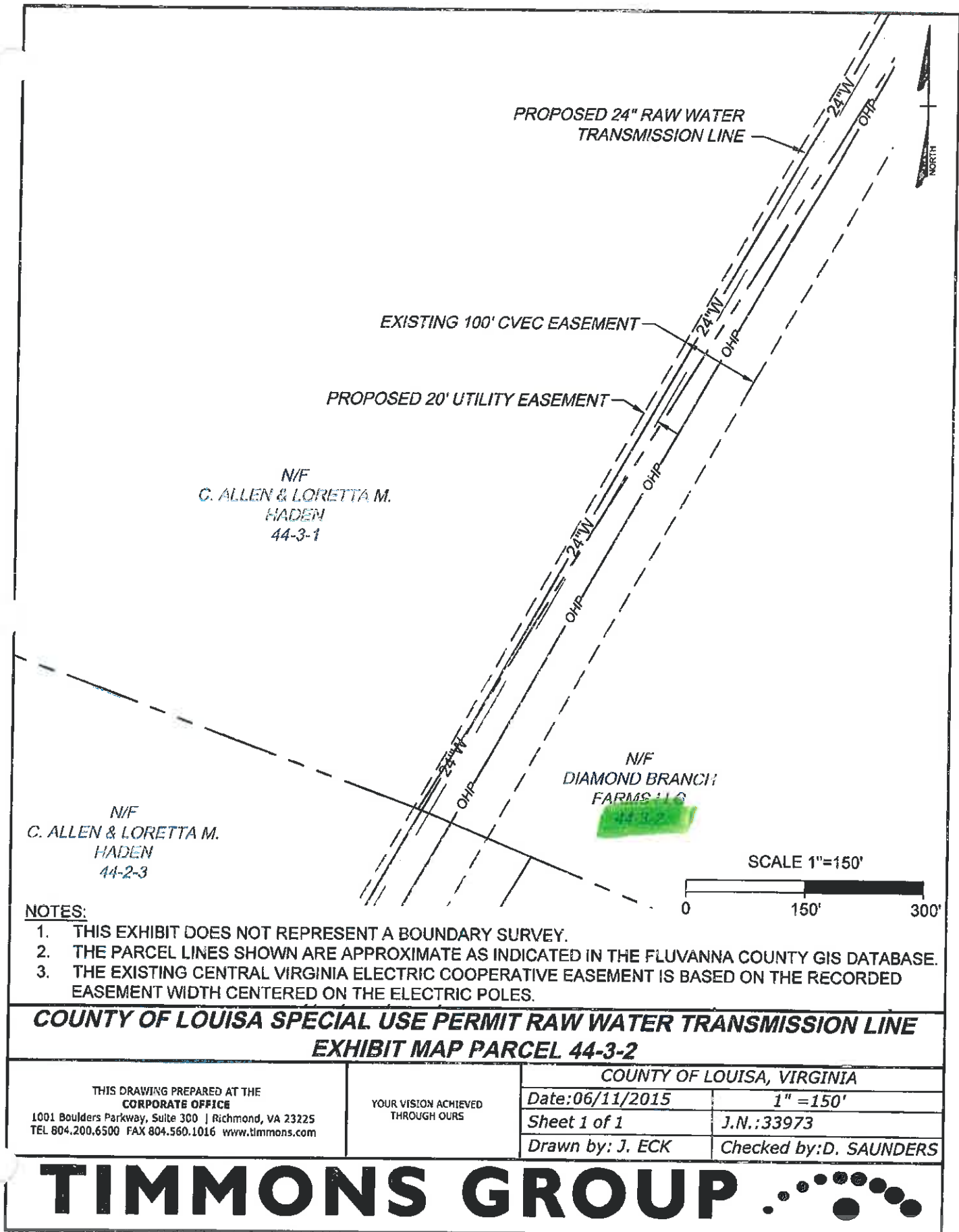




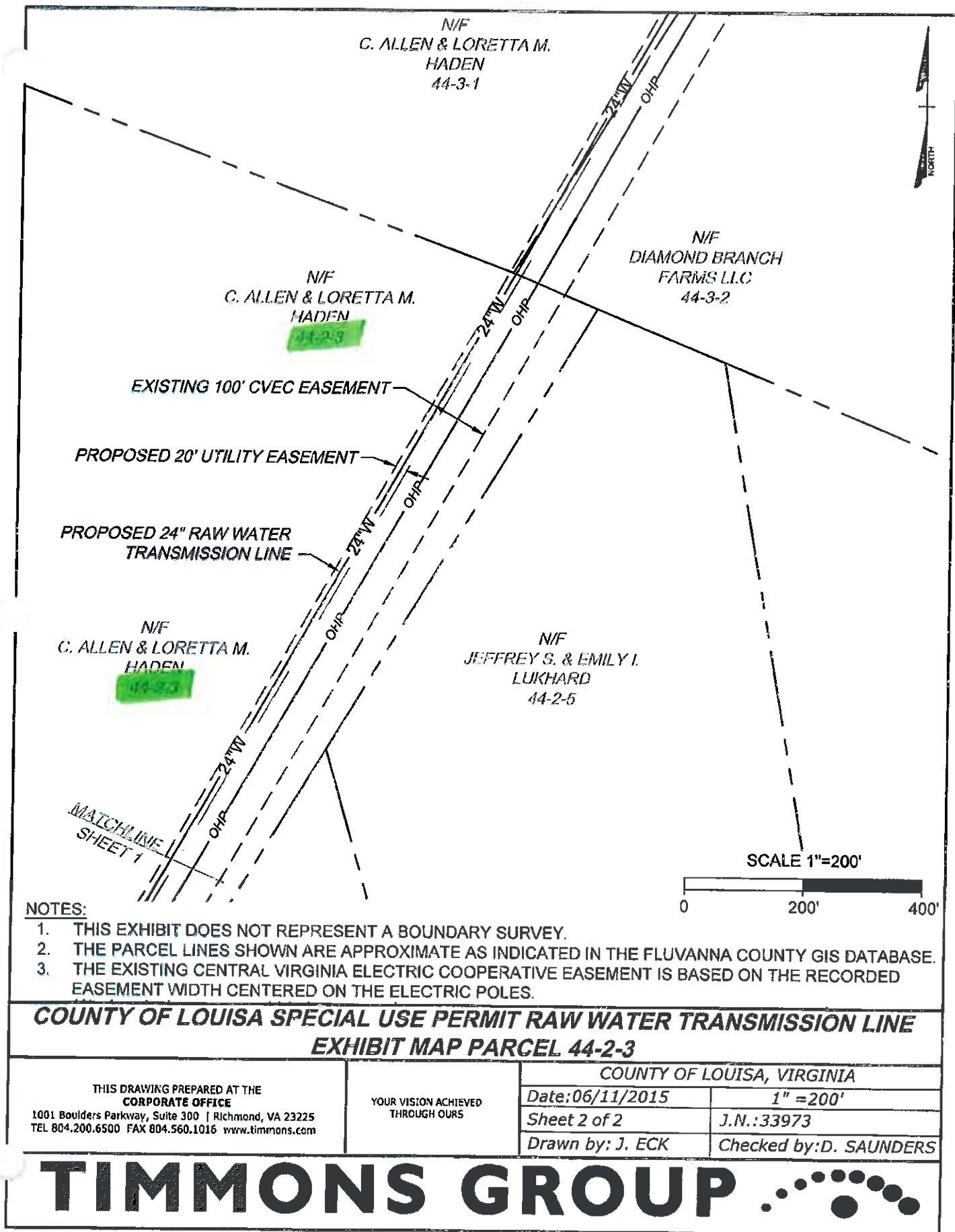




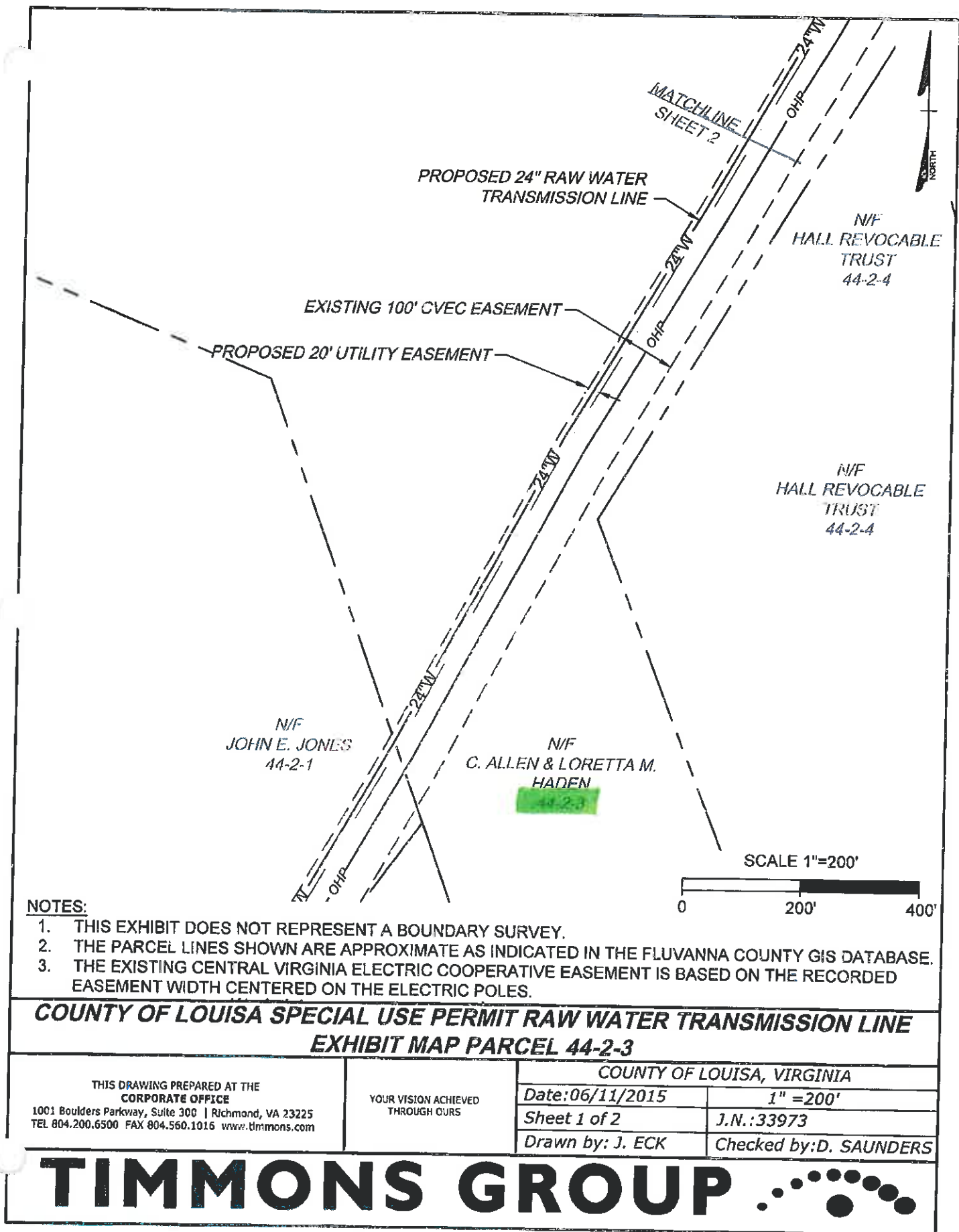


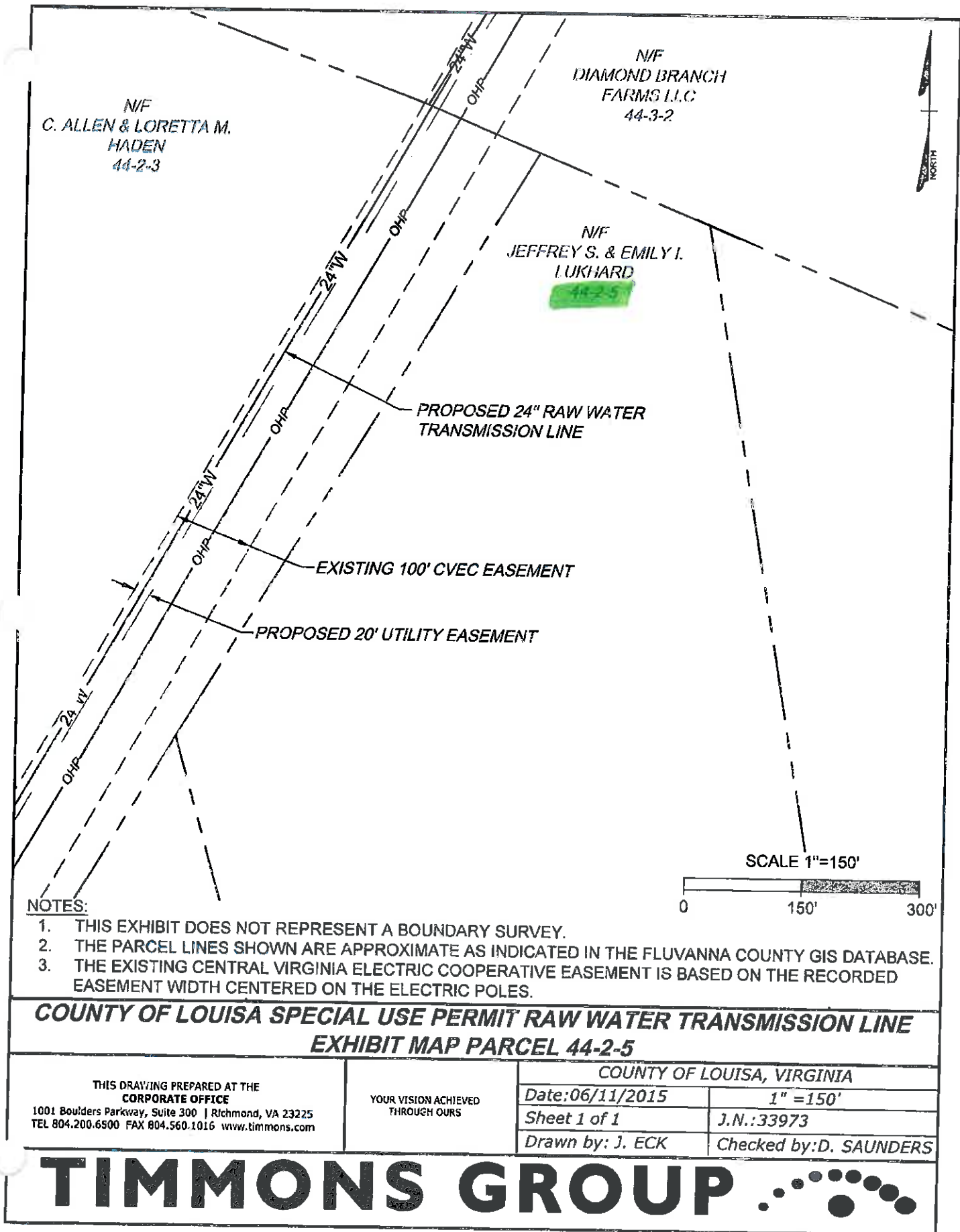


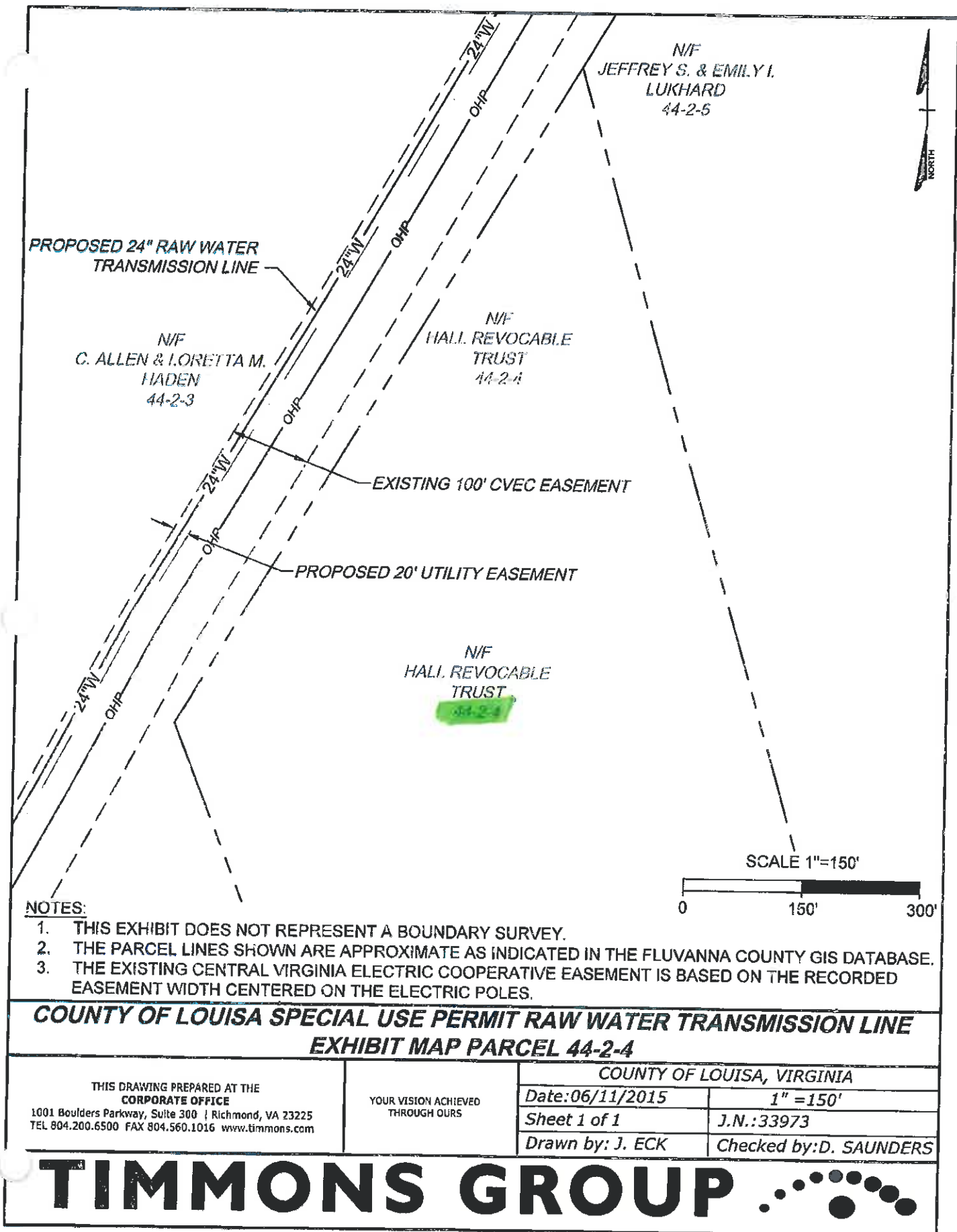


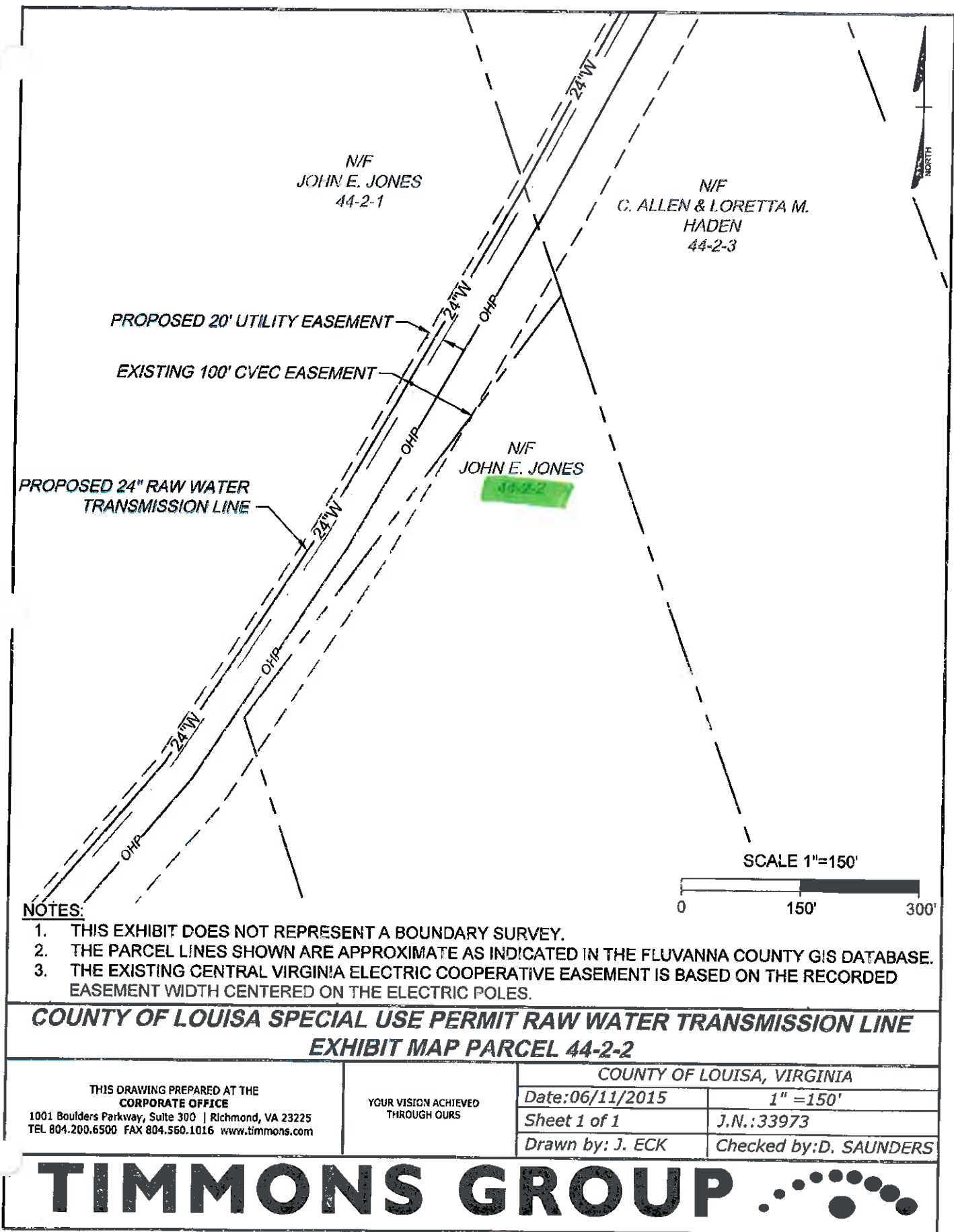


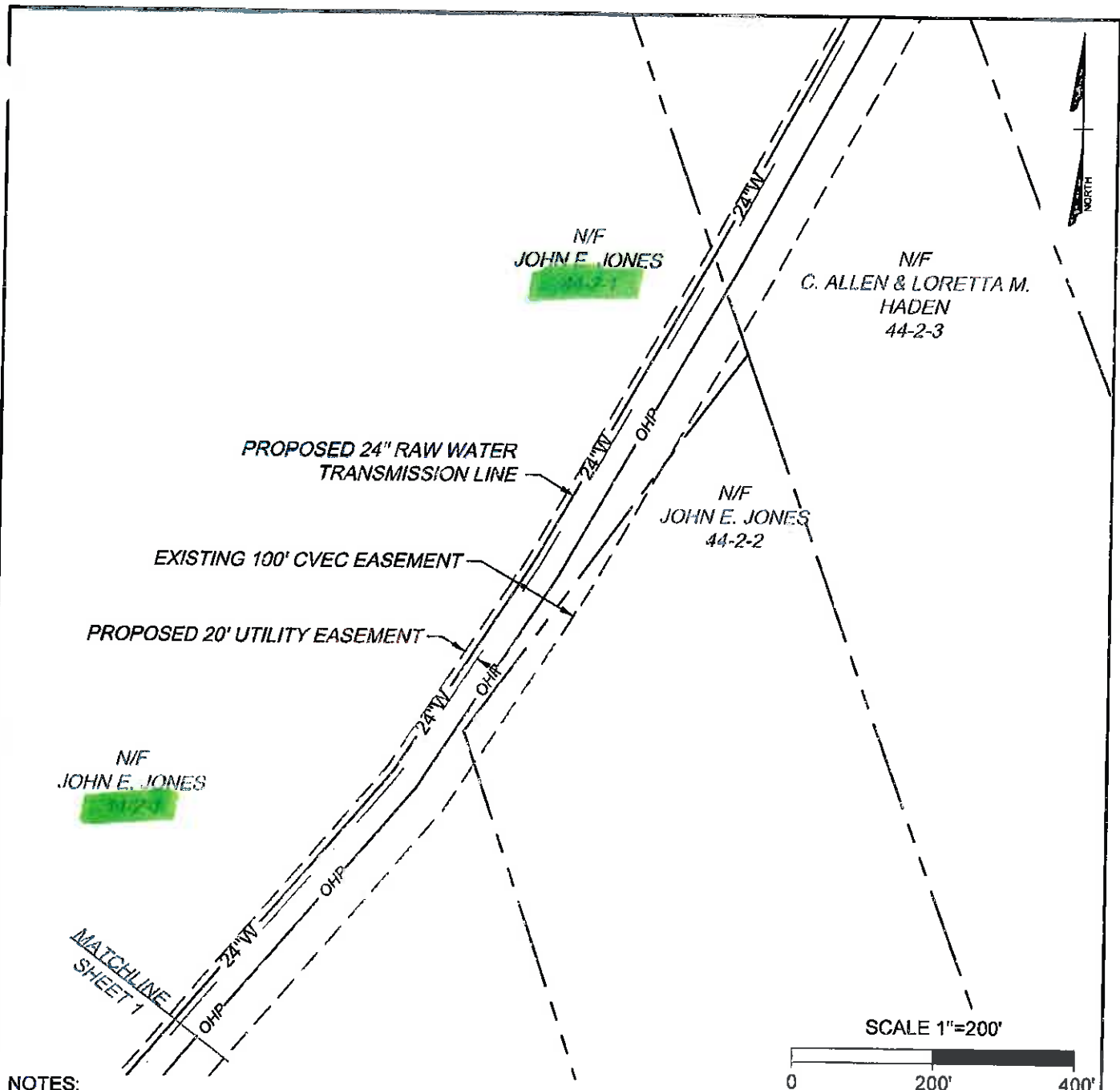










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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 44-2-1**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 200'

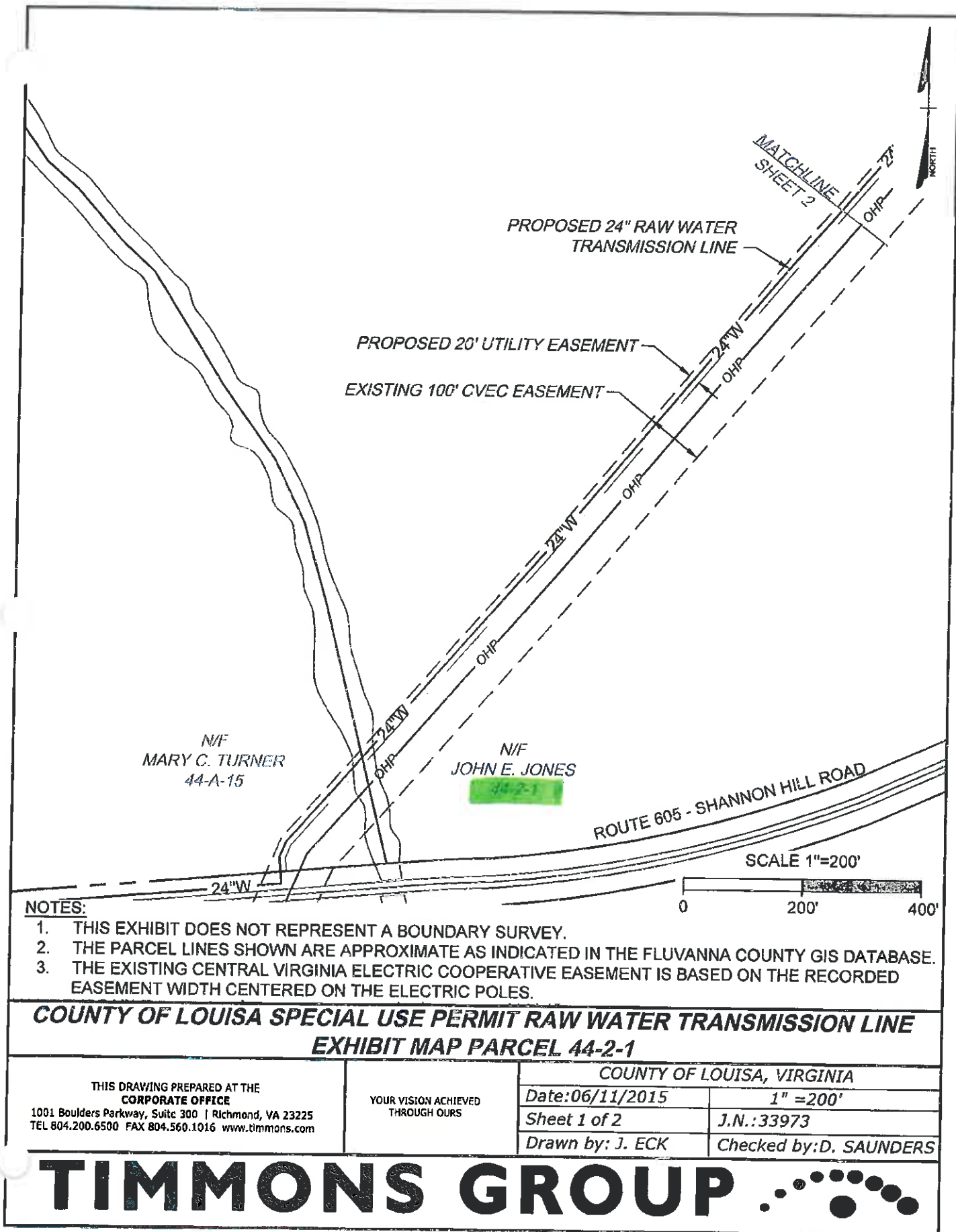
Sheet 2 of 2

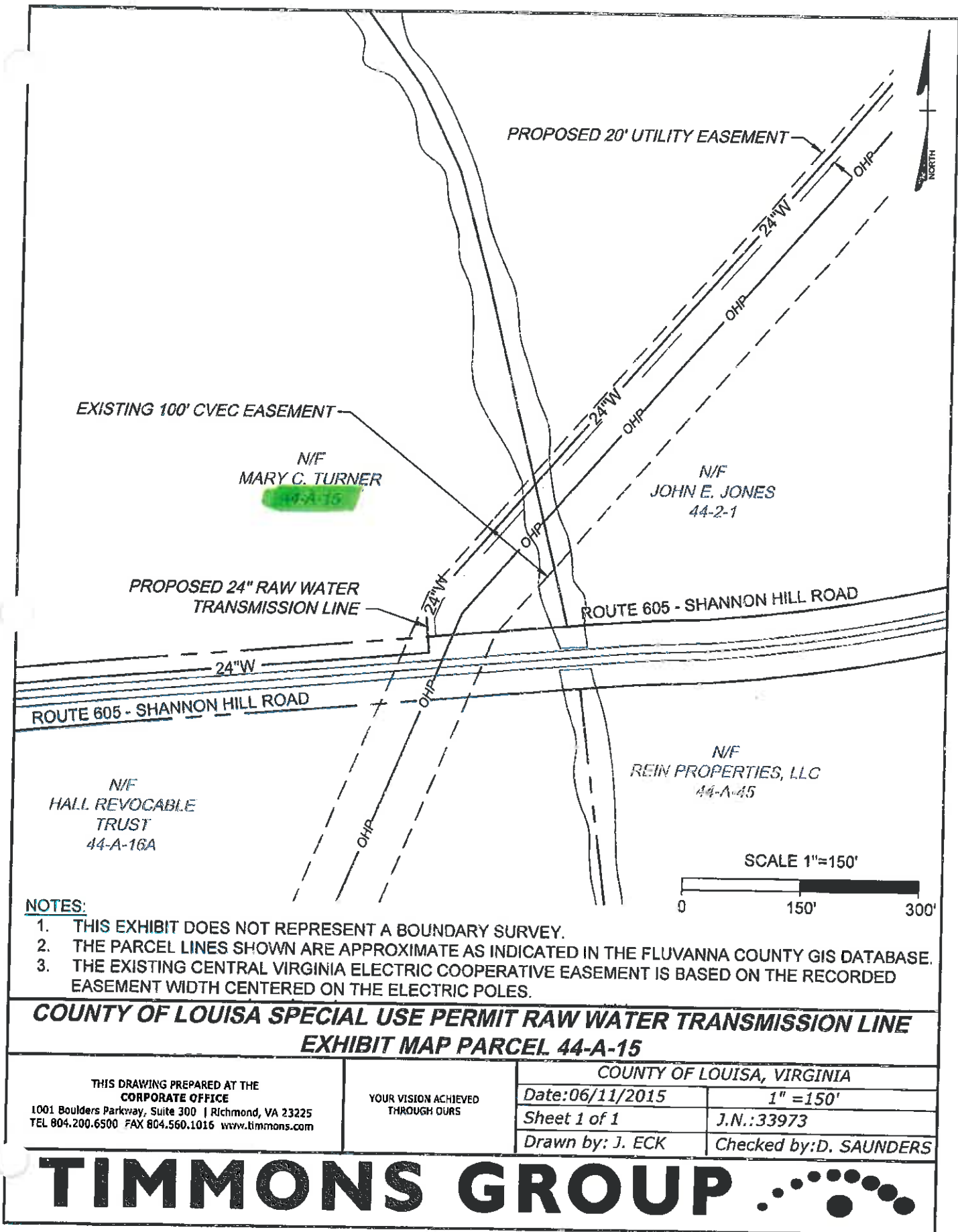
J.N.: 33973

Drawn by: J. ECK

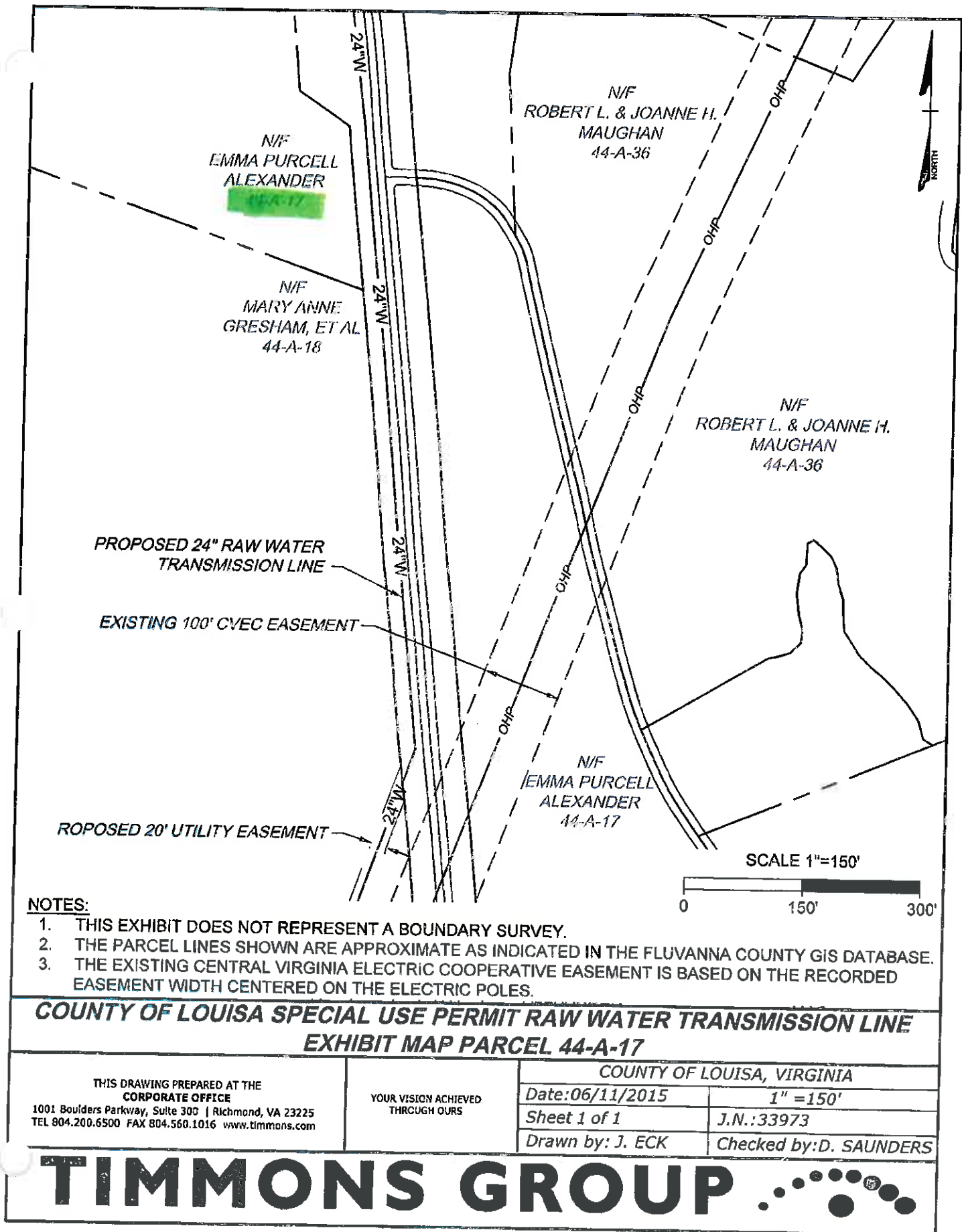
Checked by: D. SAUNDERS

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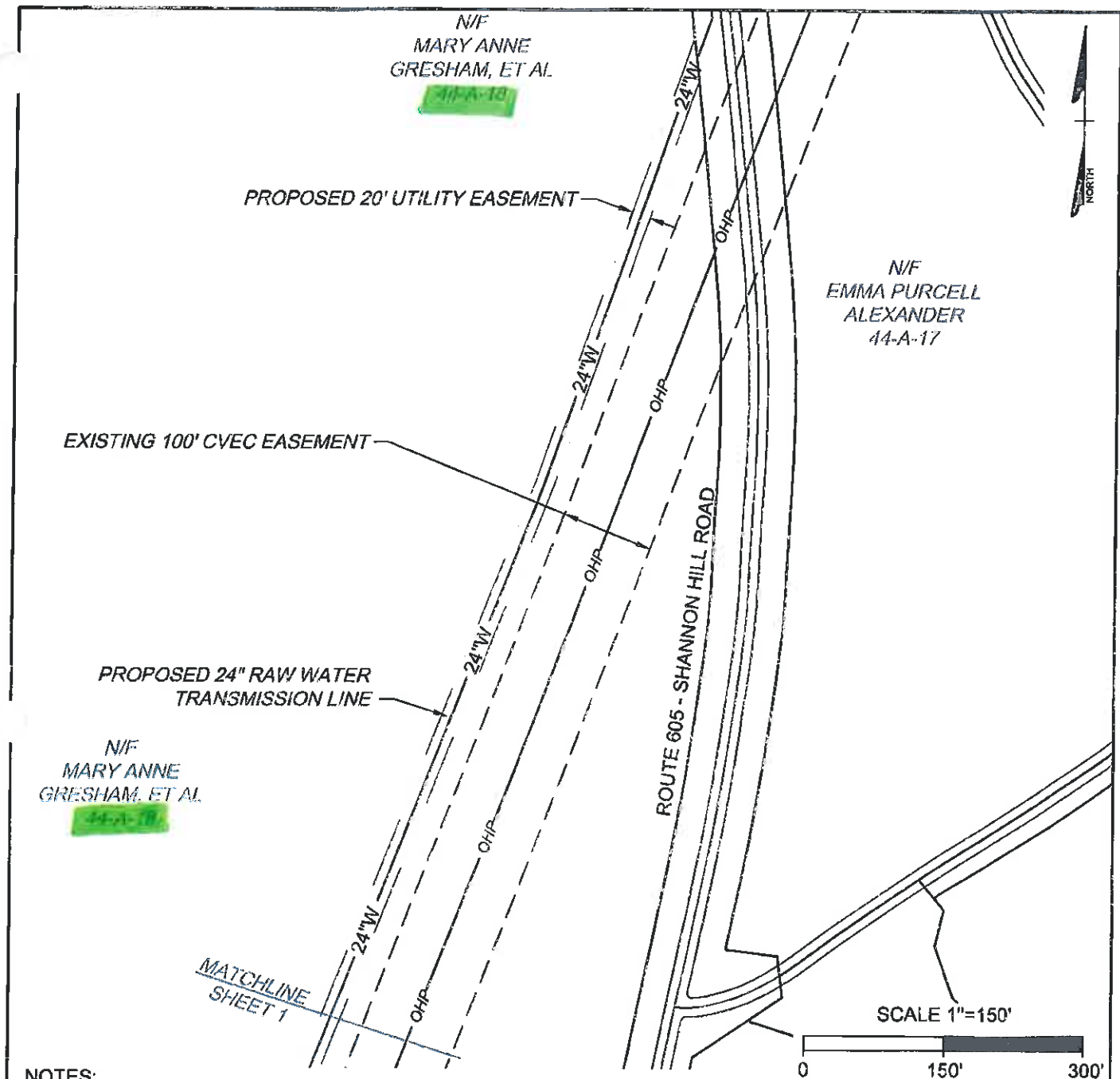










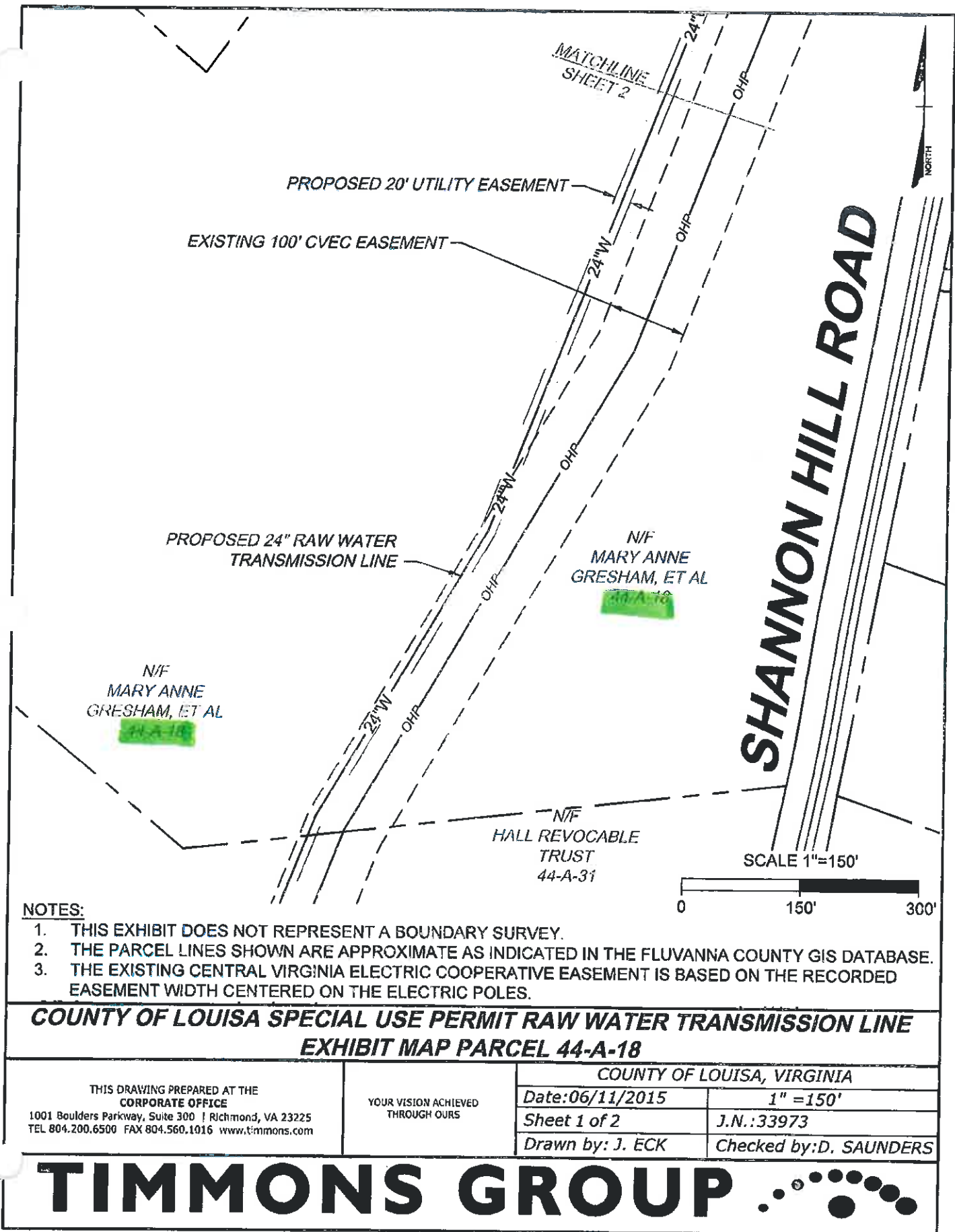
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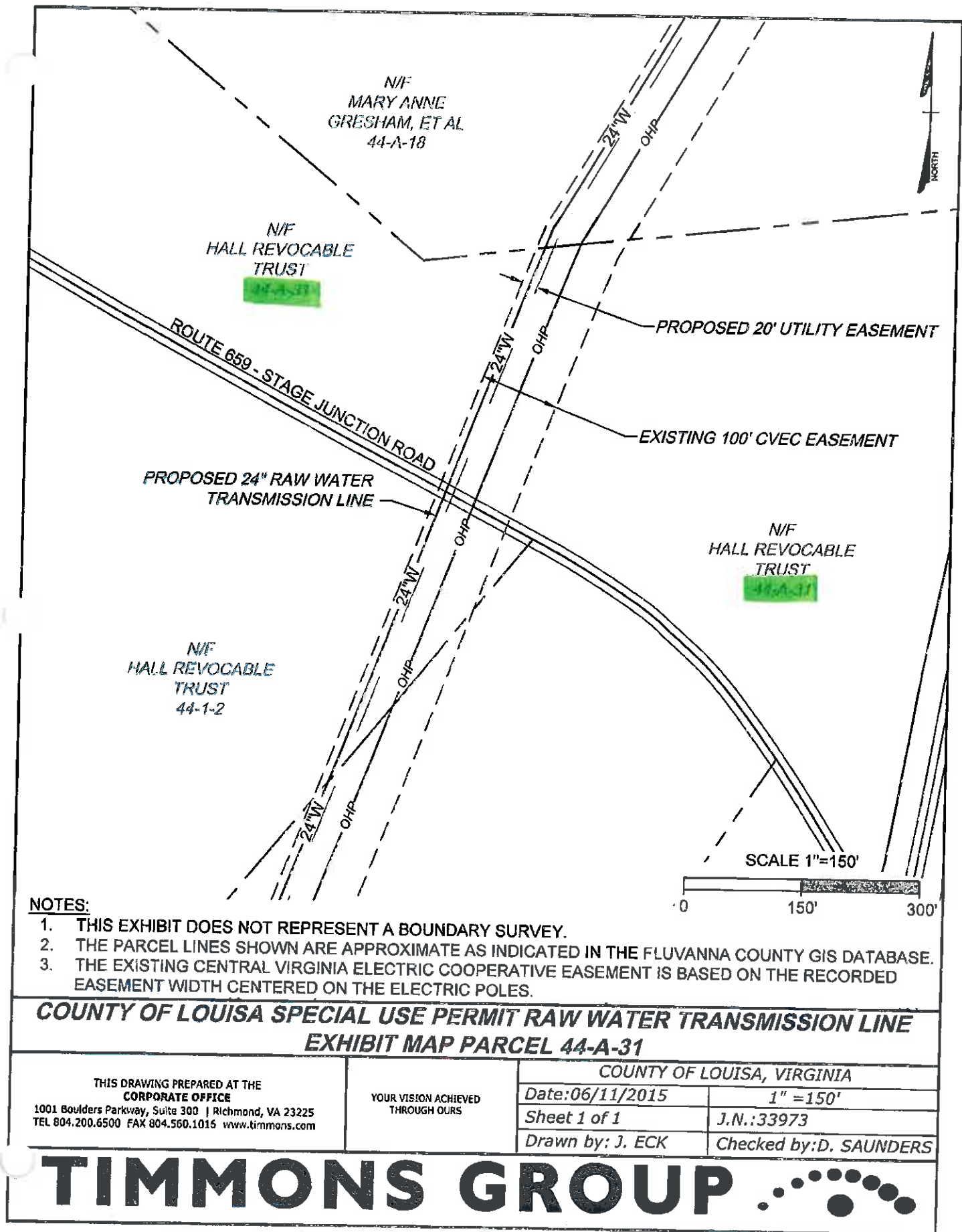
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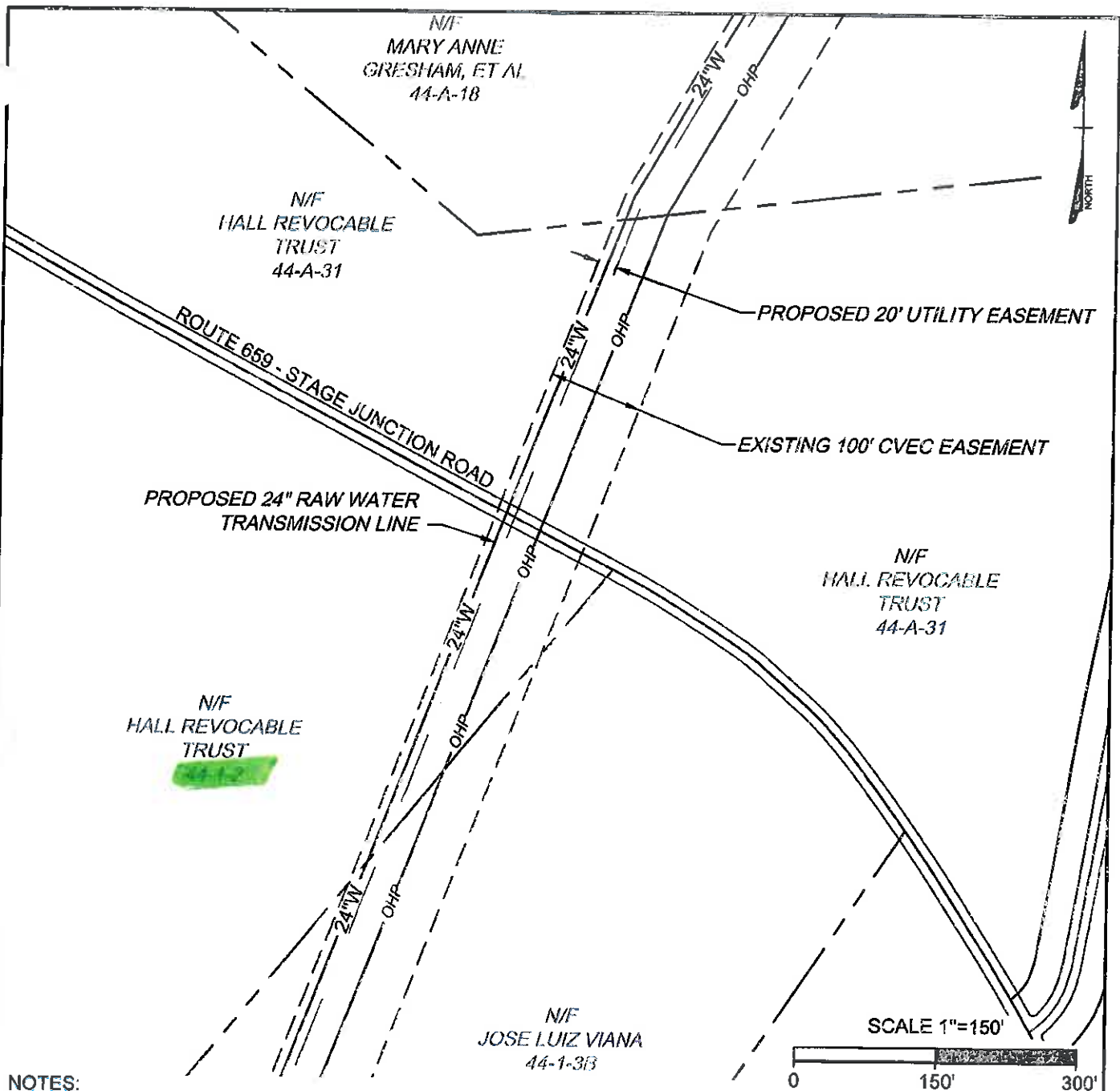
**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 44-A-18**

THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com		COUNTY OF LOUISA, VIRGINIA	
YOUR VISION ACHIEVED THROUGH OURS		Date: 06/11/2015	1" = 150'
		Sheet 2 of 2	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**





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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 44-1-2**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

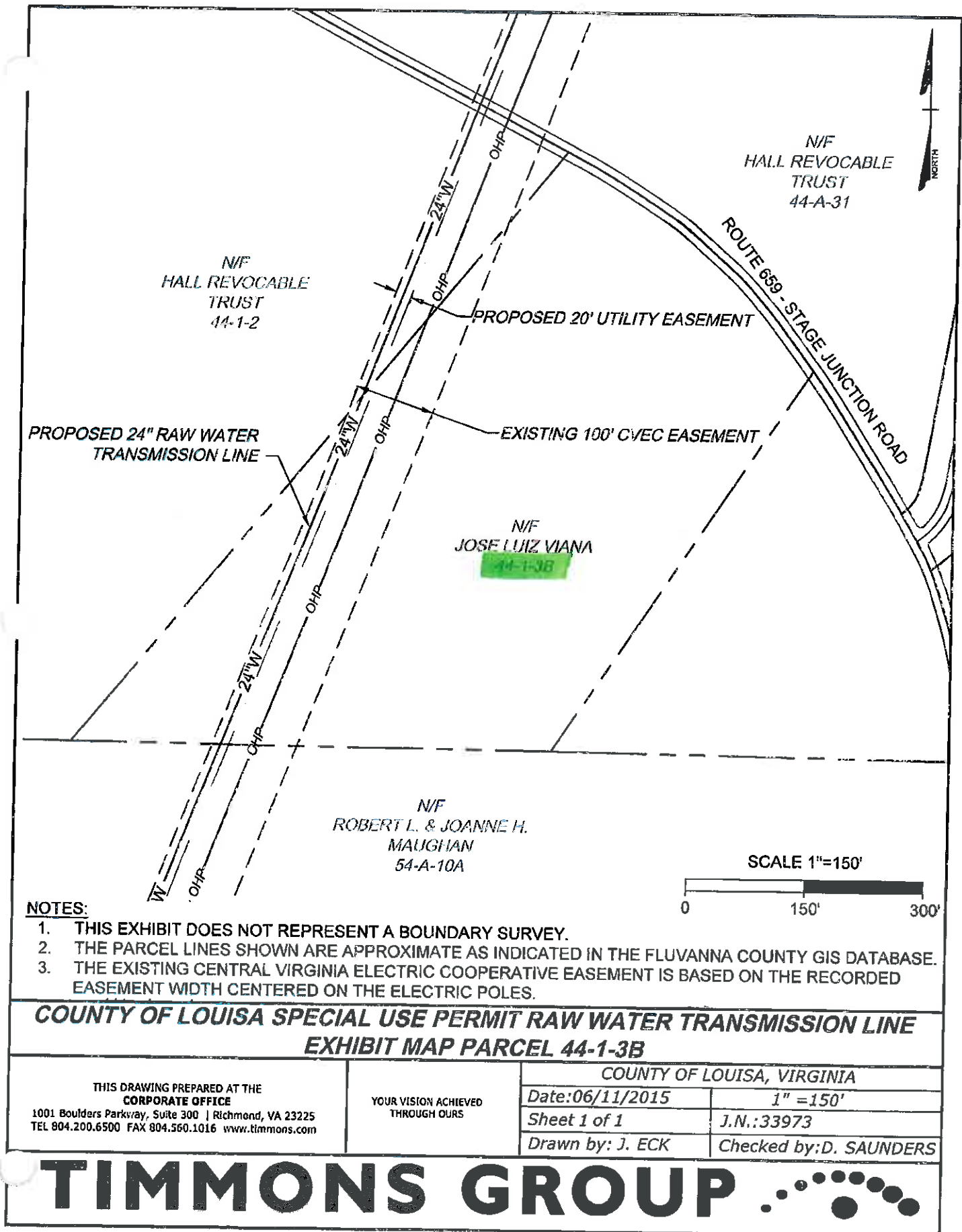
Sheet 1 of 1

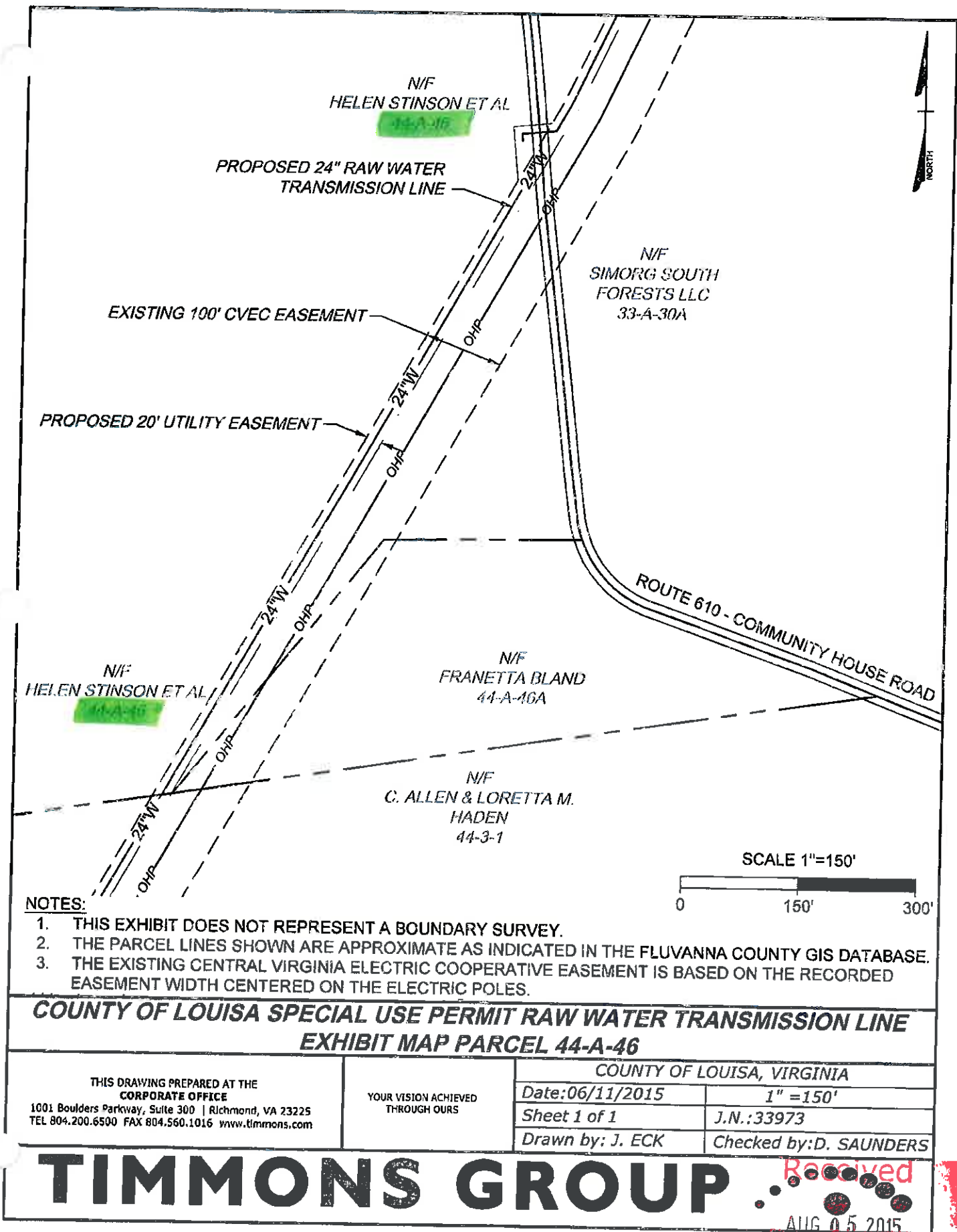
J.N.: 33973

Drawn by: J. ECK

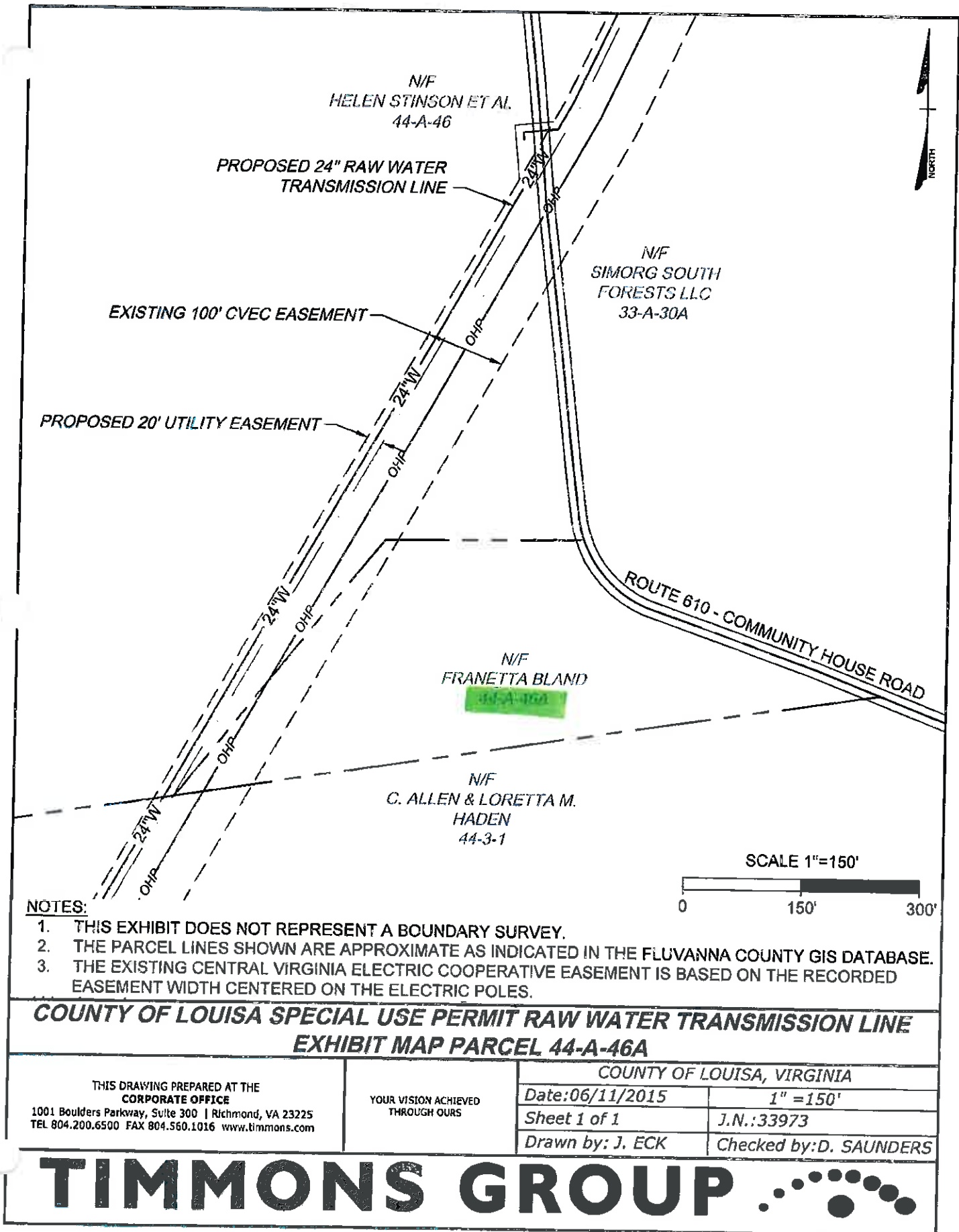
Checked by: D. SAUNDERS

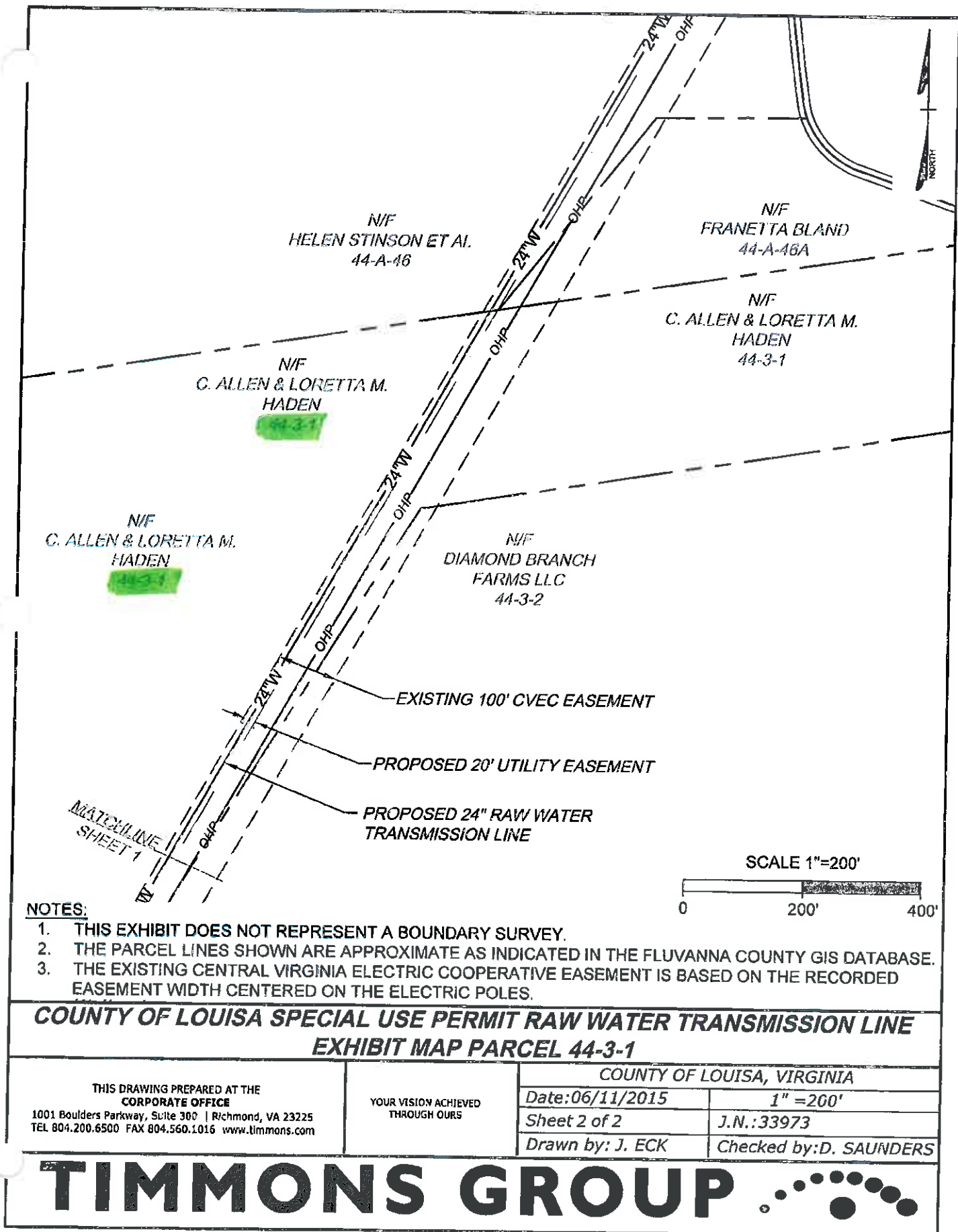
**TIMMONS GROUP**



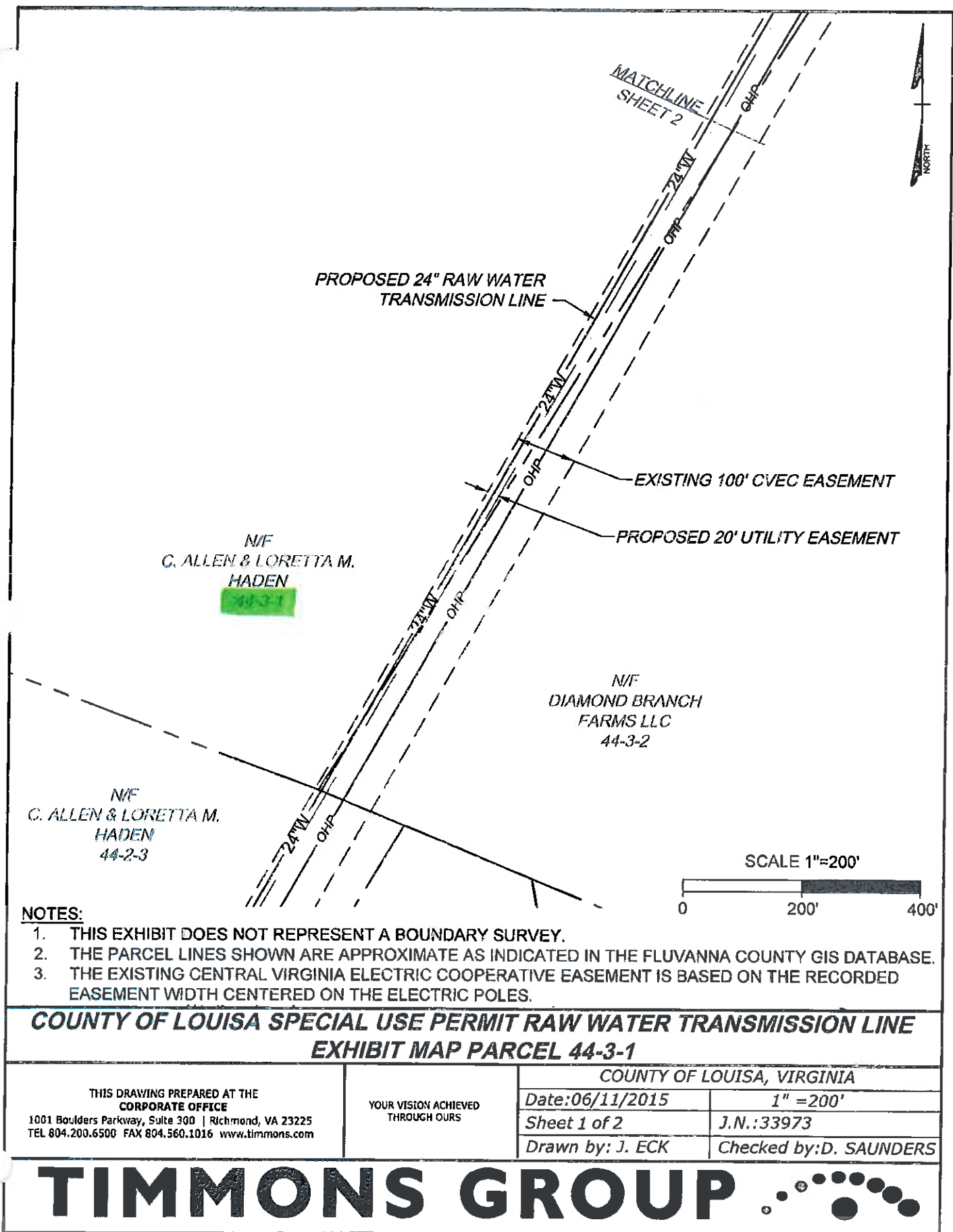


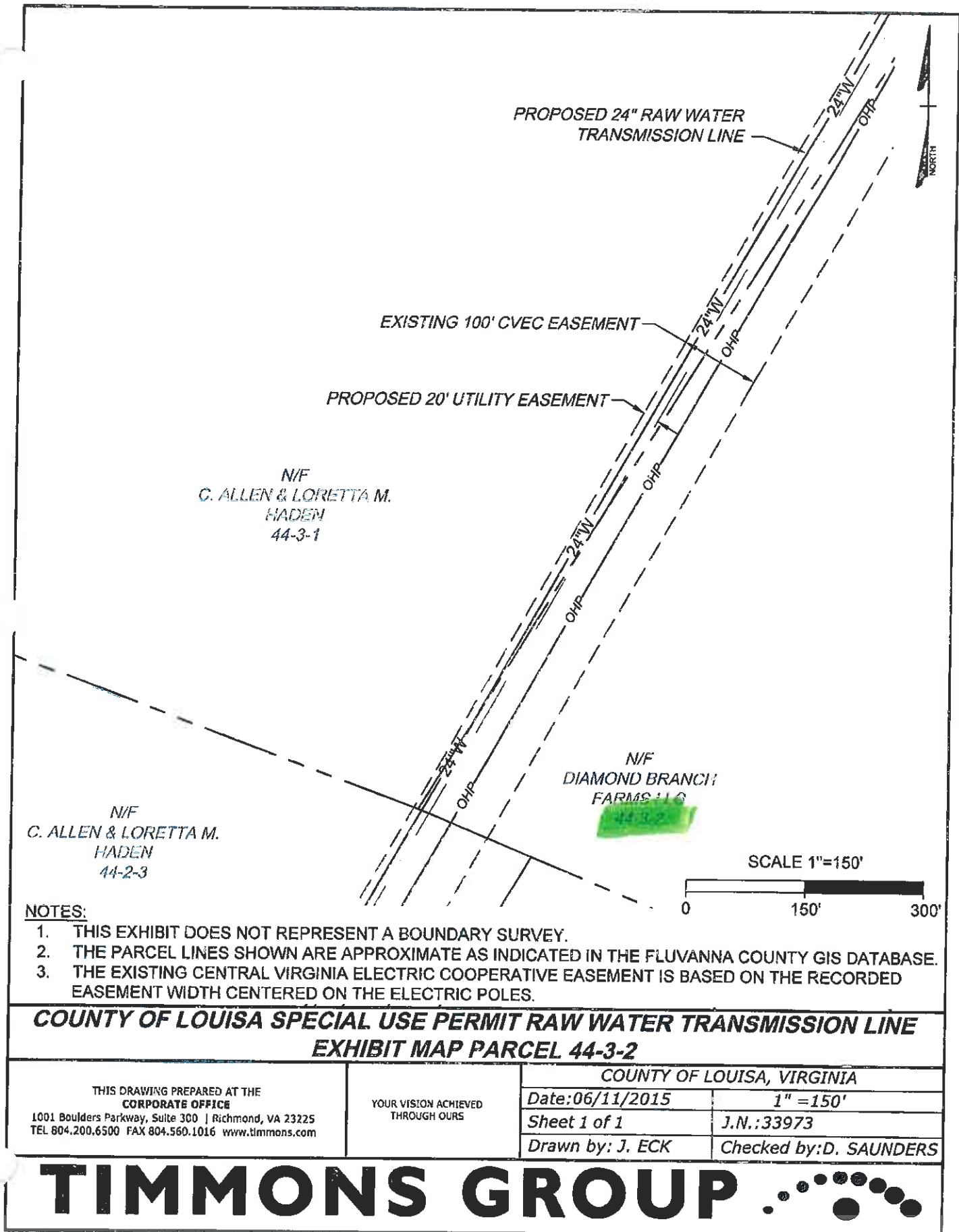


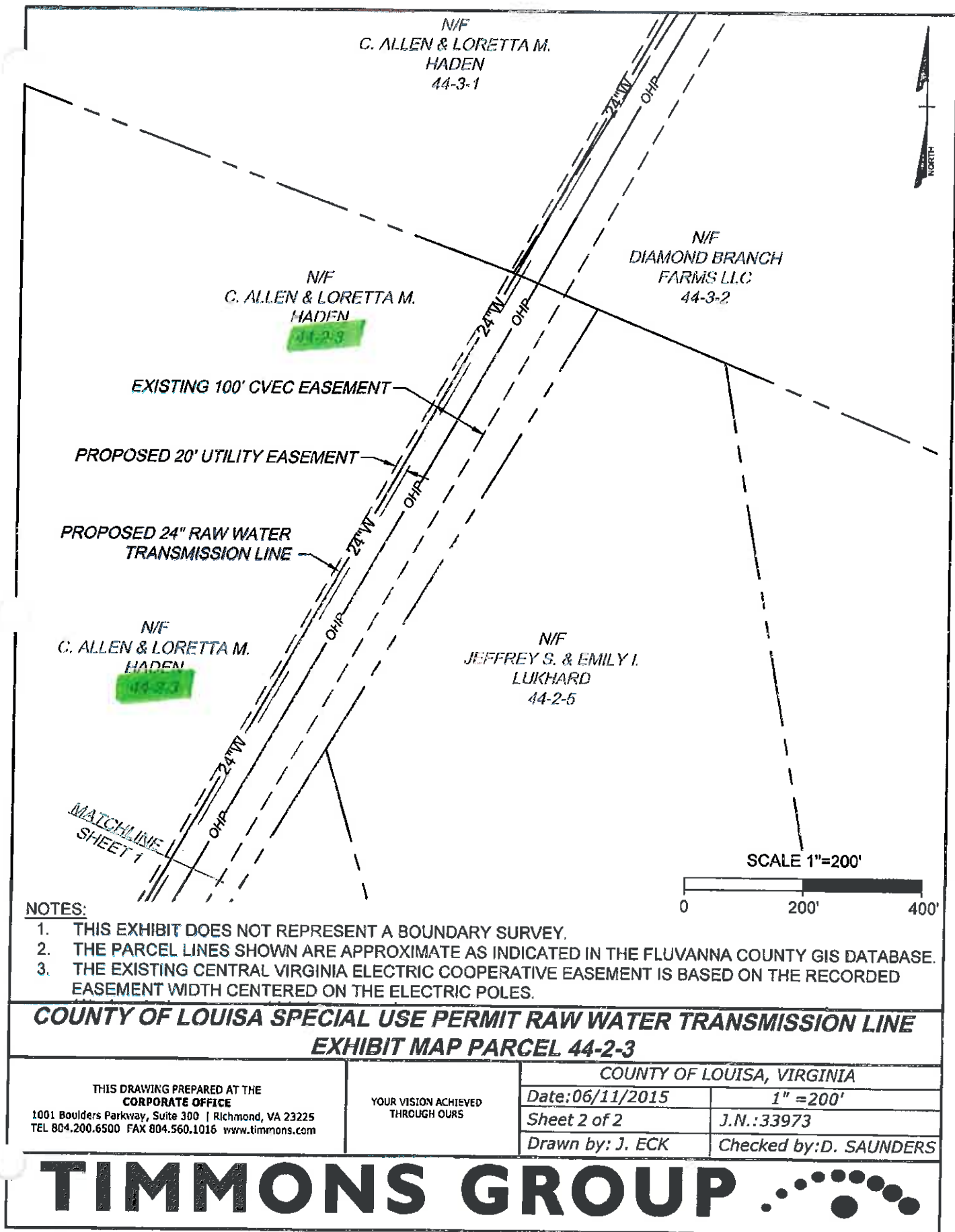


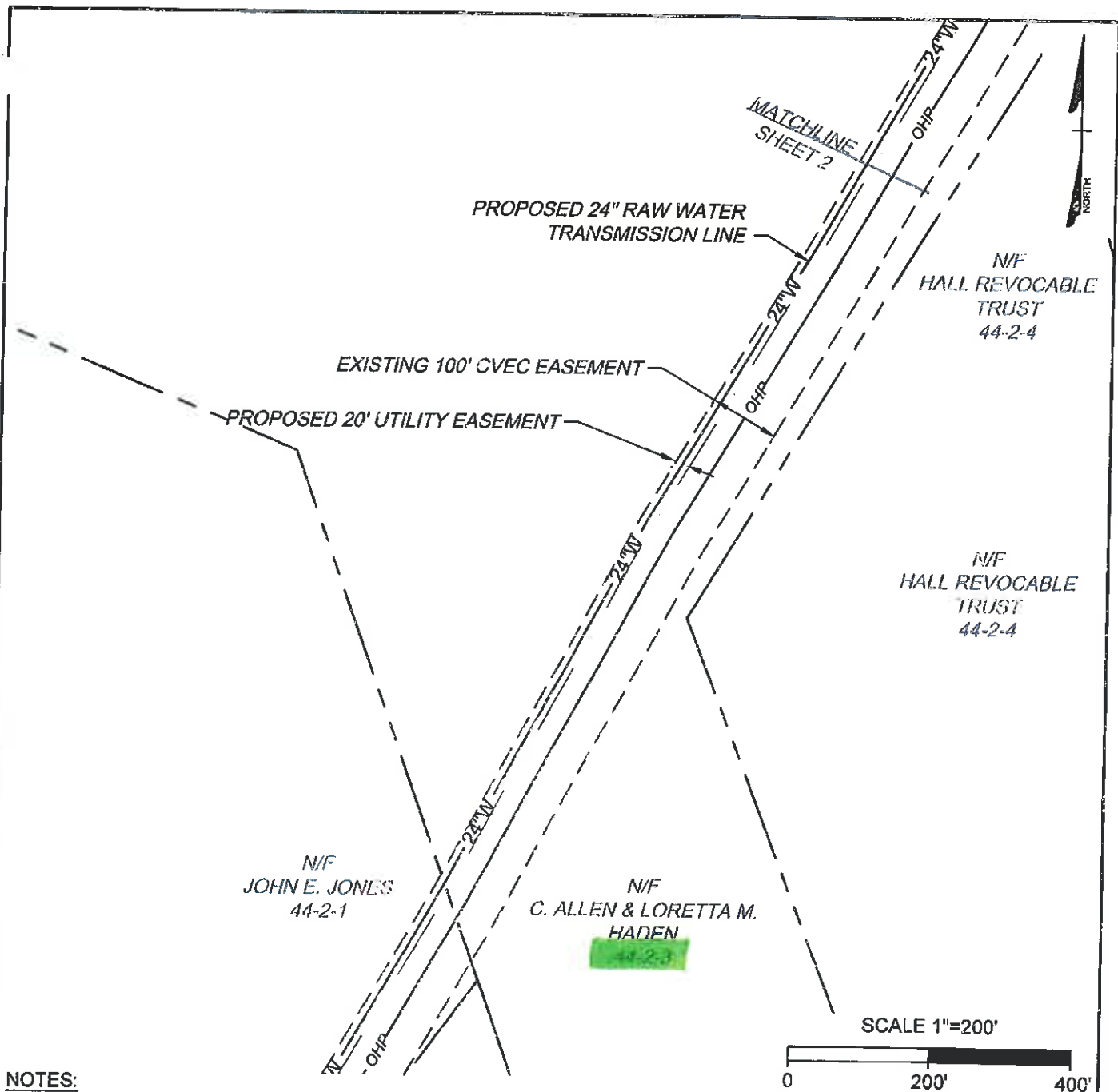










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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE**  
**EXHIBIT MAP PARCEL 44-2-3**

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YOUR VISION ACHIEVED  
 THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 200'

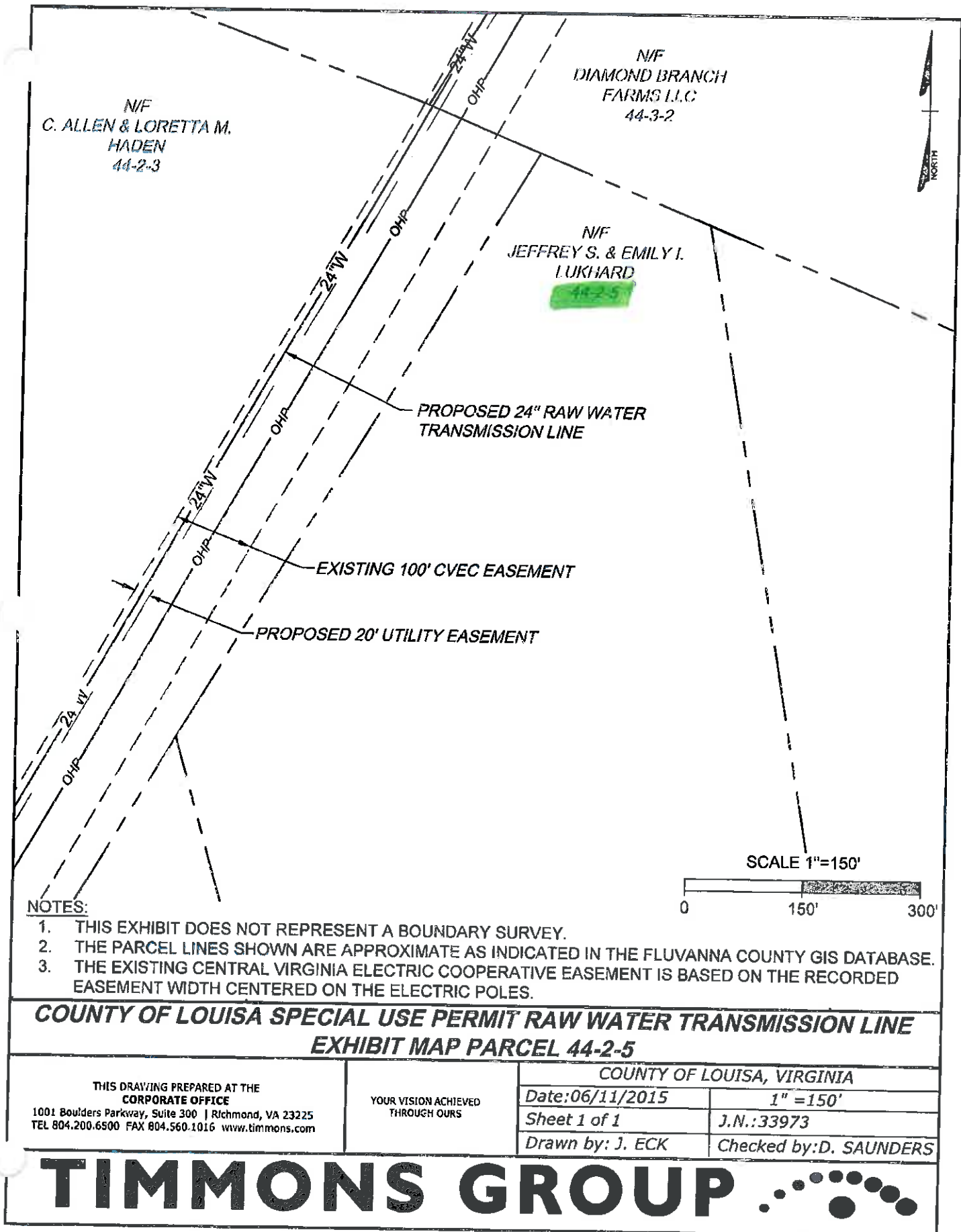
Sheet 1 of 2

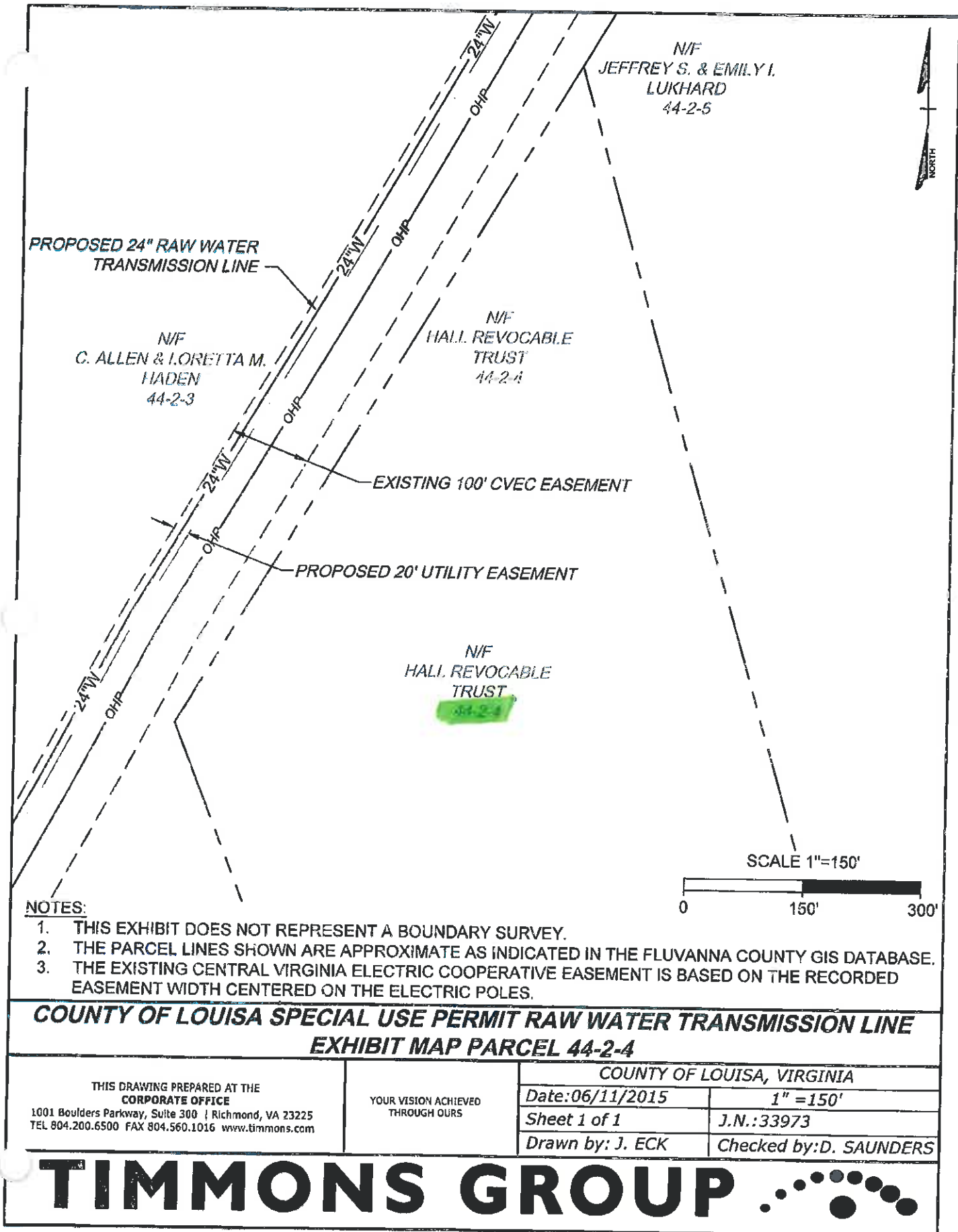
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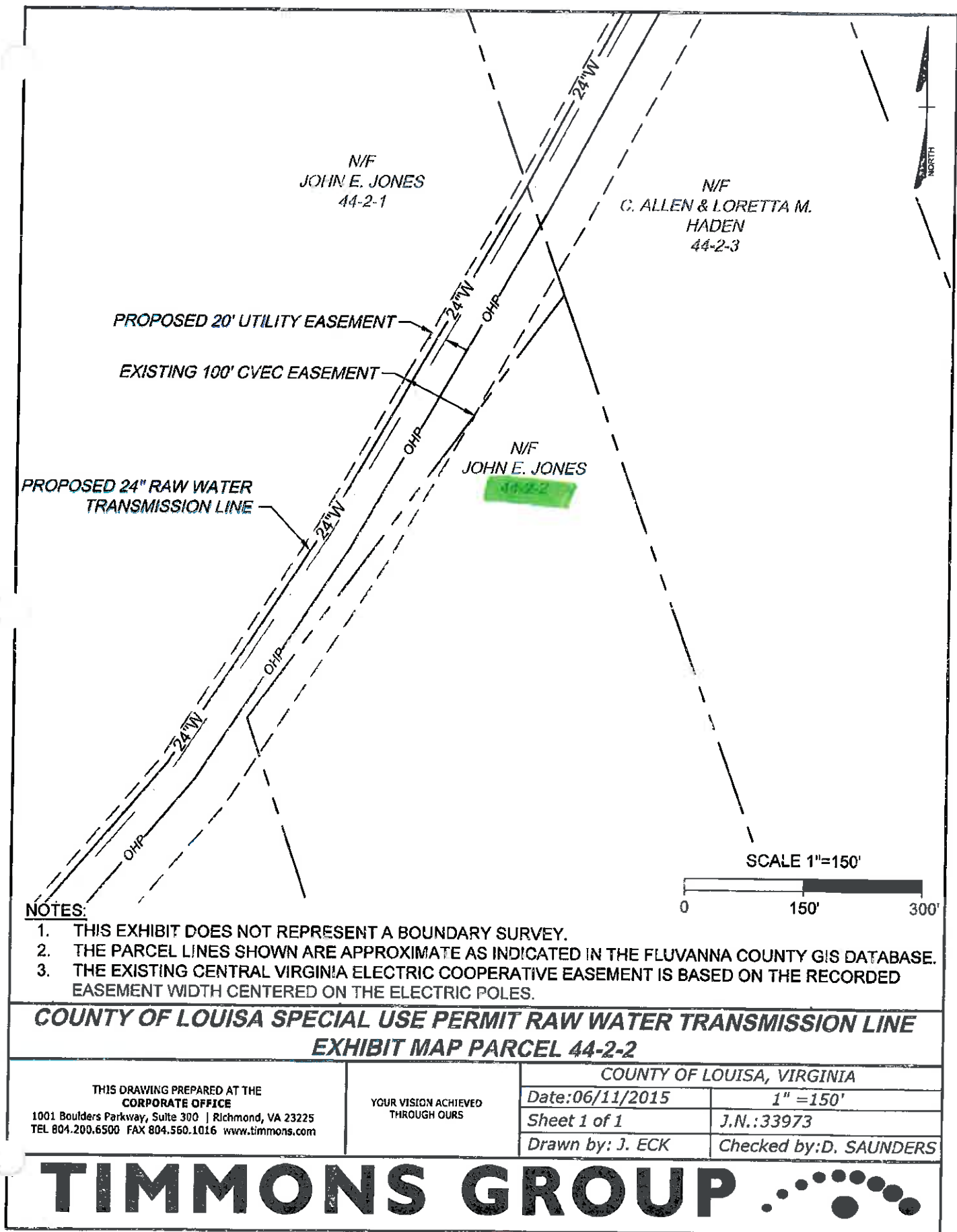
Drawn by: J. ECK

Checked by: D. SAUNDERS

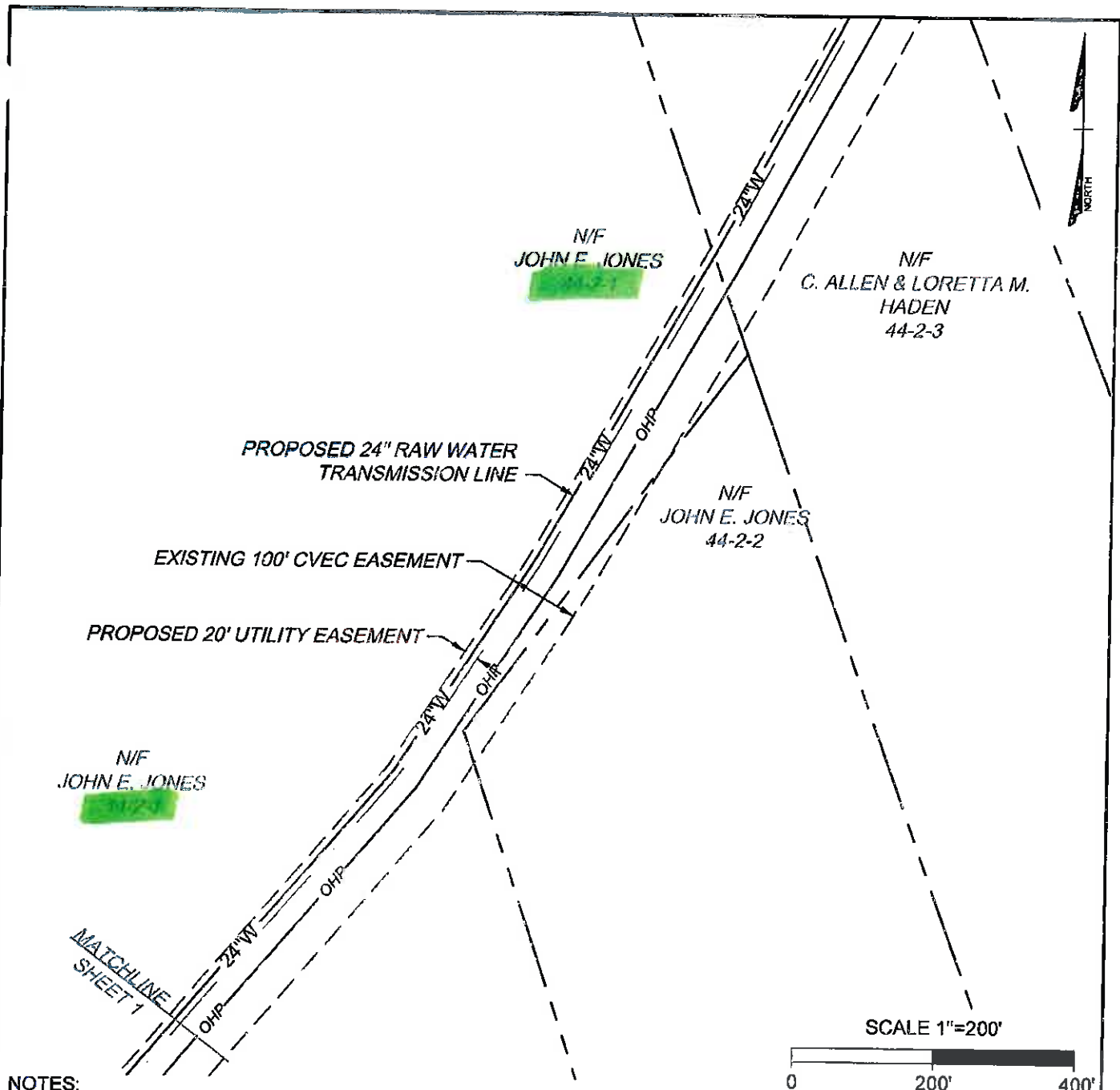
**TIMMONS GROUP**









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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 44-2-1**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 200'

Sheet 2 of 2

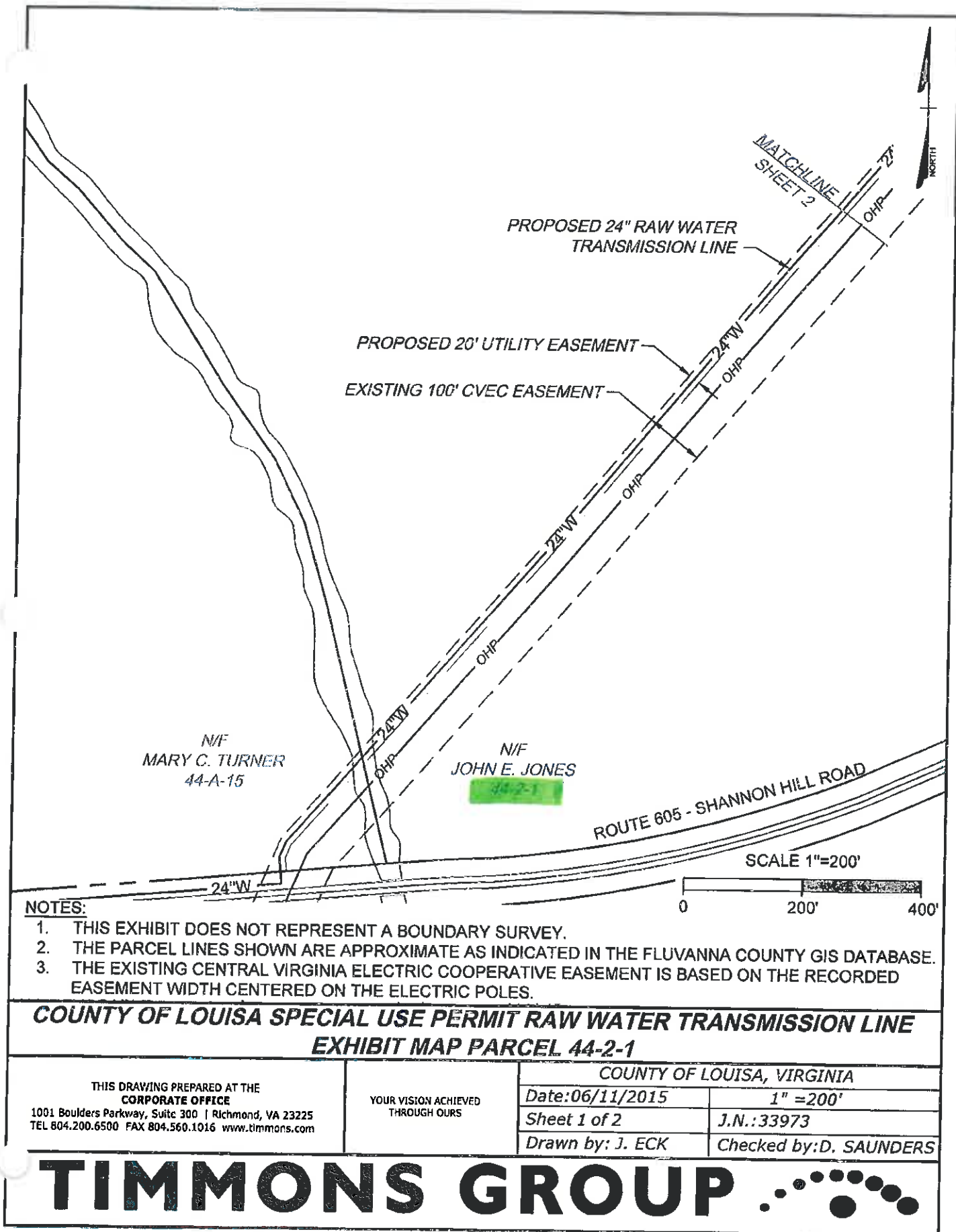
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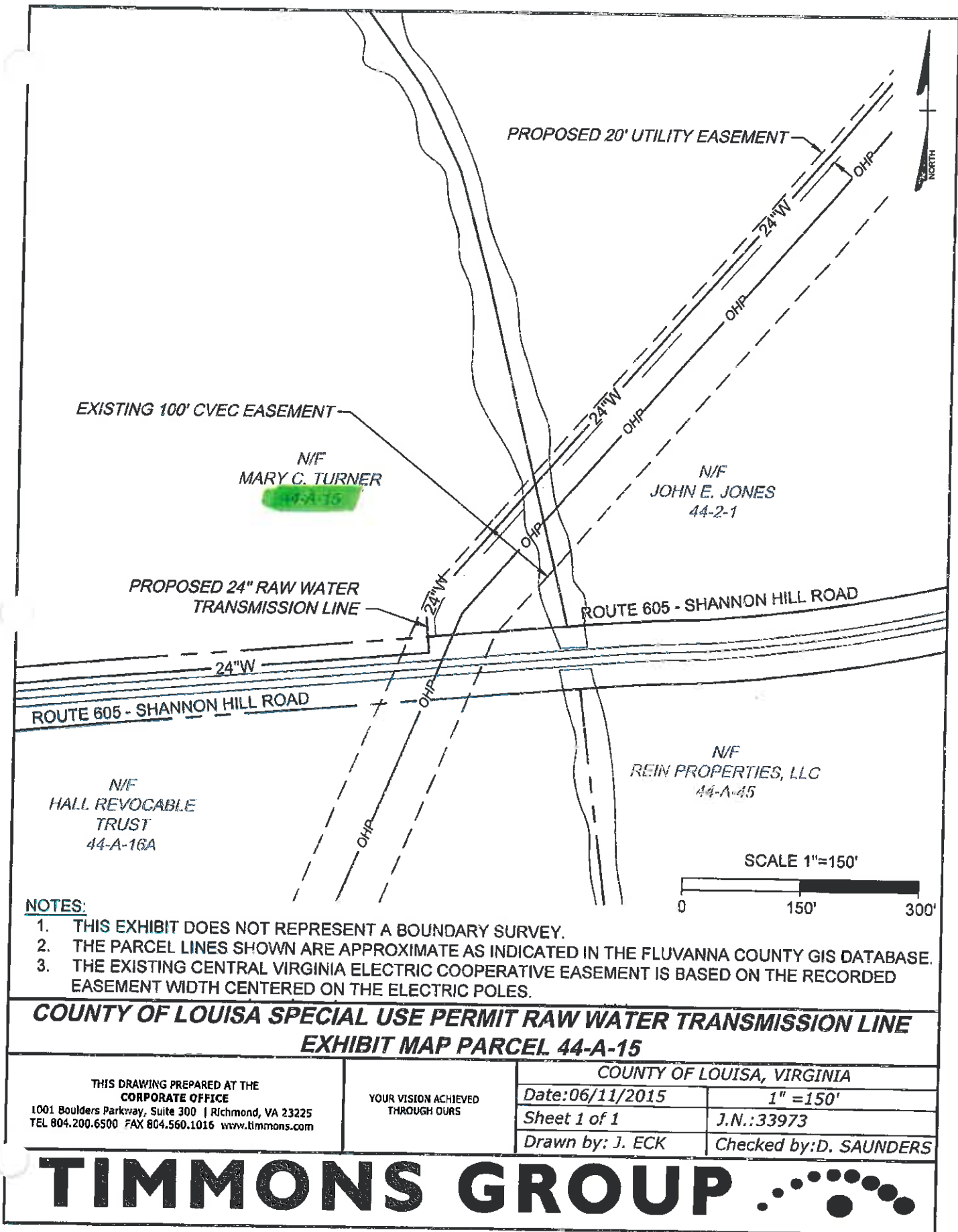
Drawn by: J. ECK

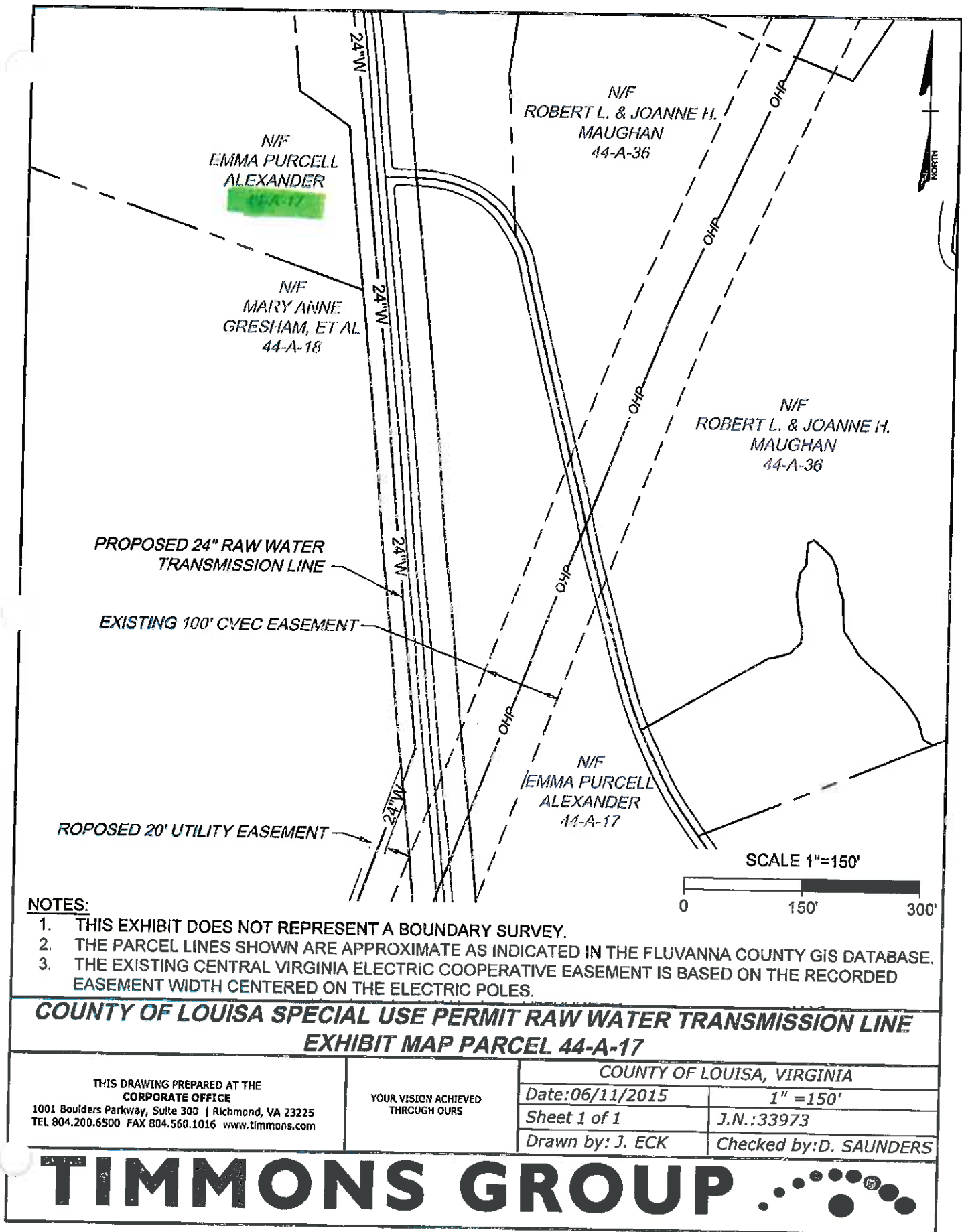
Checked by: D. SAUNDERS

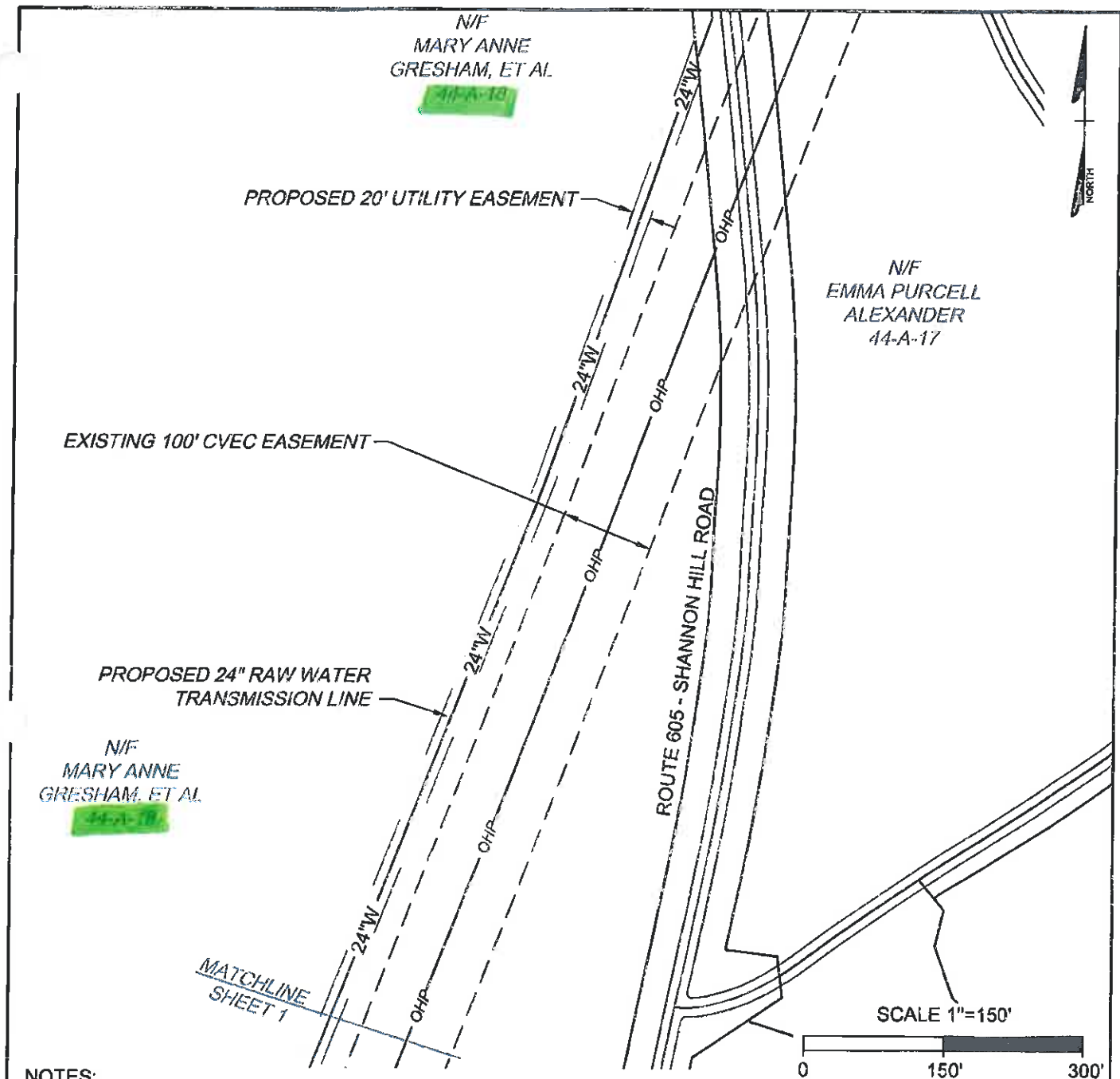
**TIMMONS GROUP**









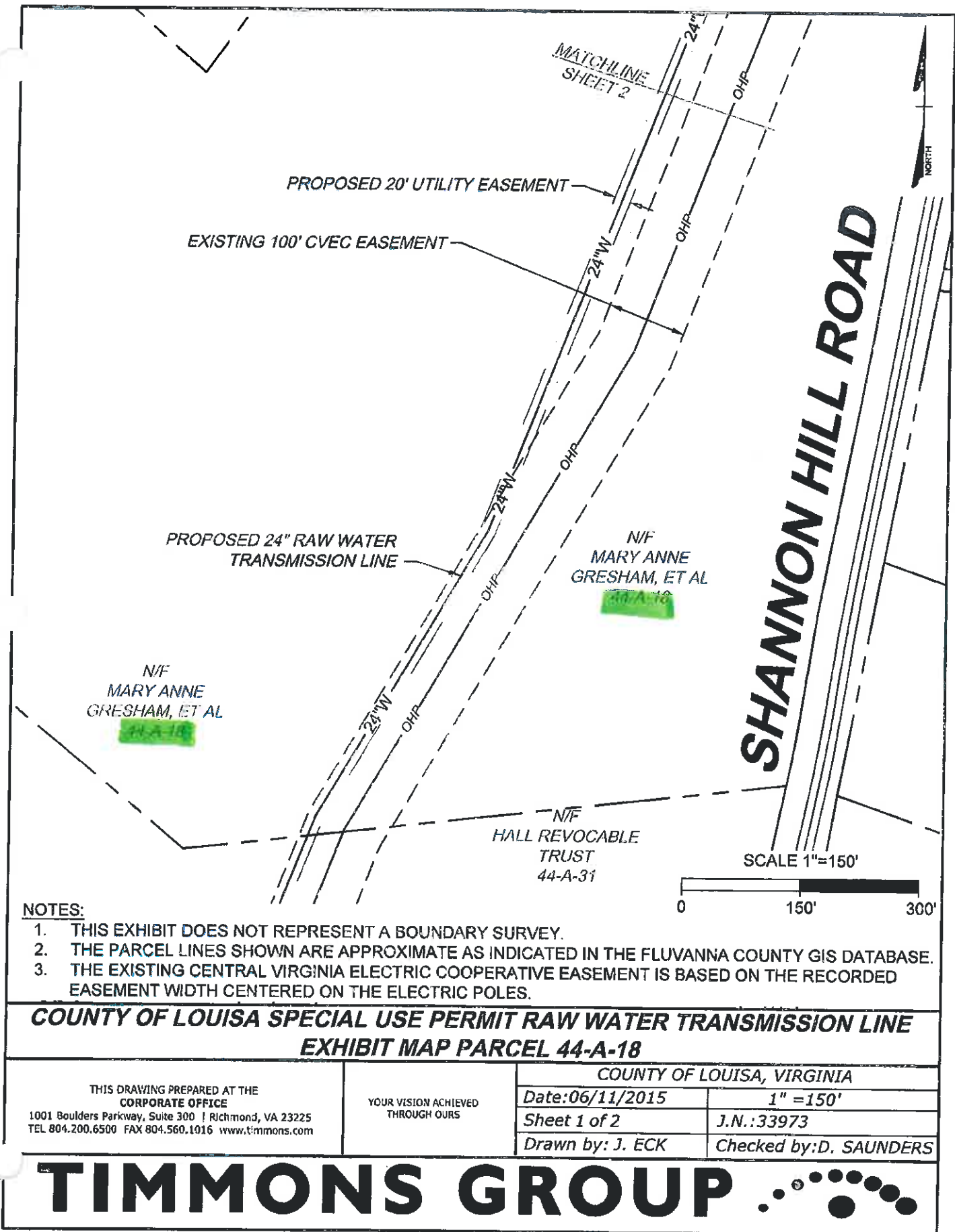
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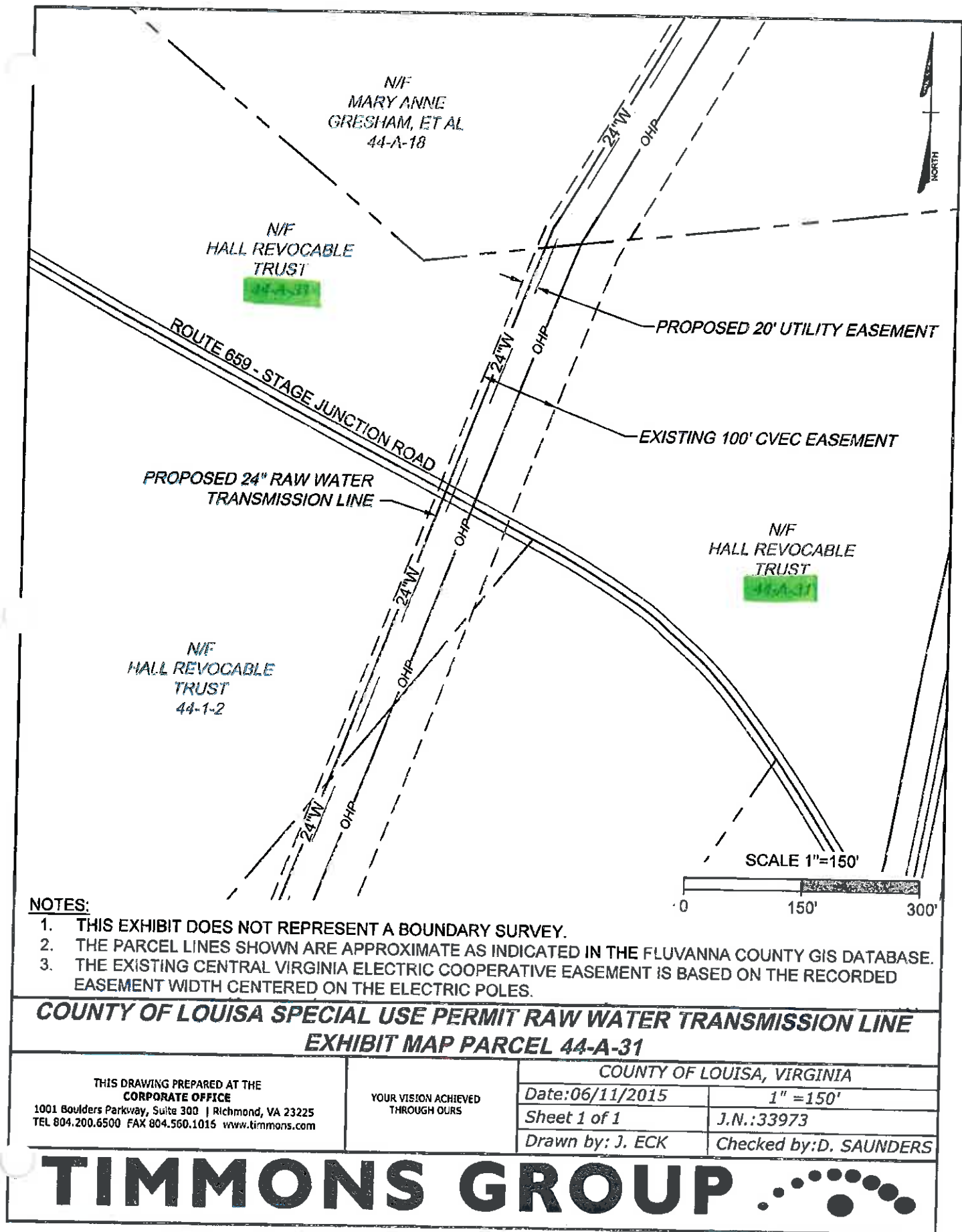
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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 44-A-18**

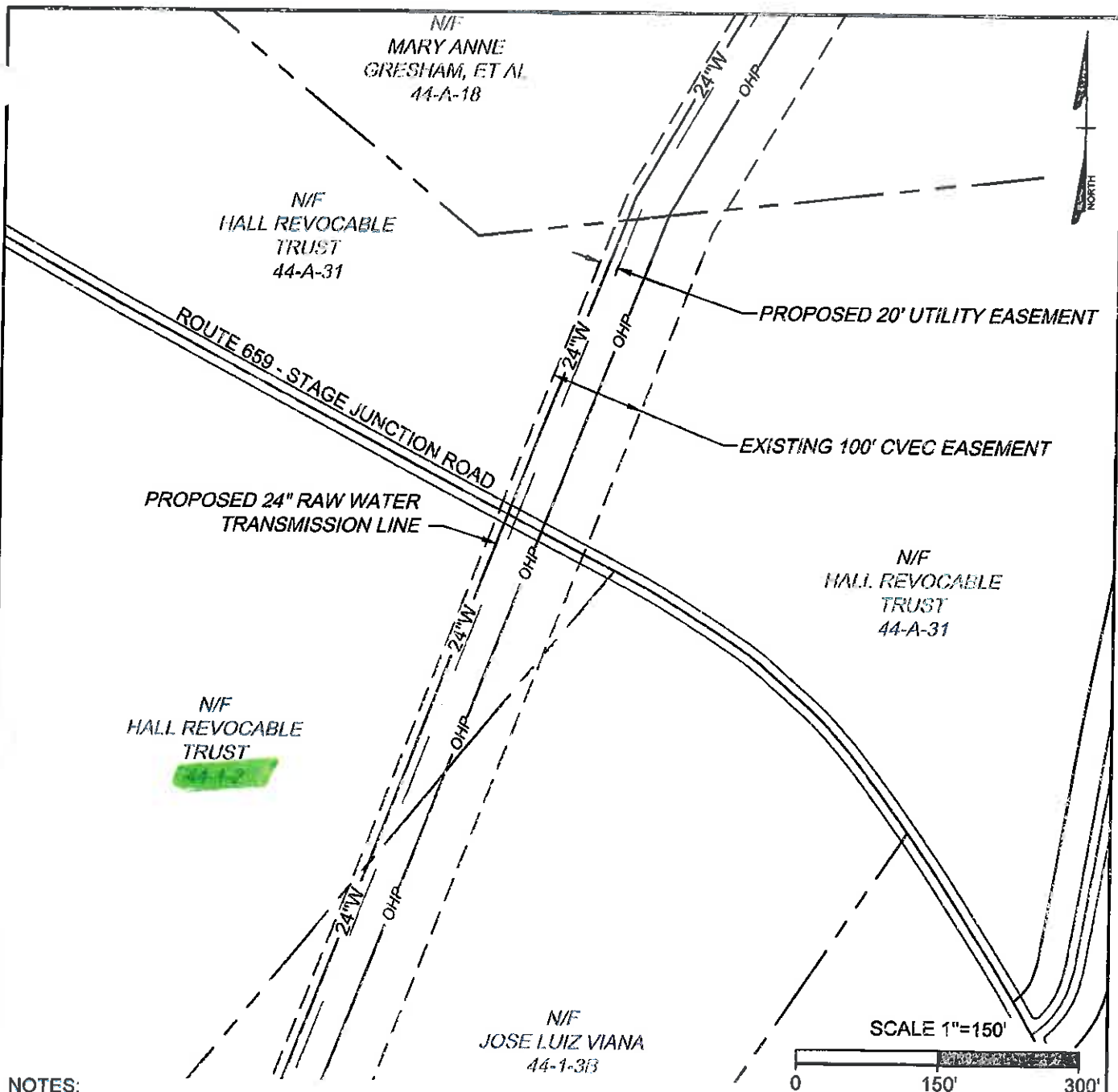
THIS DRAWING PREPARED AT THE <b>CORPORATE OFFICE</b> 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS	COUNTY OF LOUISA, VIRGINIA	
		Date: 06/11/2015	1" = 150'
		Sheet 2 of 2	J.N.: 33973
		Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**







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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 44-1-2**

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YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

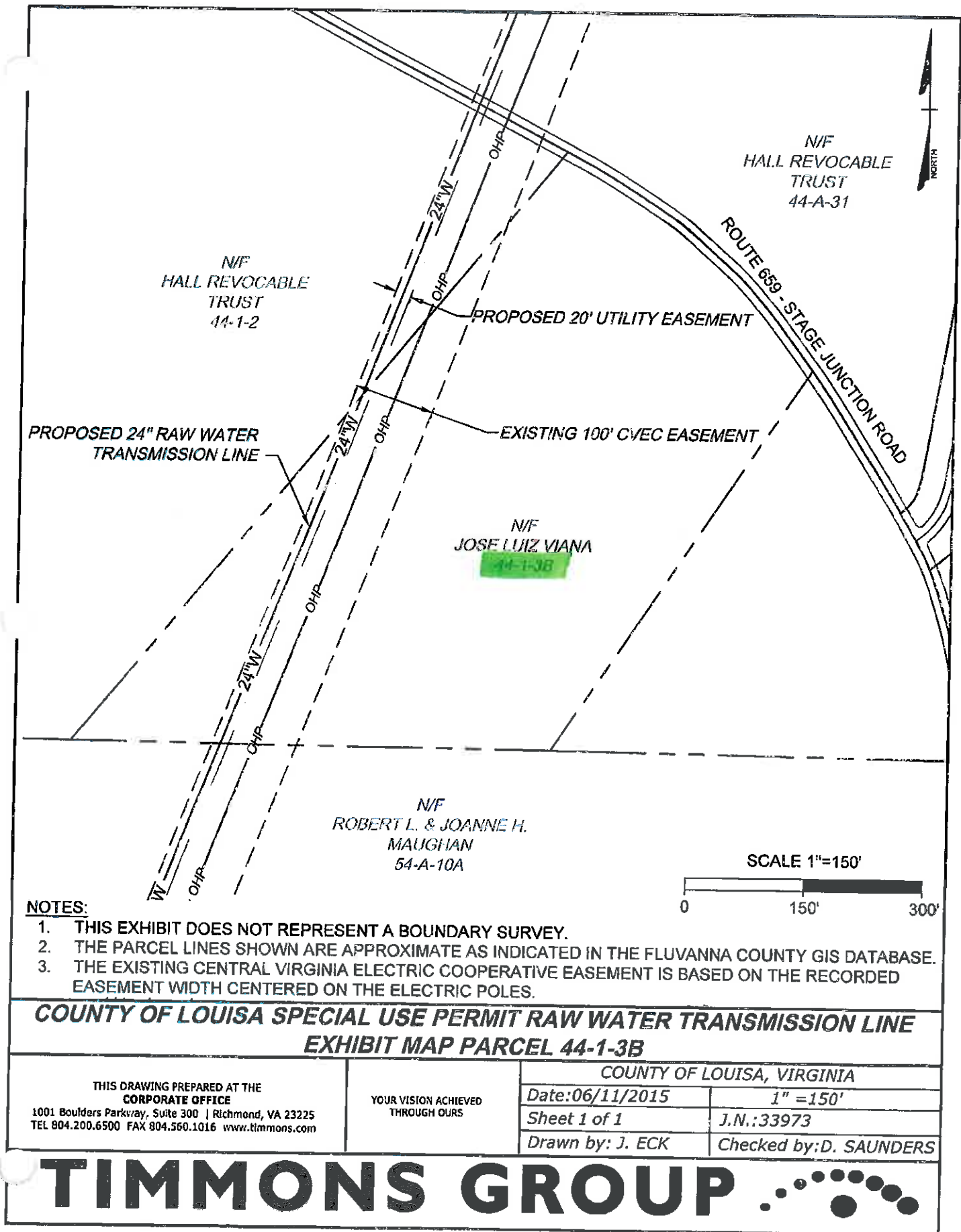
Sheet 1 of 1

J.N.: 33973

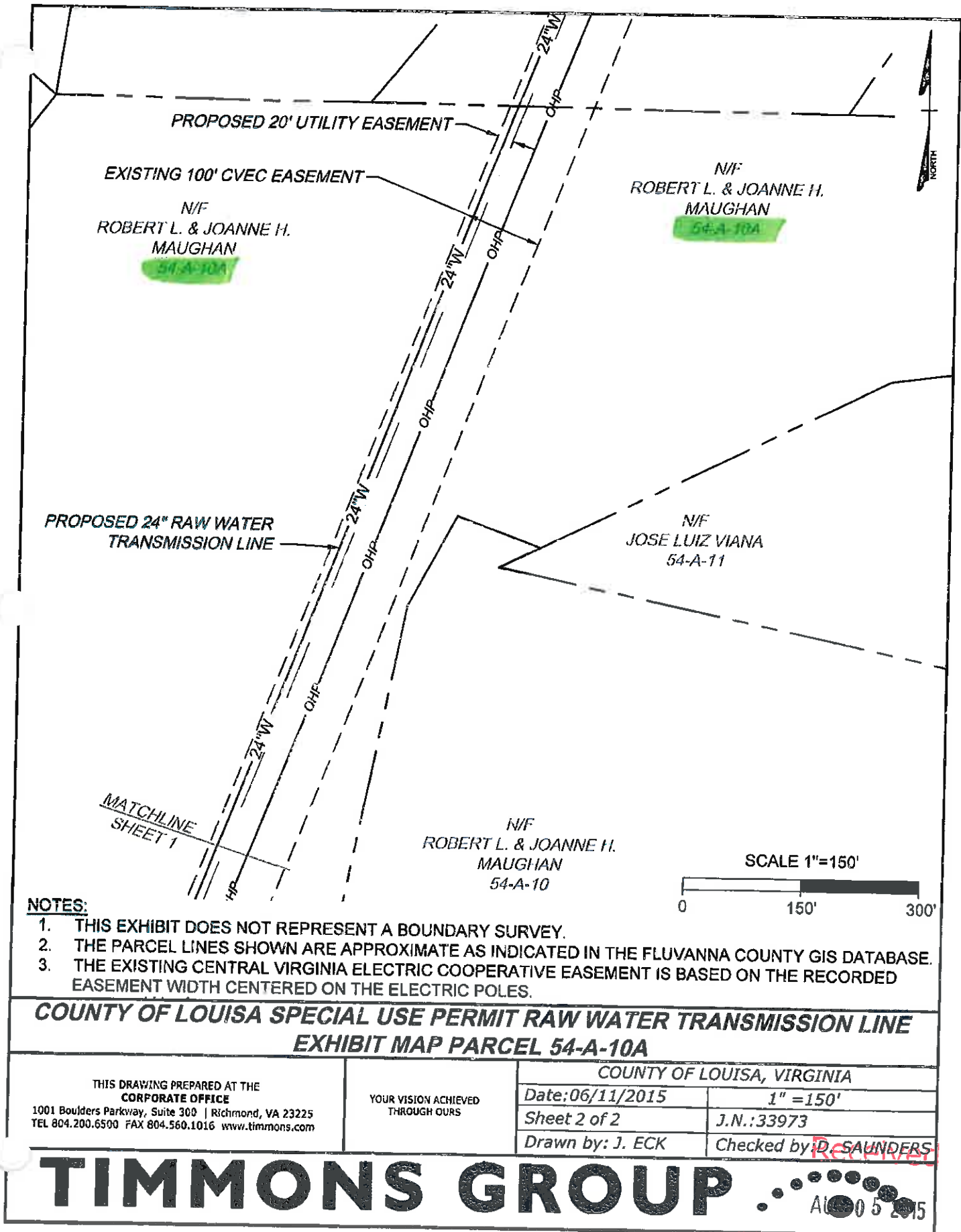
Drawn by: J. ECK

Checked by: D. SAUNDERS

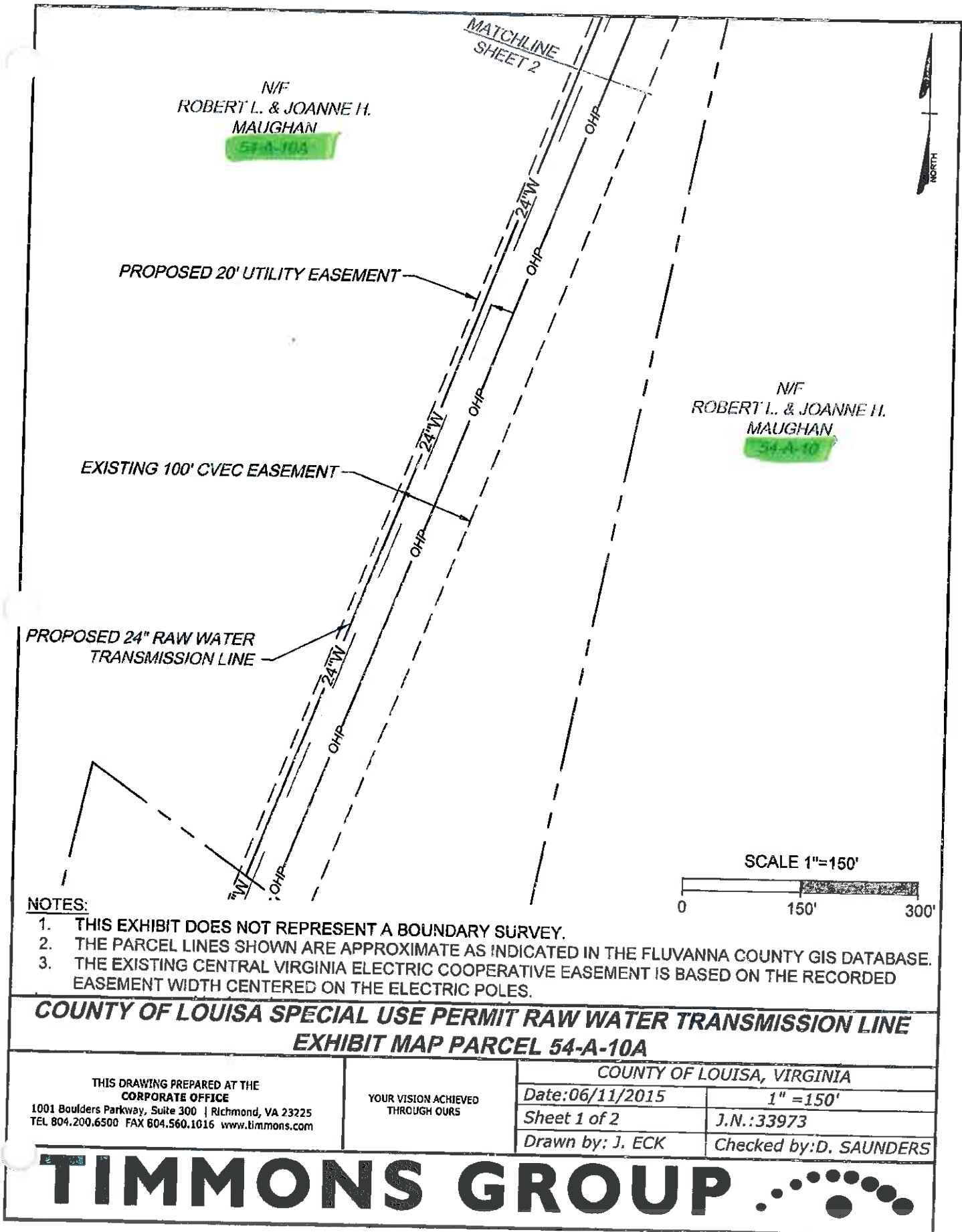
**TIMMONS GROUP**

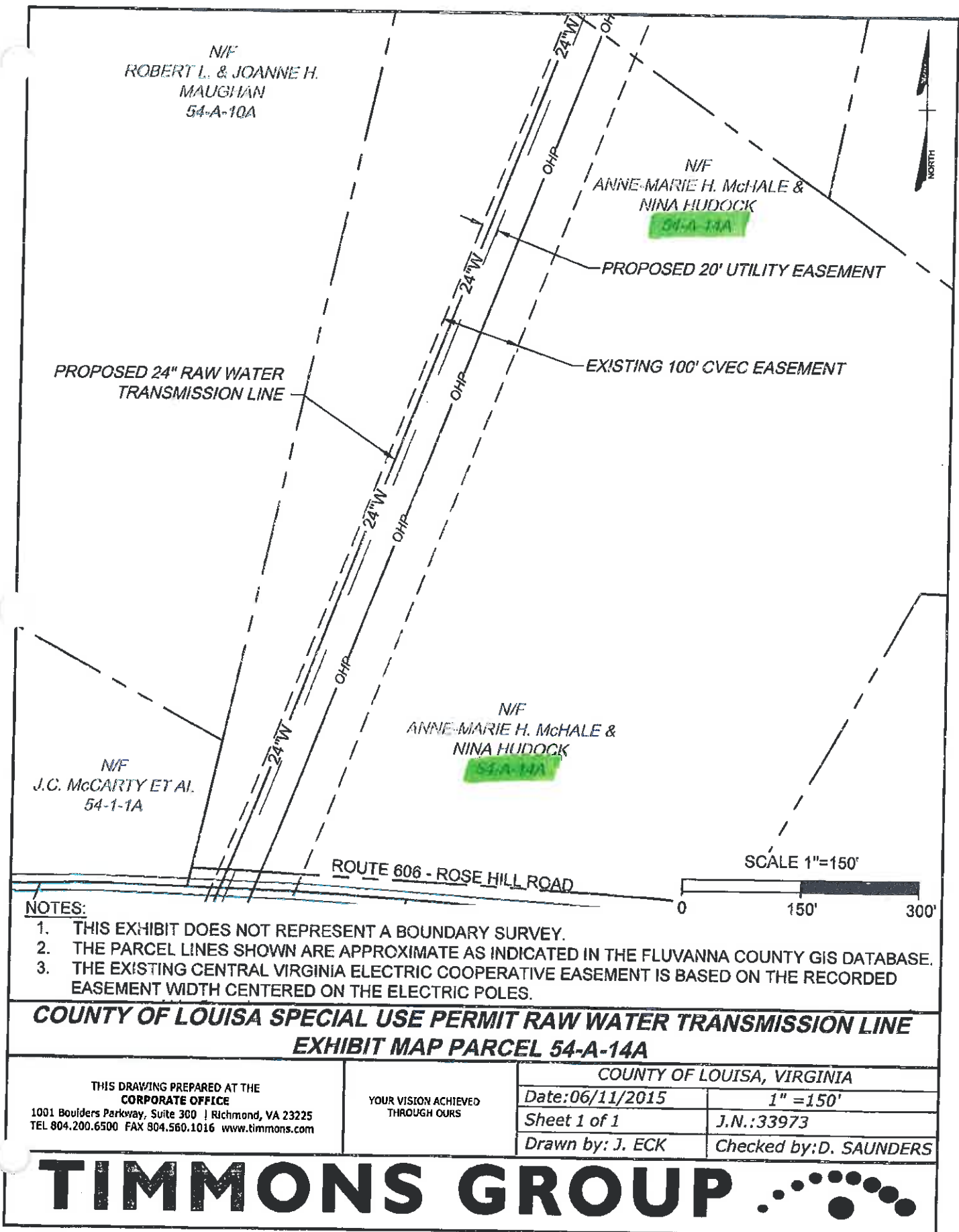


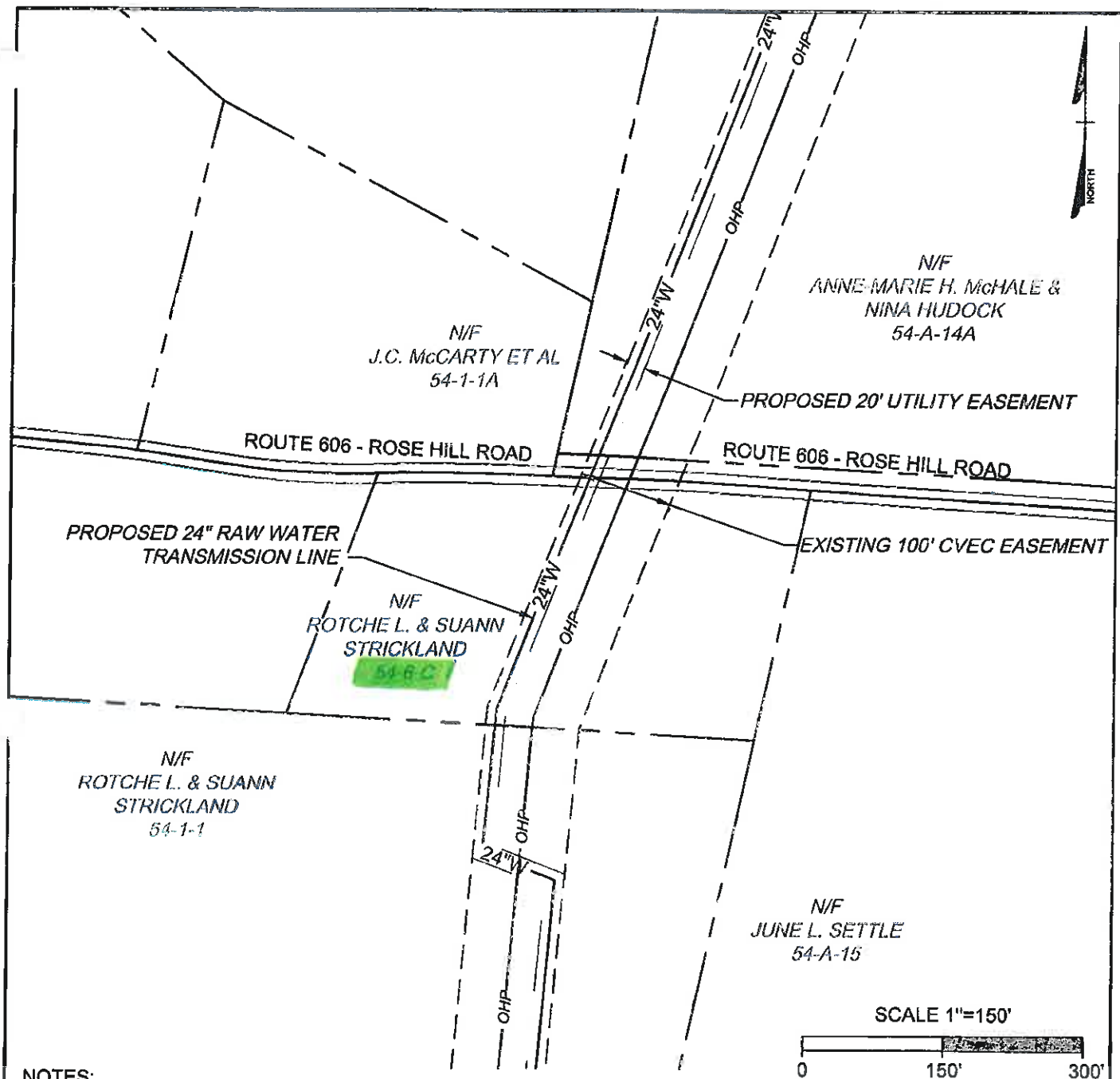




Planning Dept.





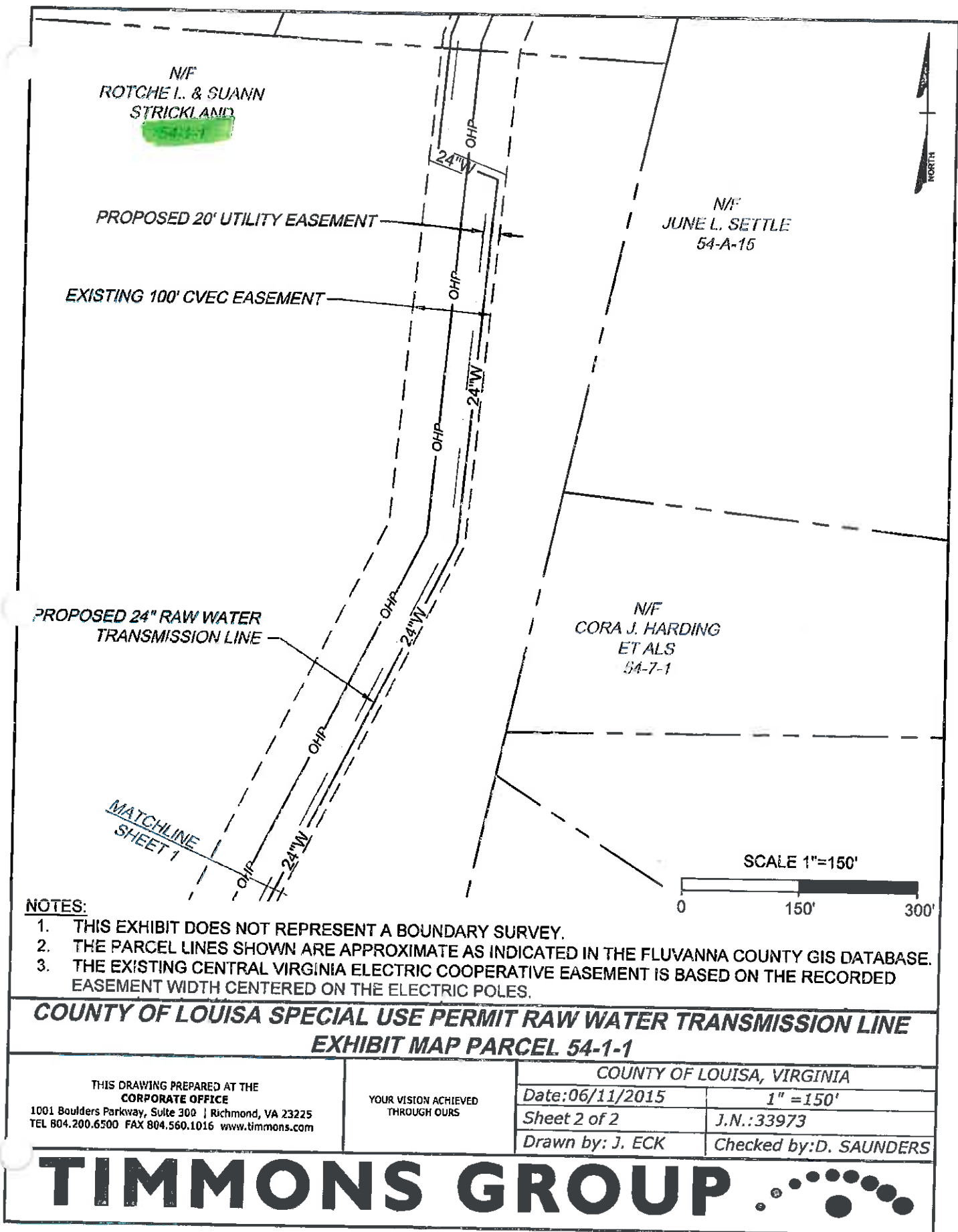
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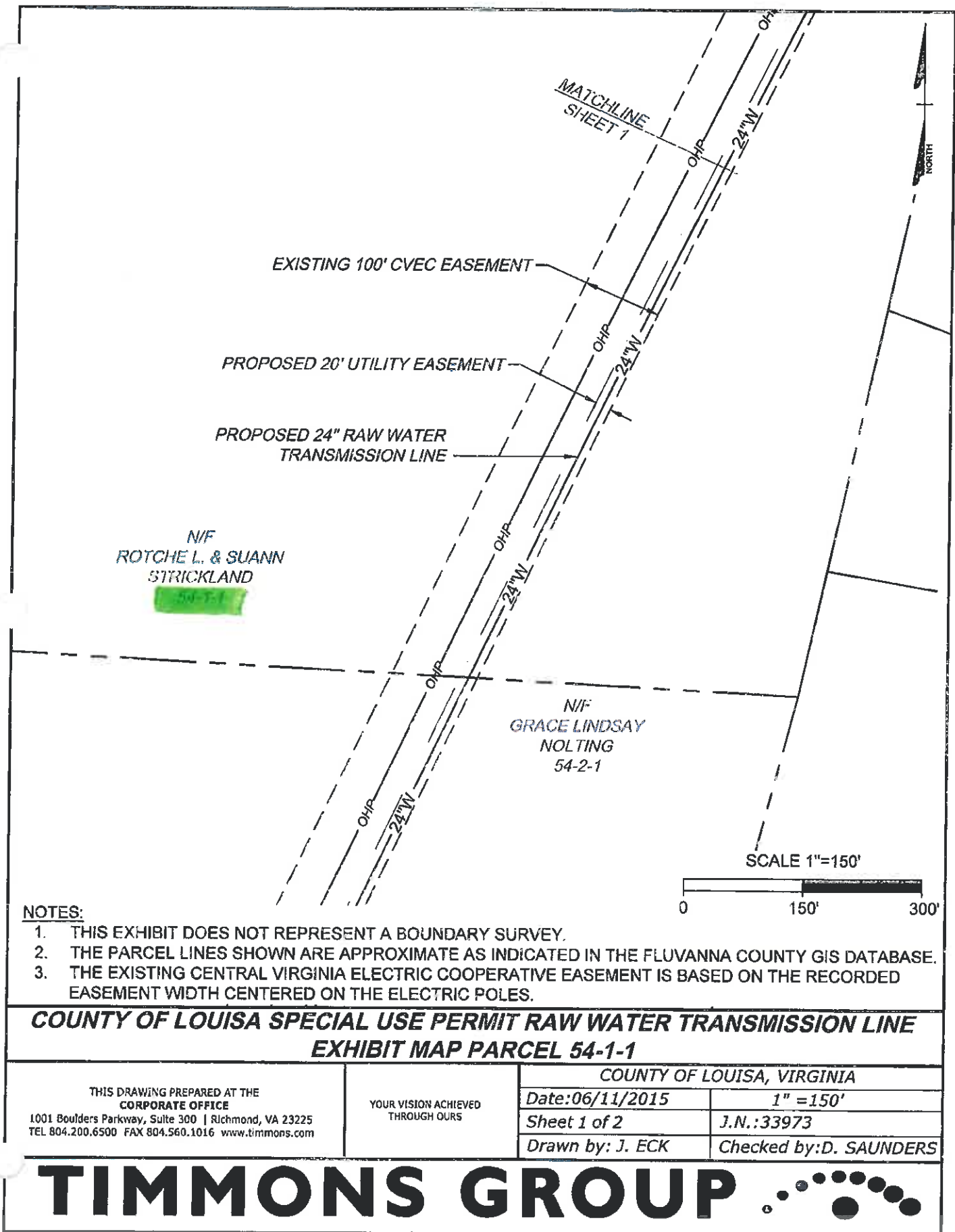
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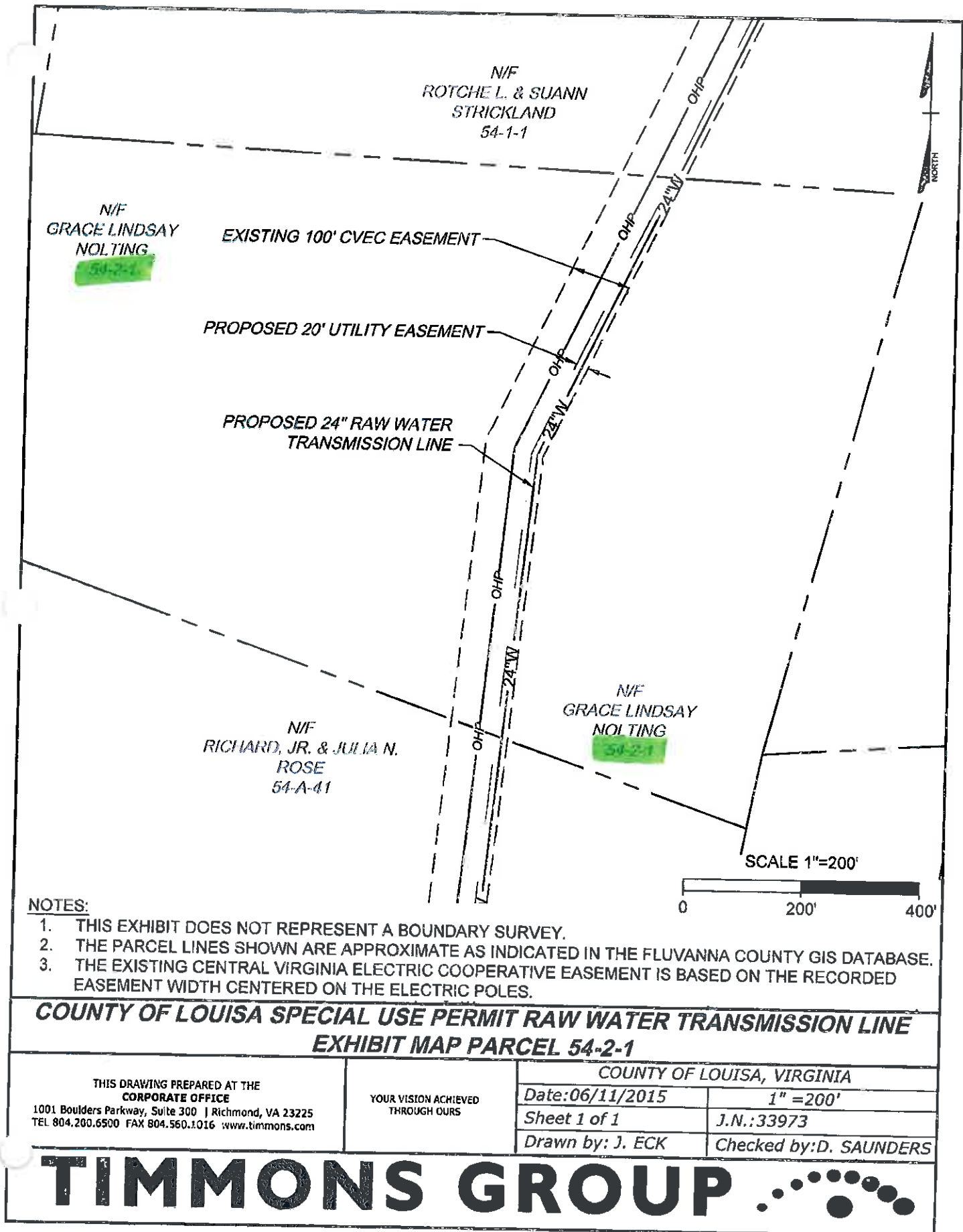
**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 54-6-C**

COUNTY OF LOUISA, VIRGINIA	
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Date: 06/11/2015	1" = 150'
Sheet 1 of 1	J.N.: 33973
Drawn by: J. ECK	Checked by: D. SAUNDERS

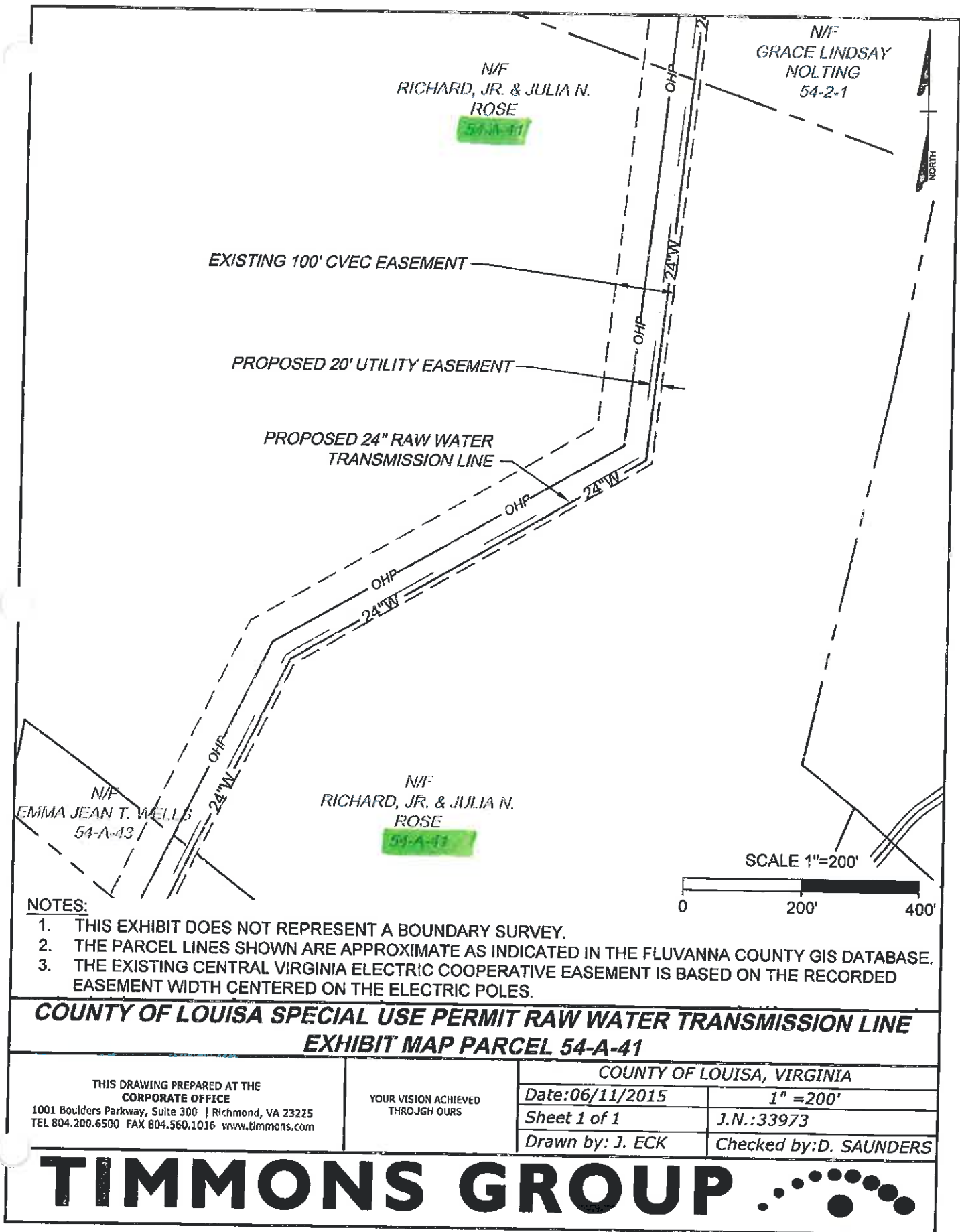
**TIMMONS GROUP**



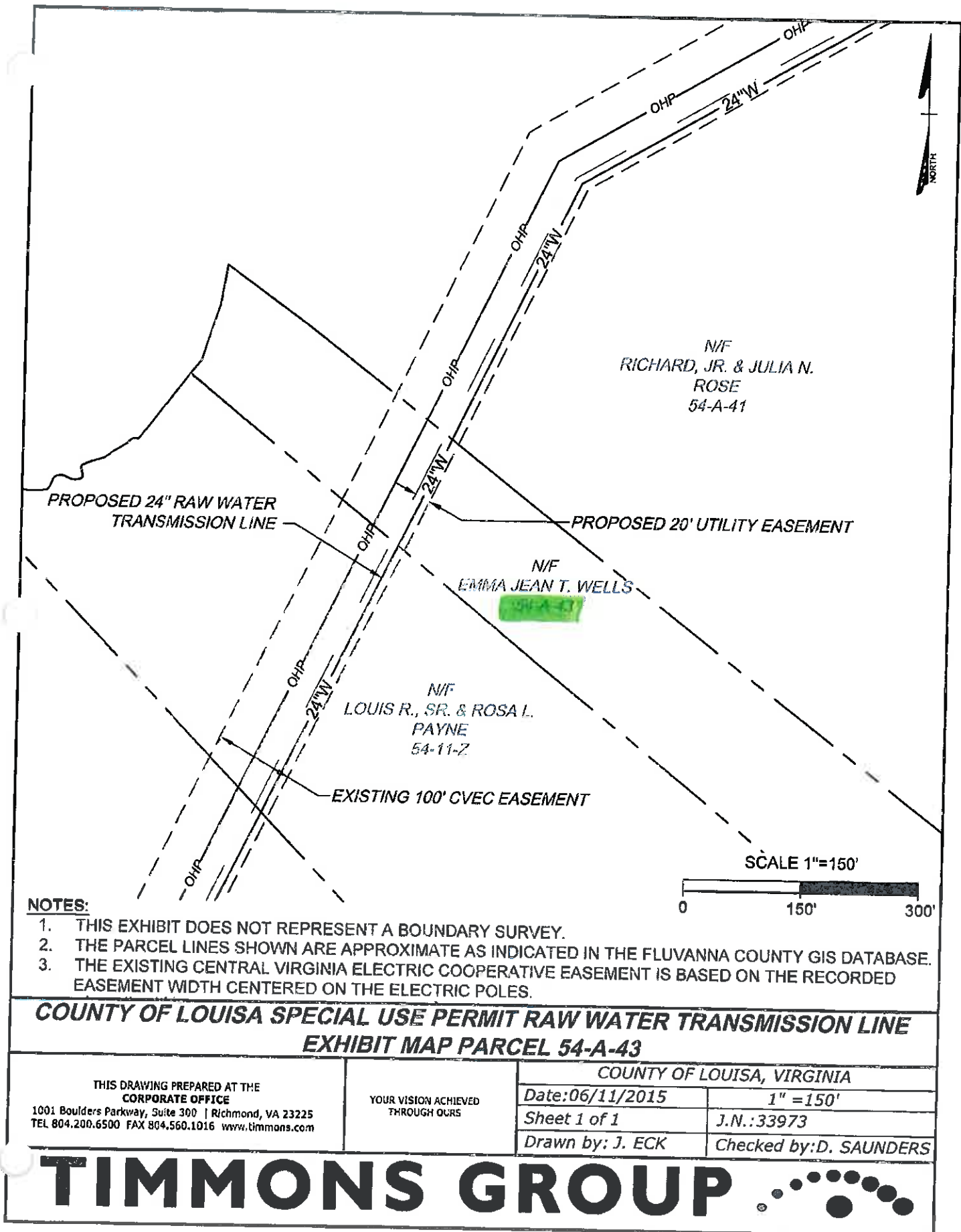


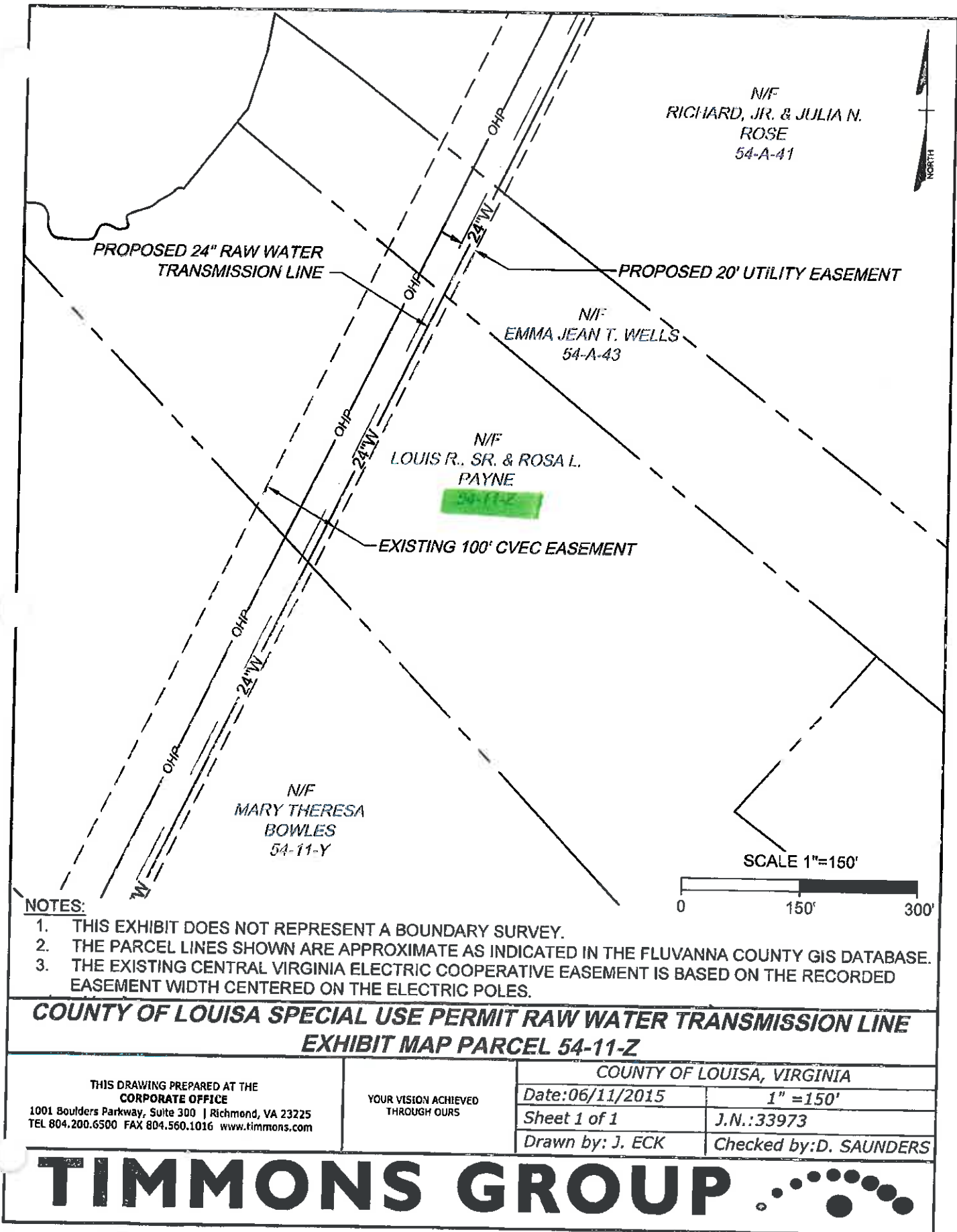


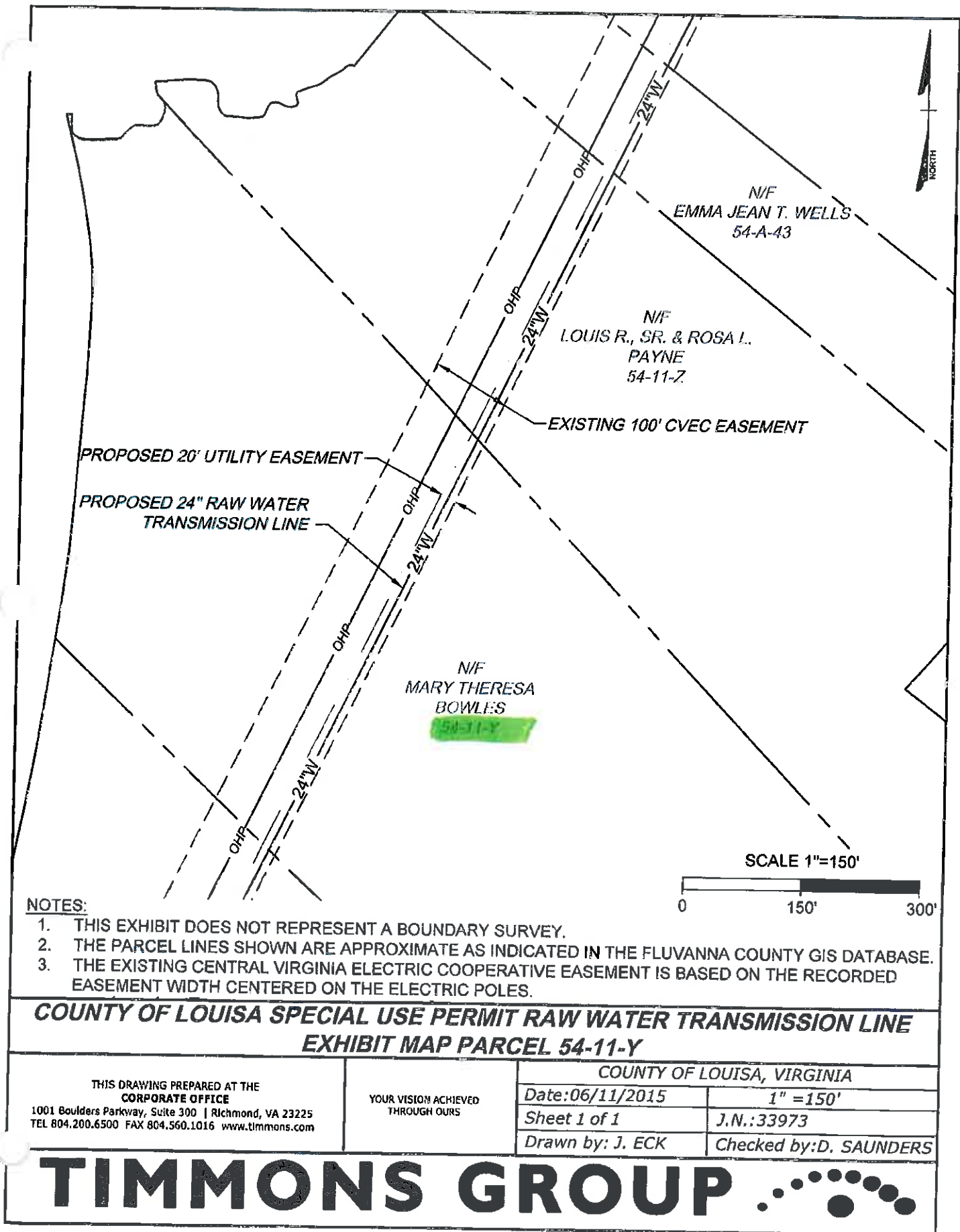


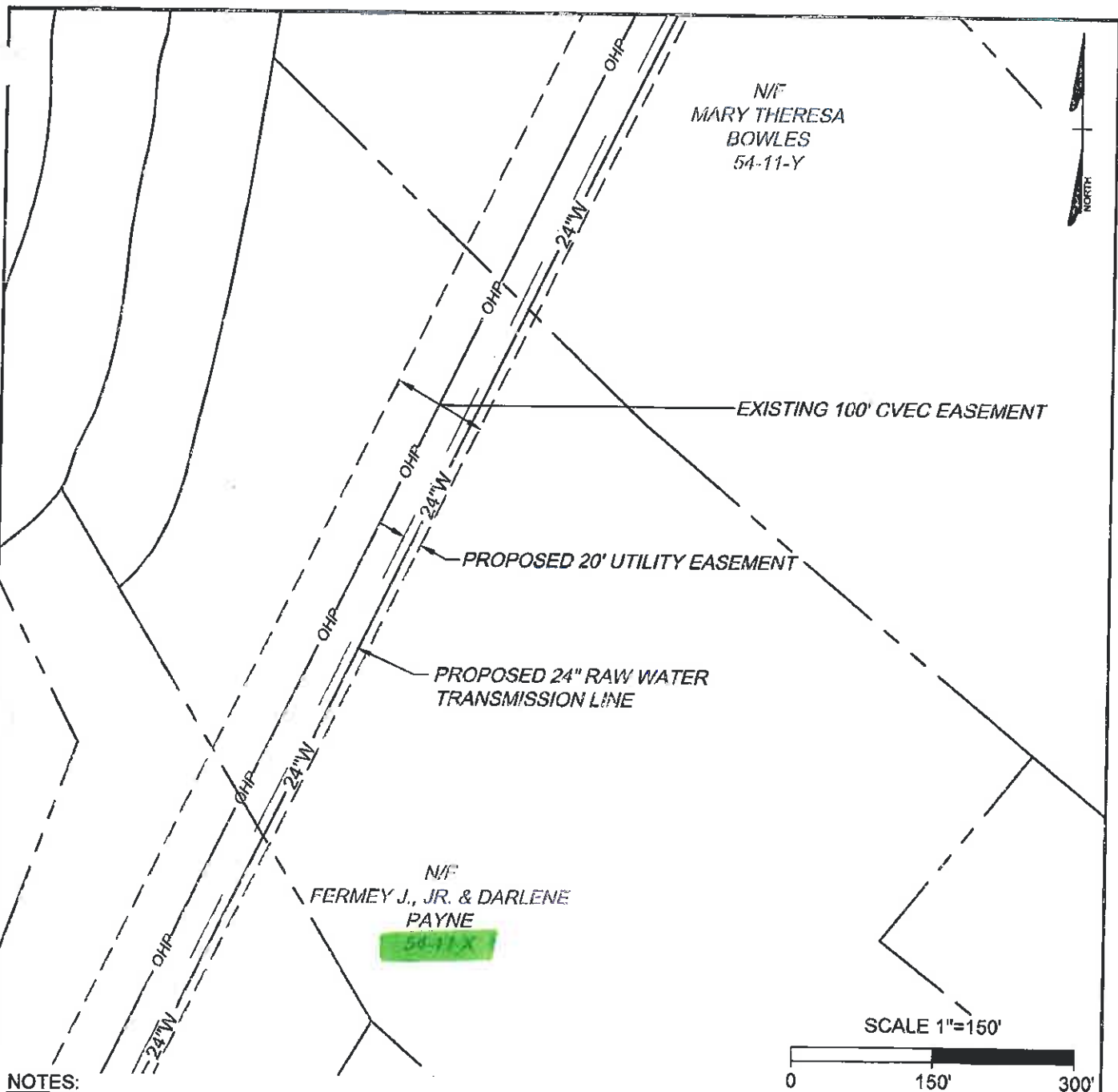










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**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 54-11-X**

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YOUR VISION ACHIEVED  
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COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

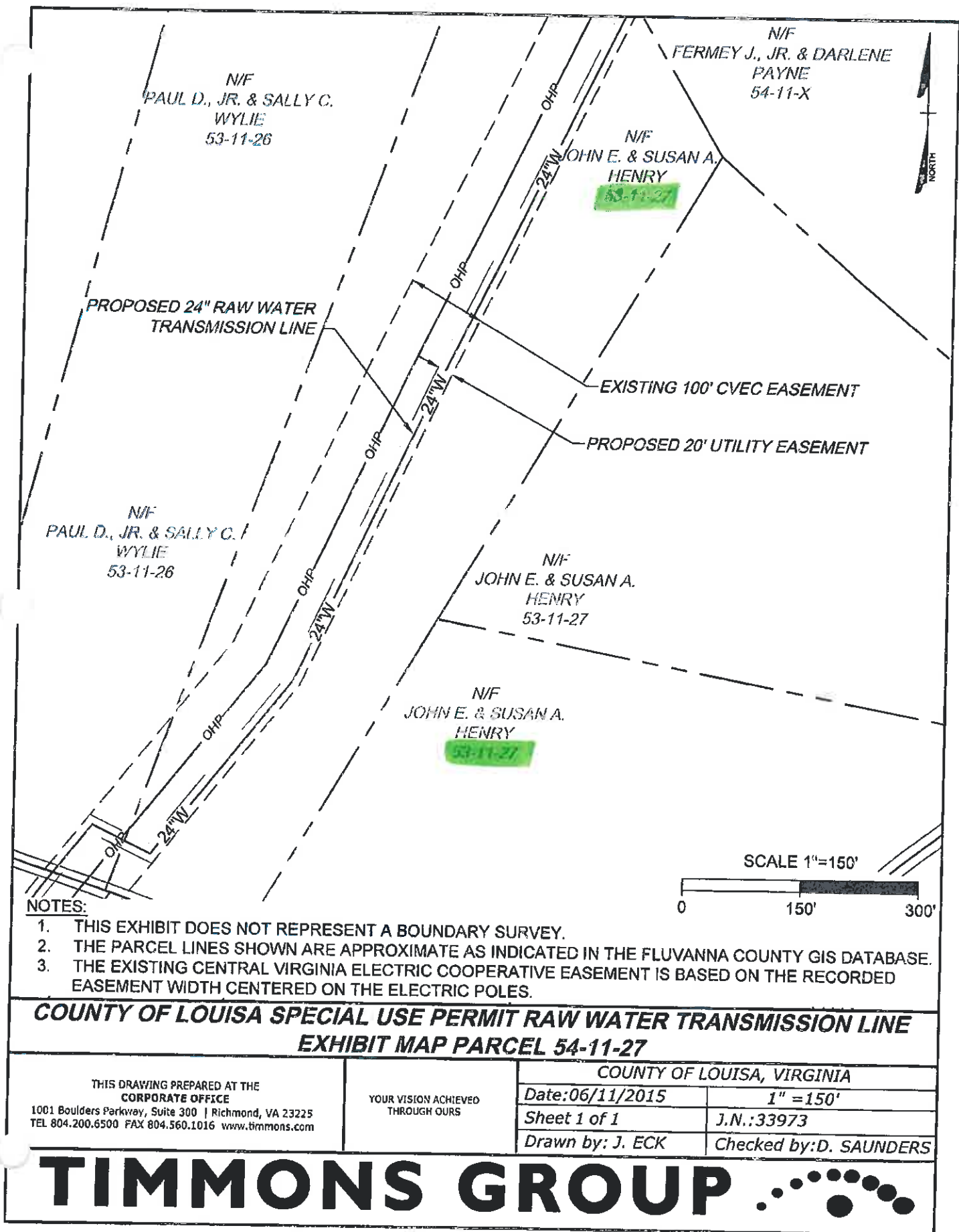
Sheet 1 of 1

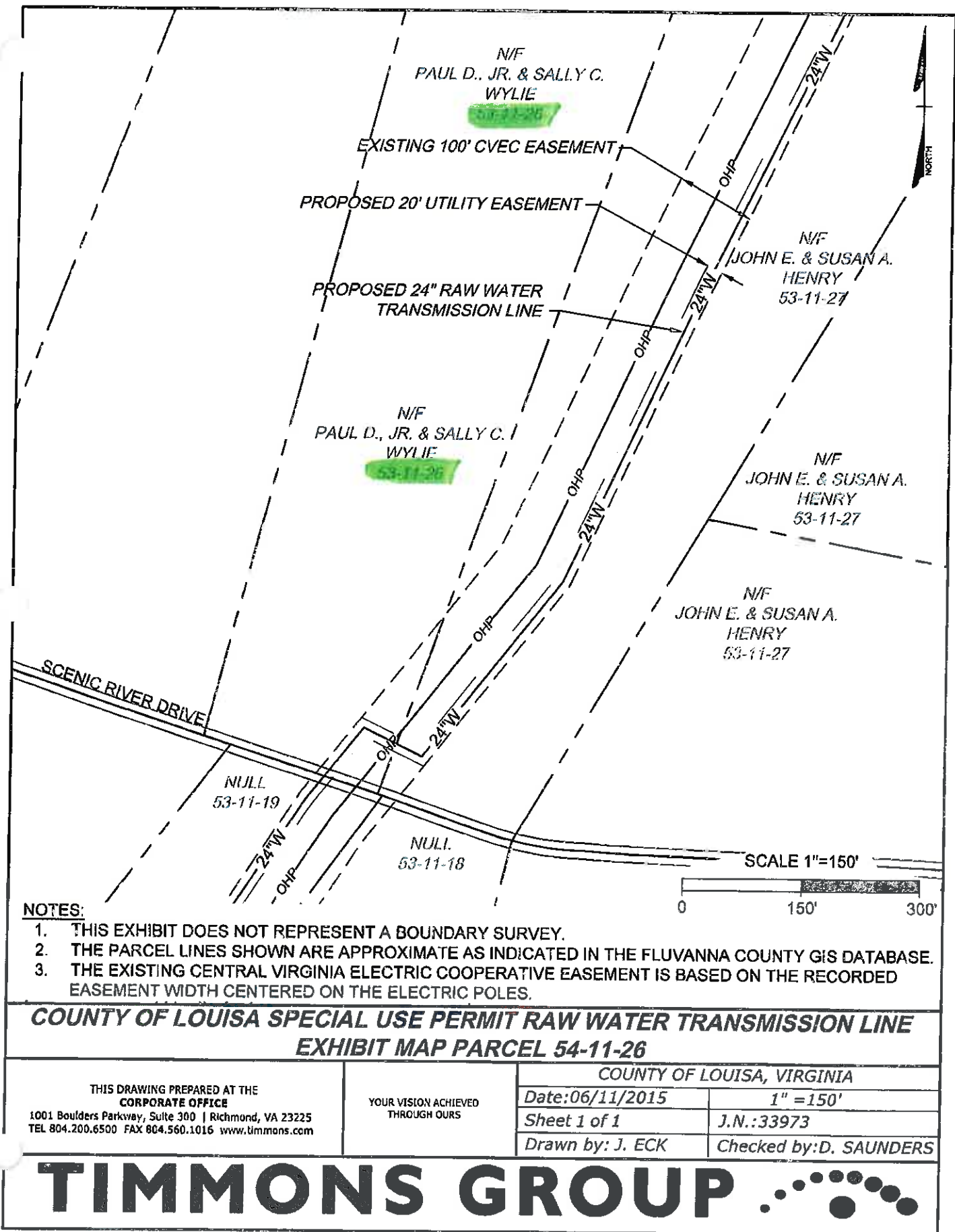
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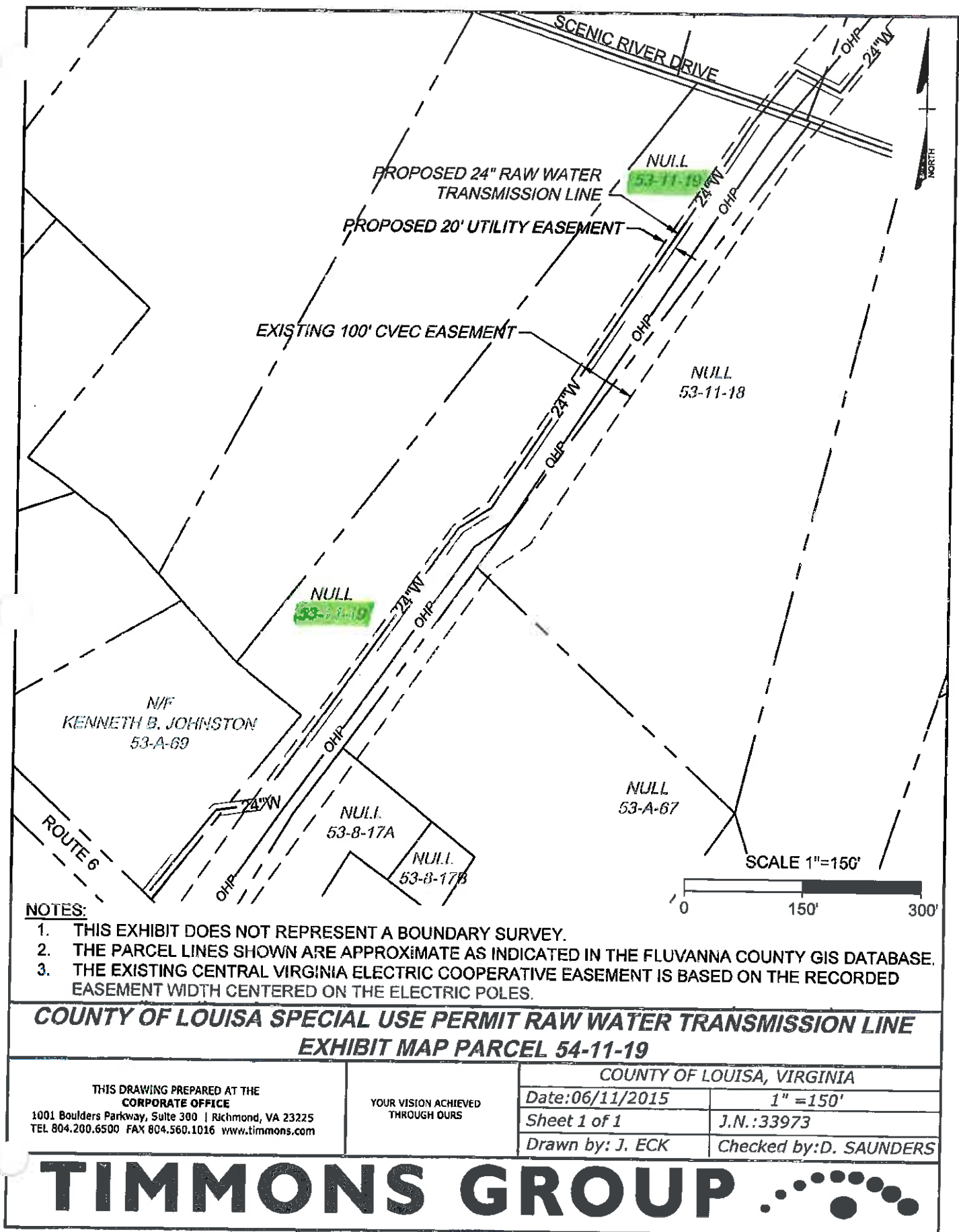
Drawn by: J. ECK

Checked by: D. SAUNDERS

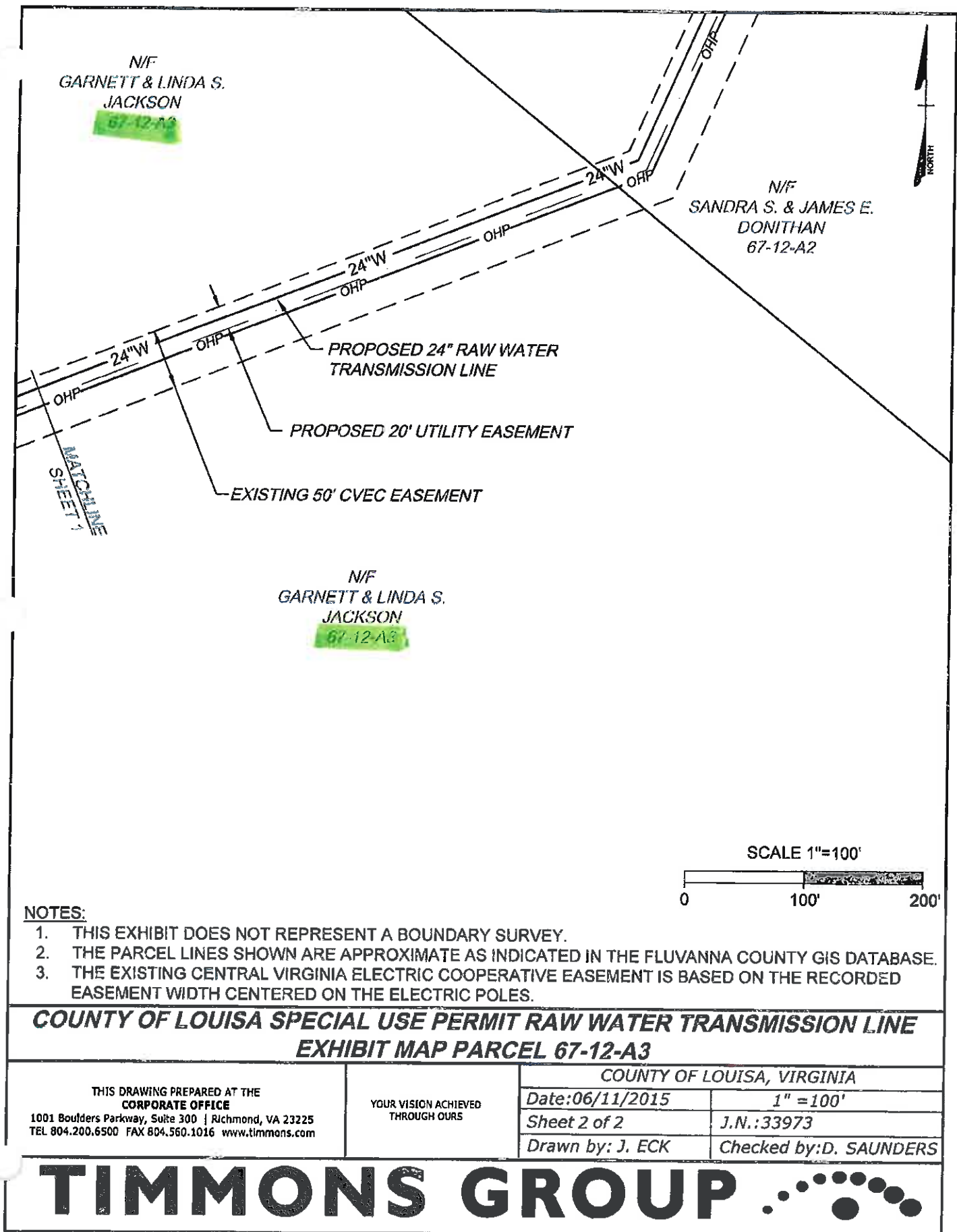
**TIMMONS GROUP**



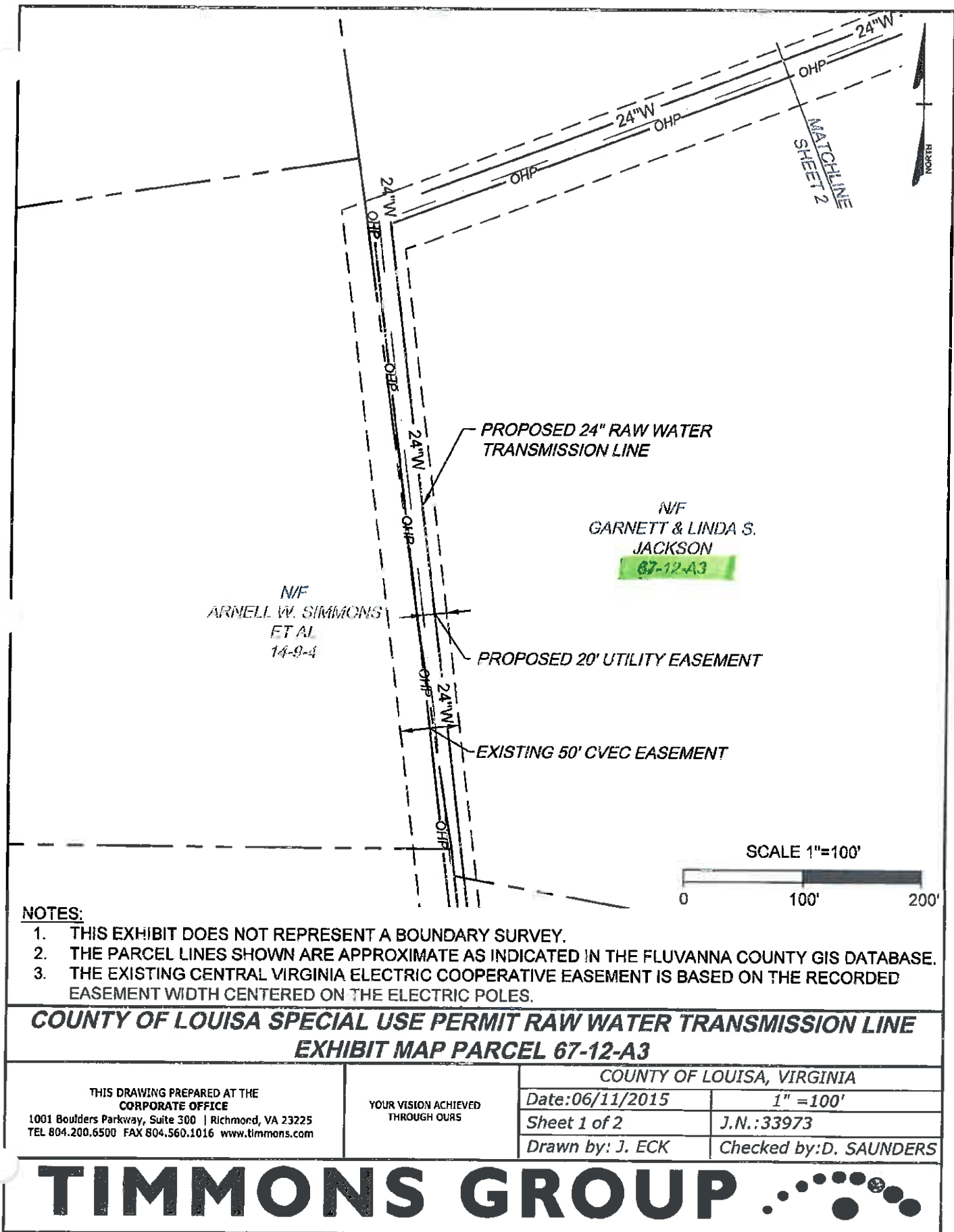


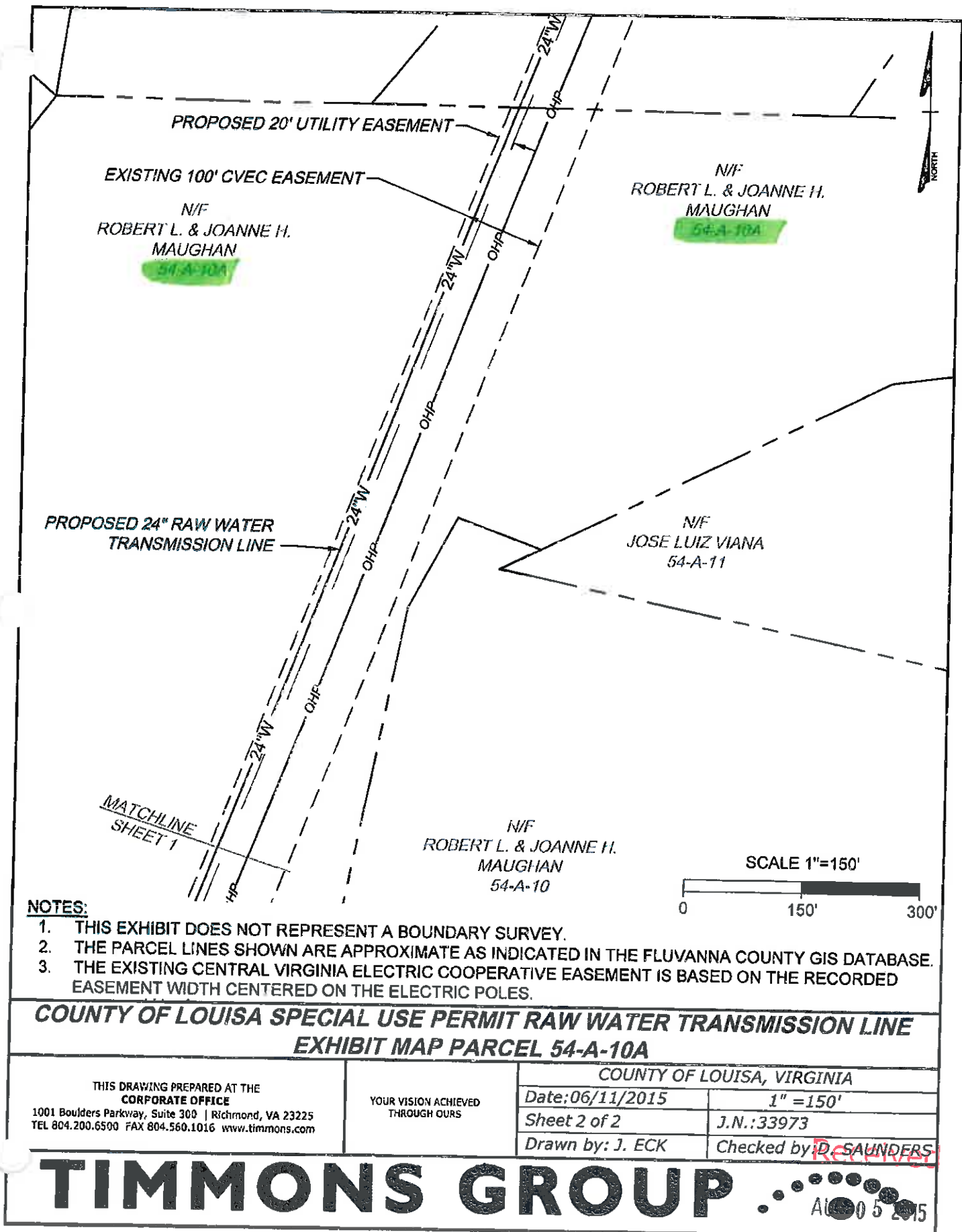




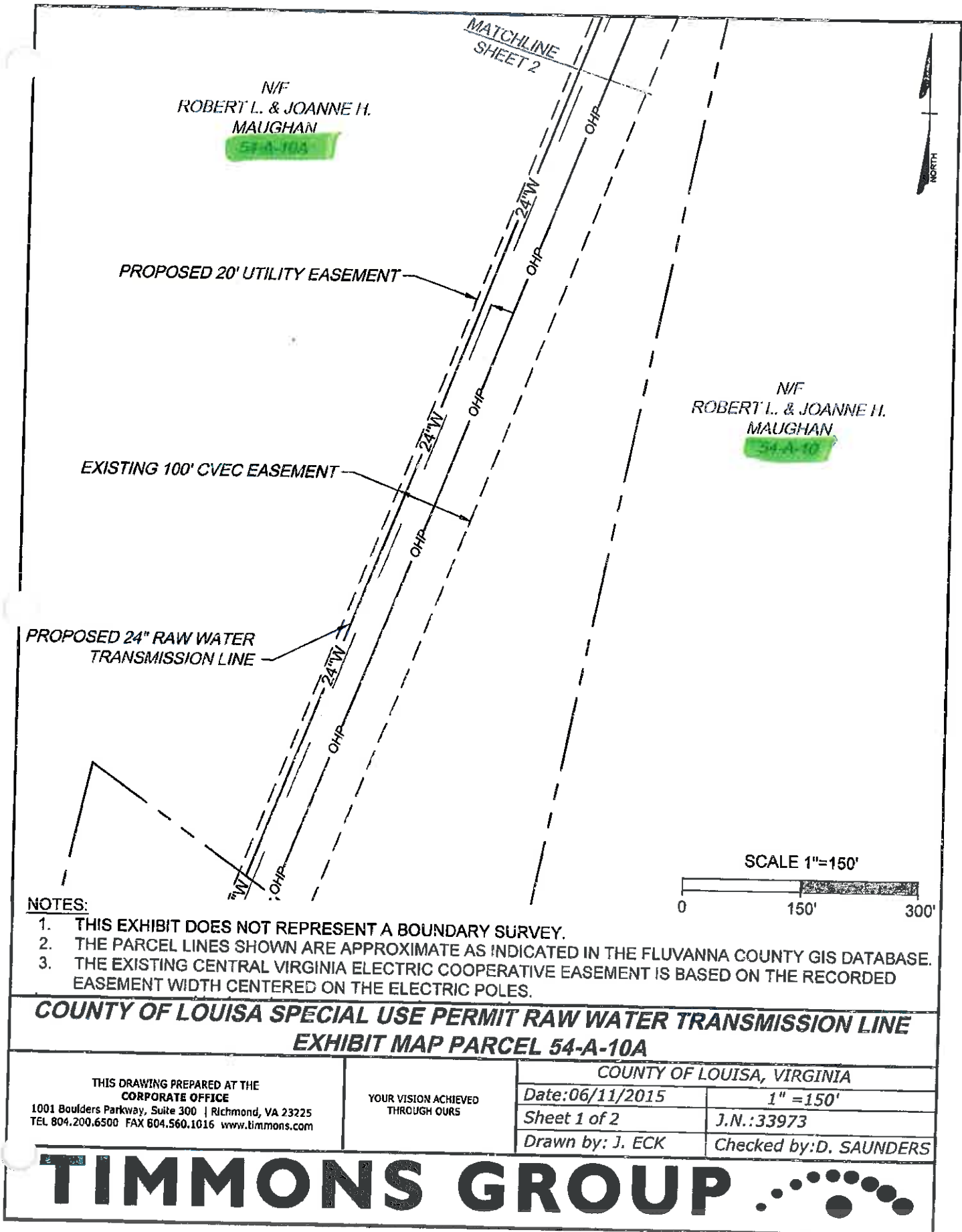


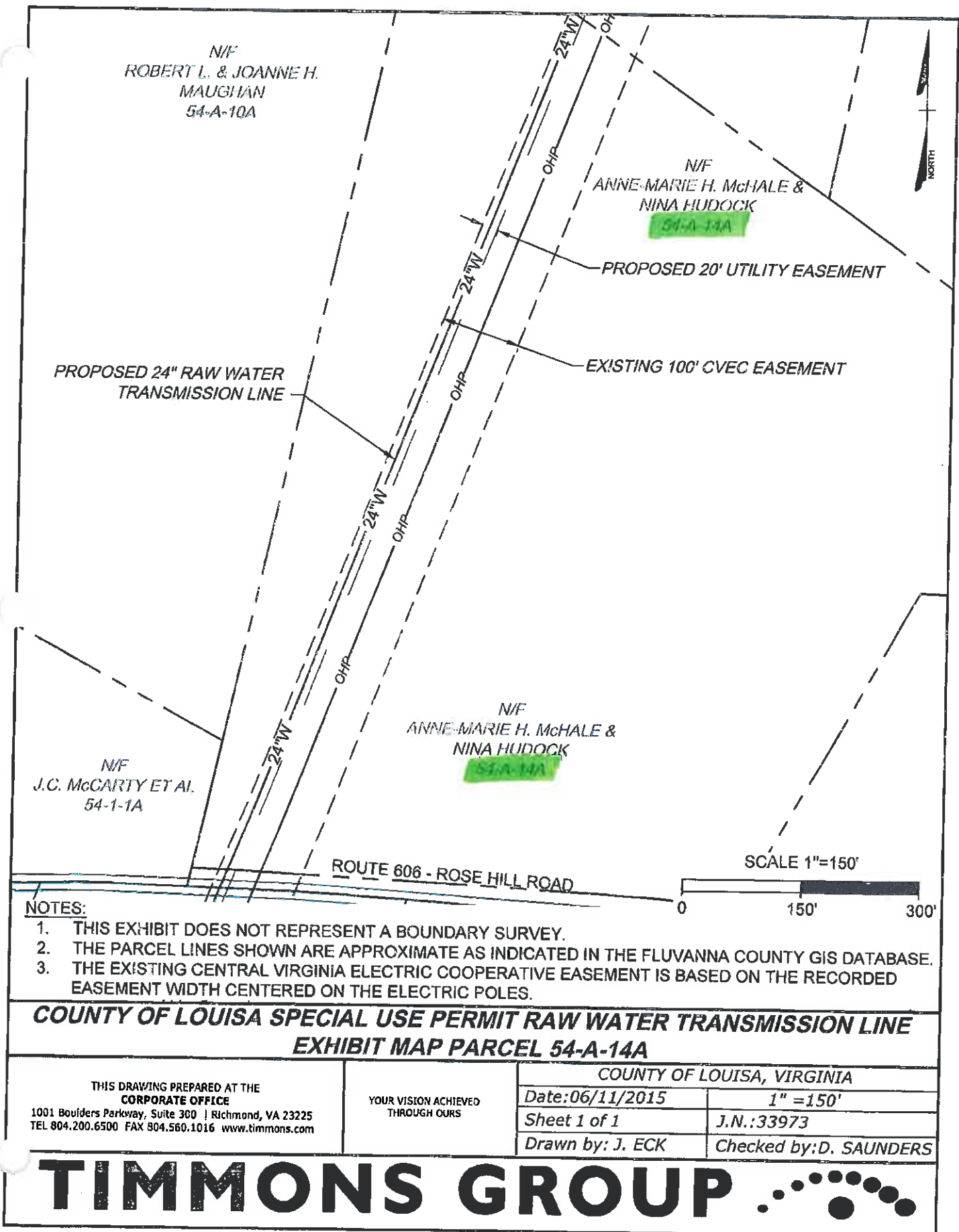


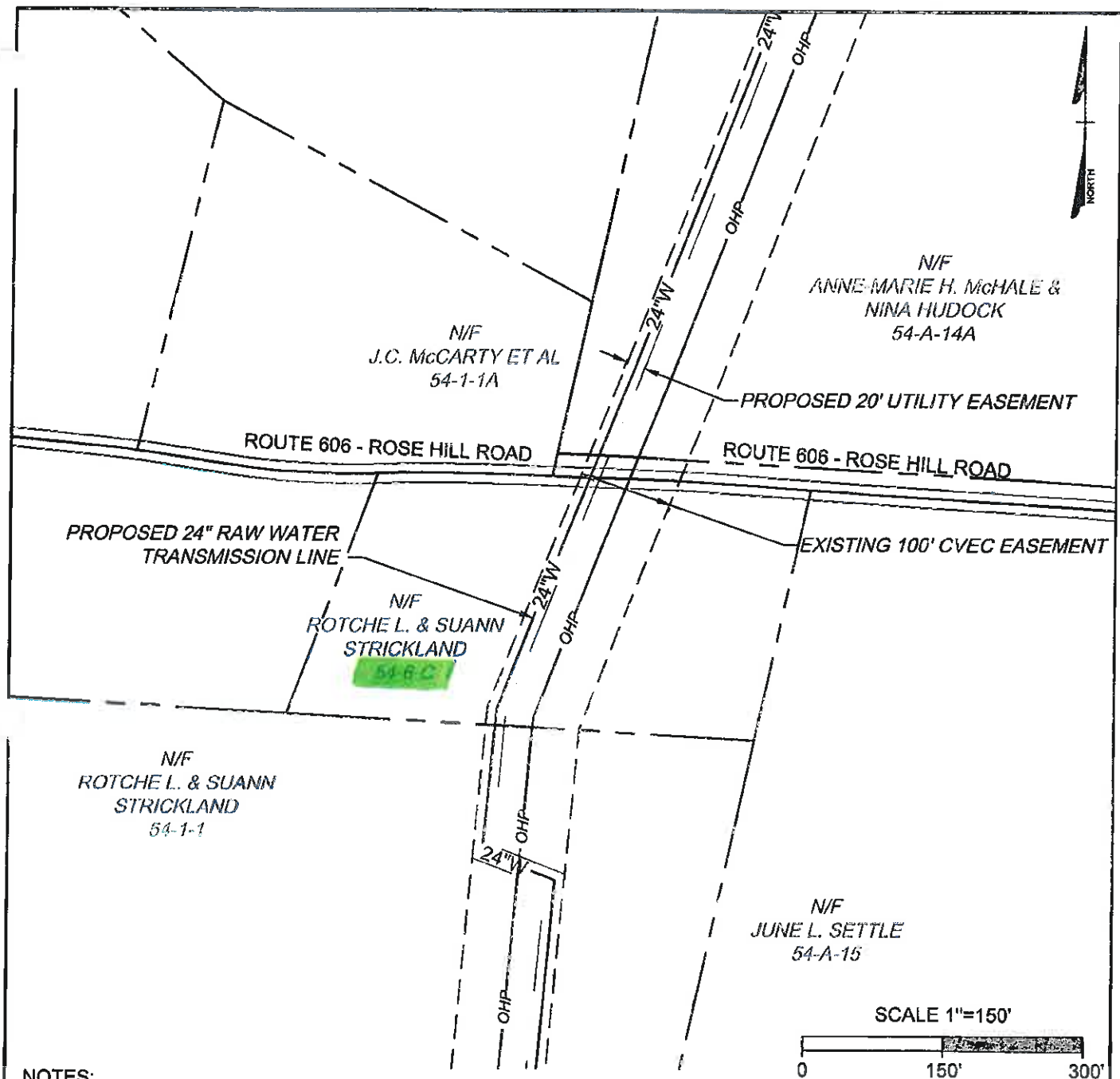




Planning Dept.





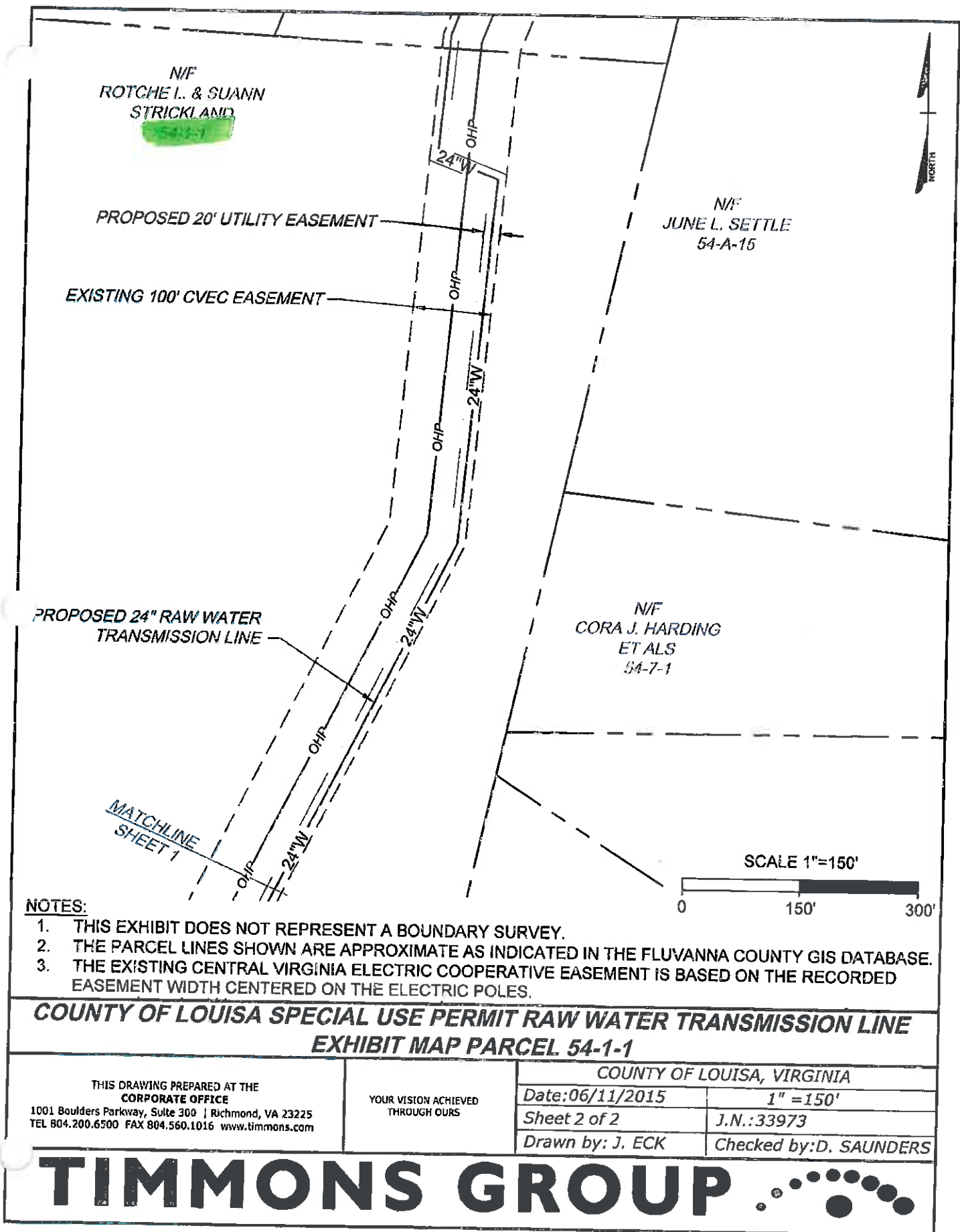
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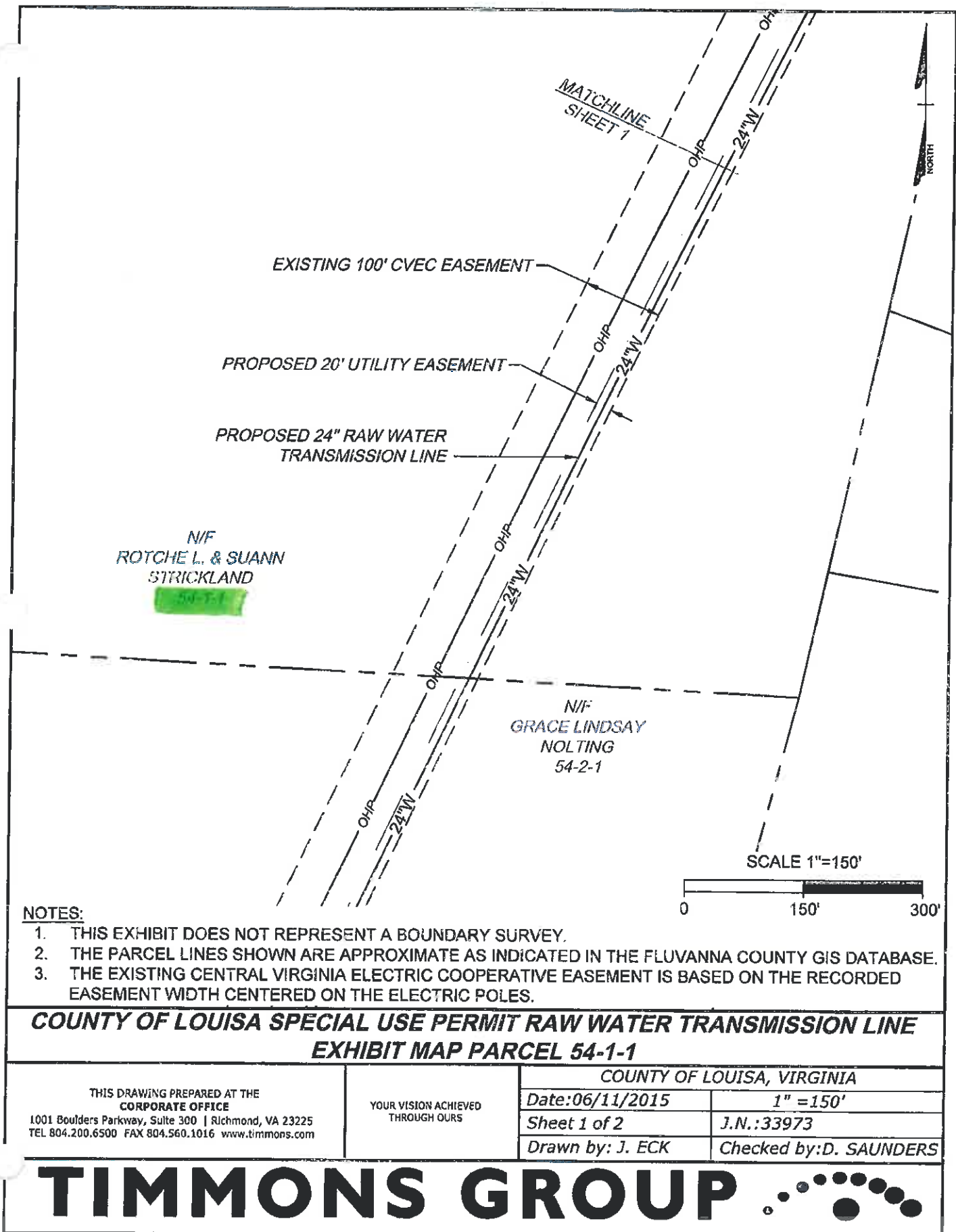
1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 54-6-C**

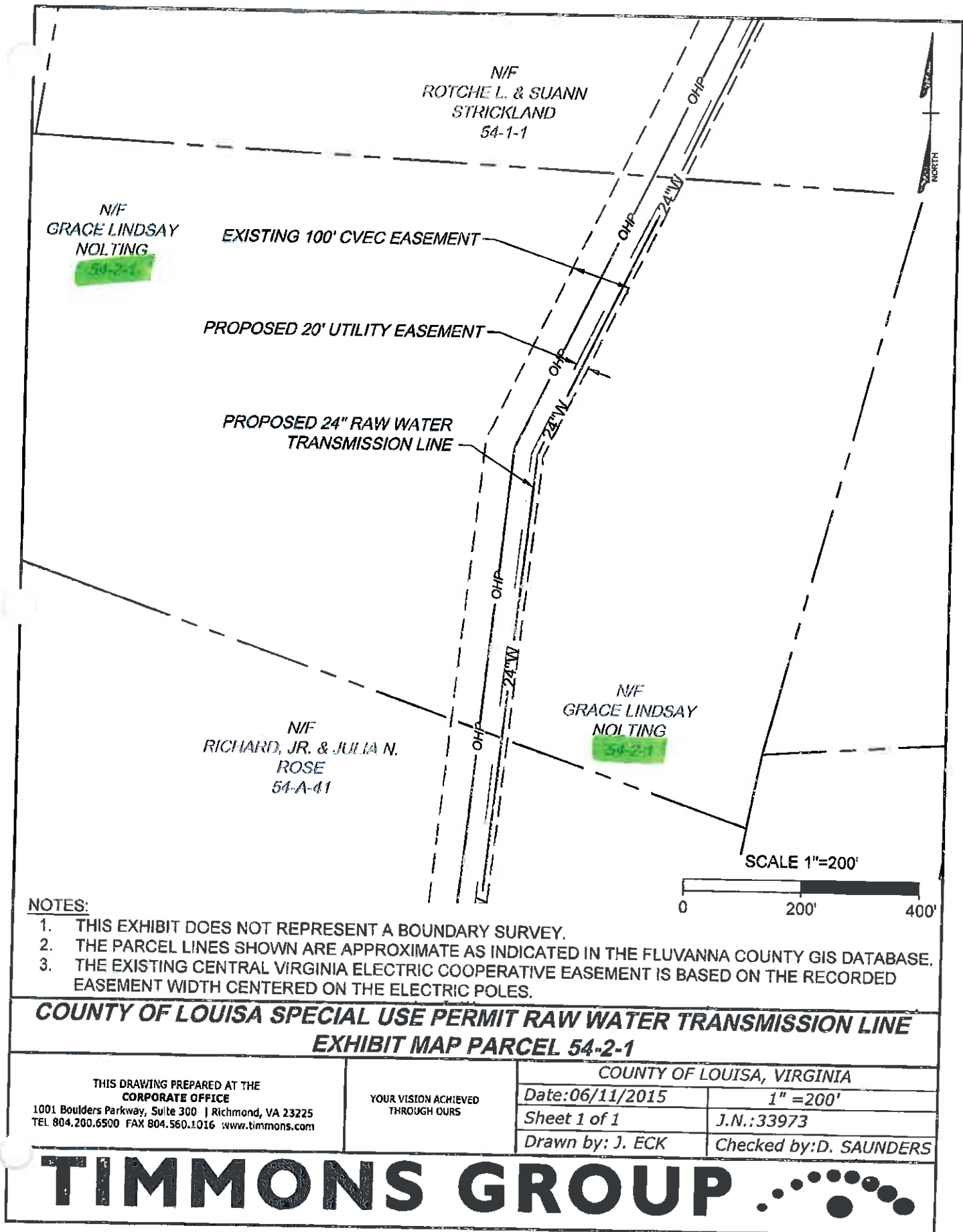
COUNTY OF LOUISA, VIRGINIA	
THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.200.6500 FAX 804.550.1016 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS
Date: 06/11/2015	1" = 150'
Sheet 1 of 1	J.N.: 33973
Drawn by: J. ECK	Checked by: D. SAUNDERS

**TIMMONS GROUP**

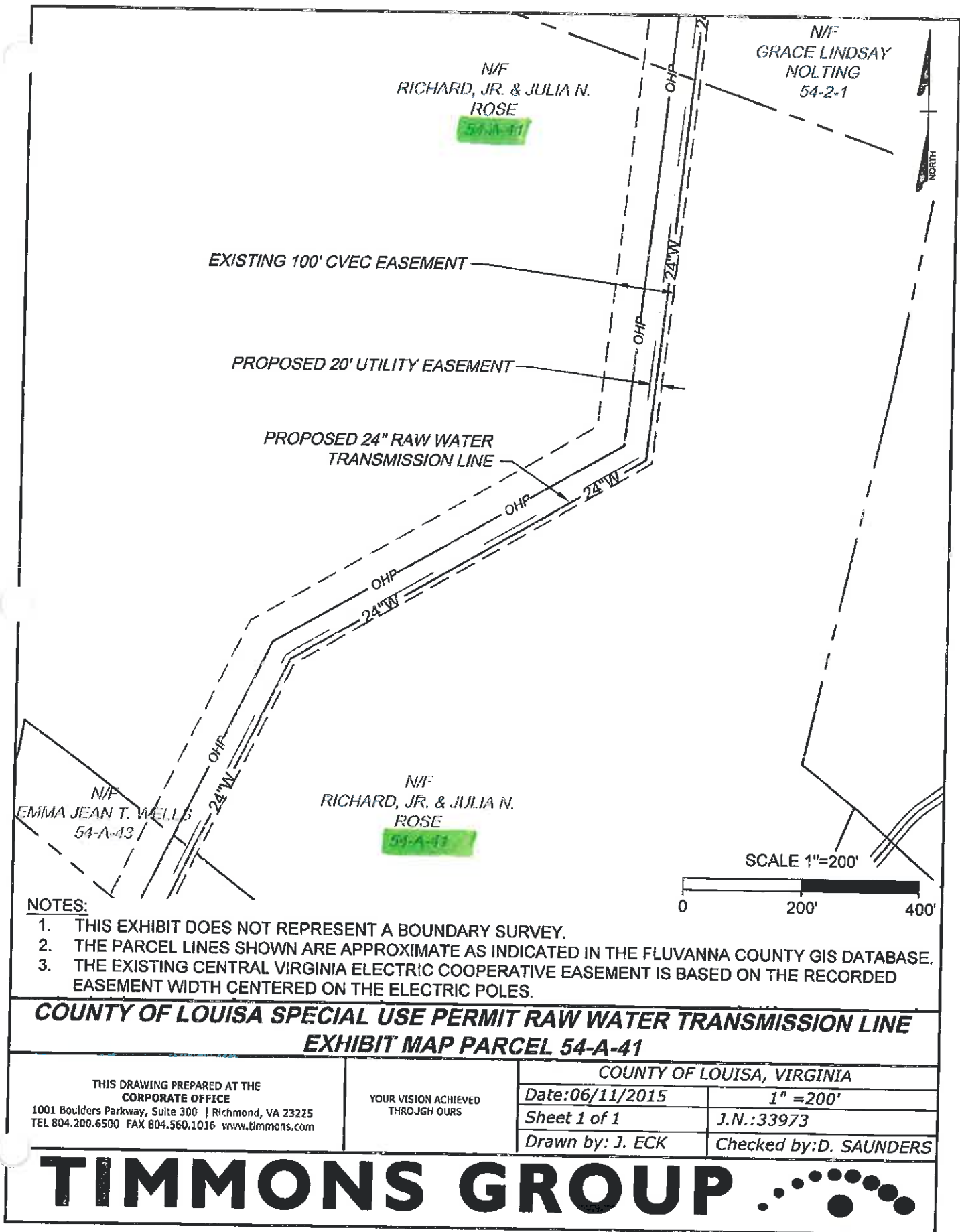


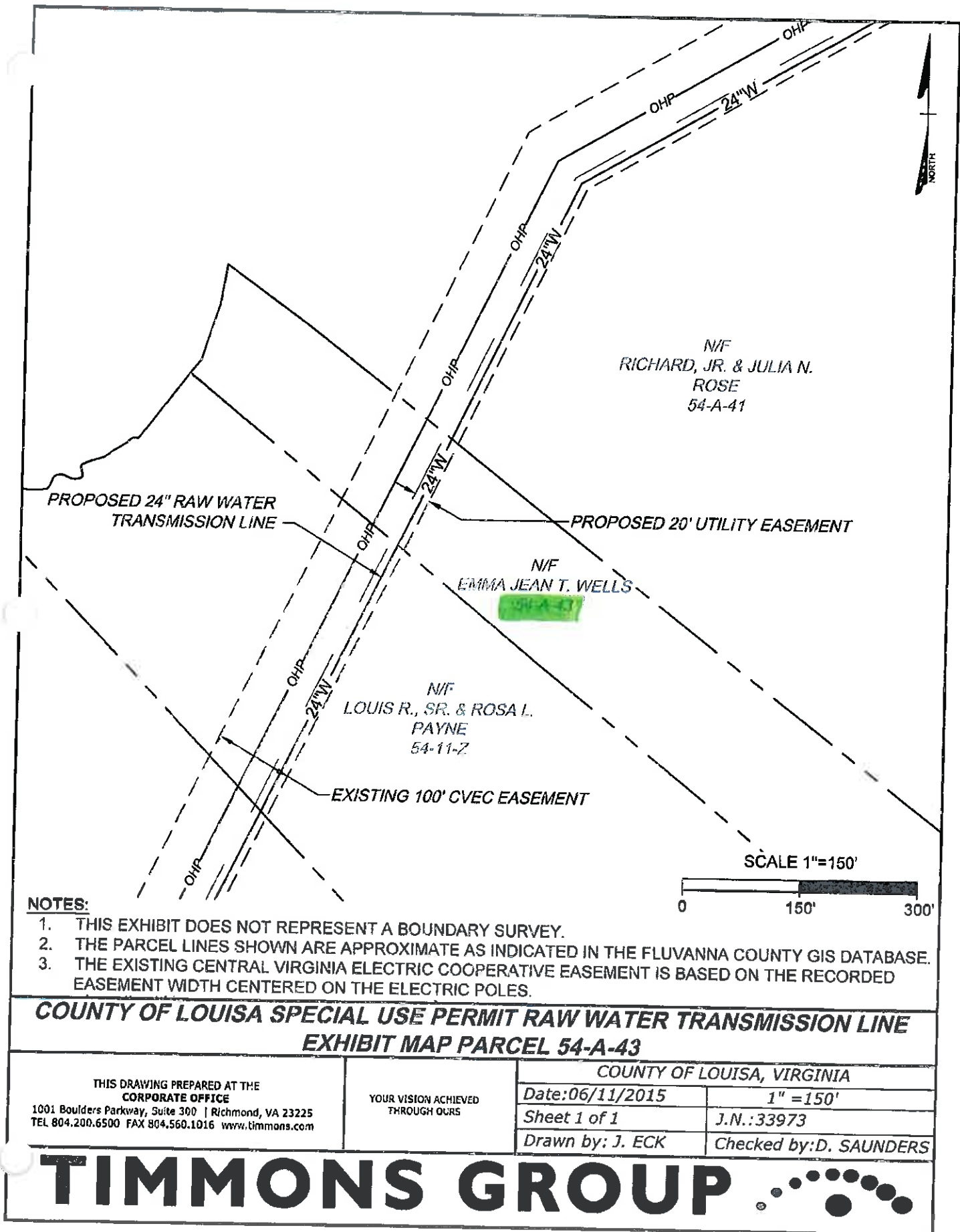


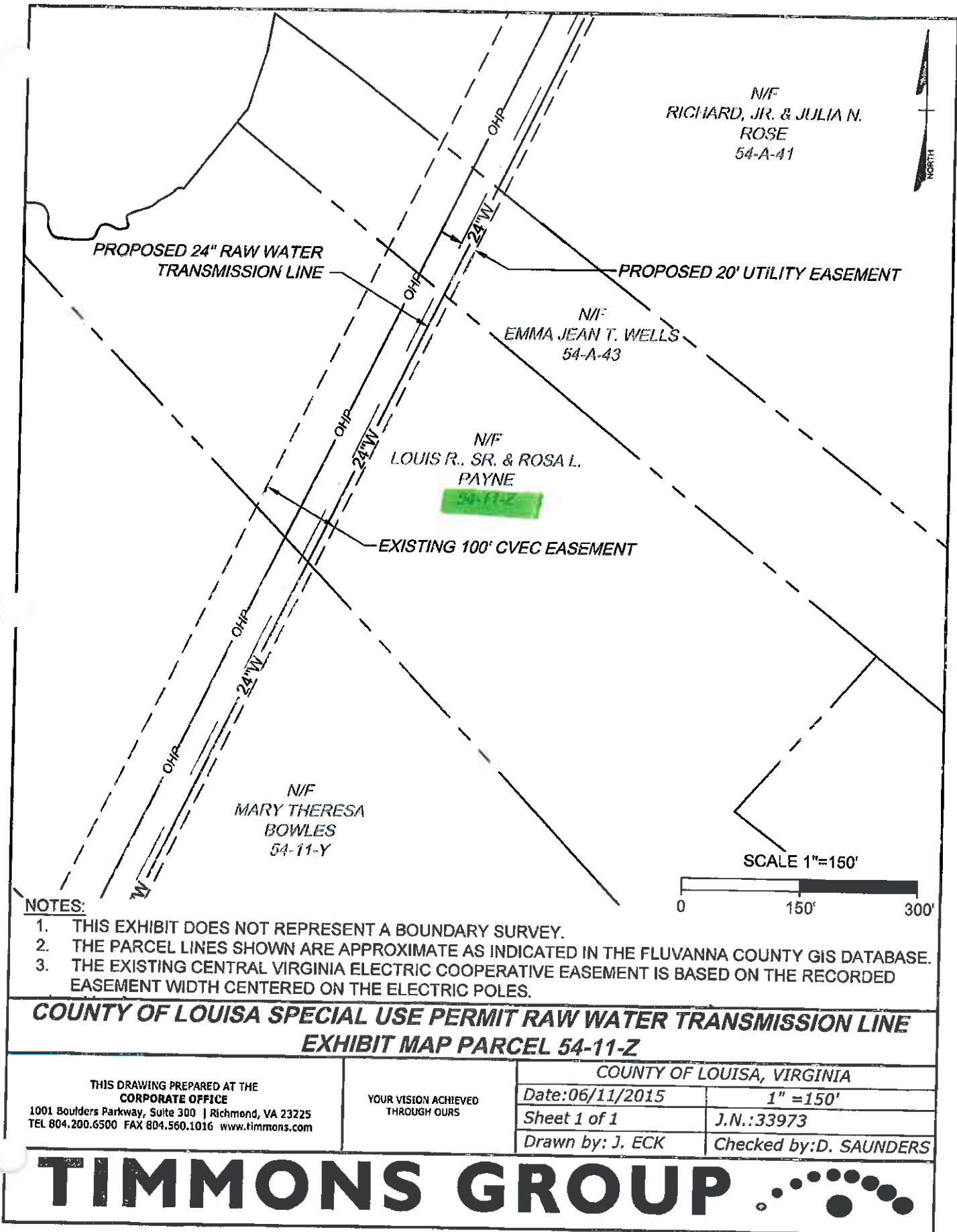


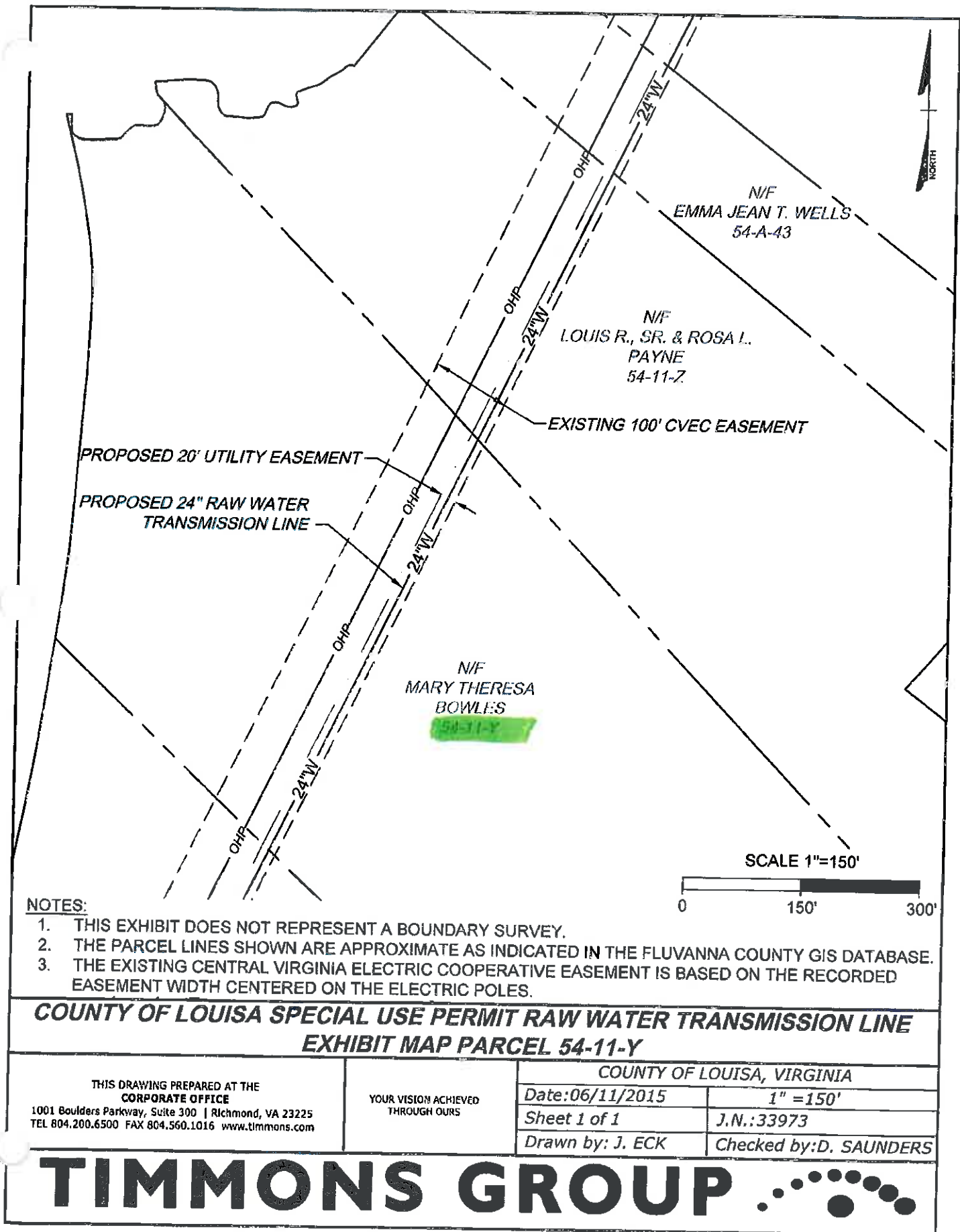


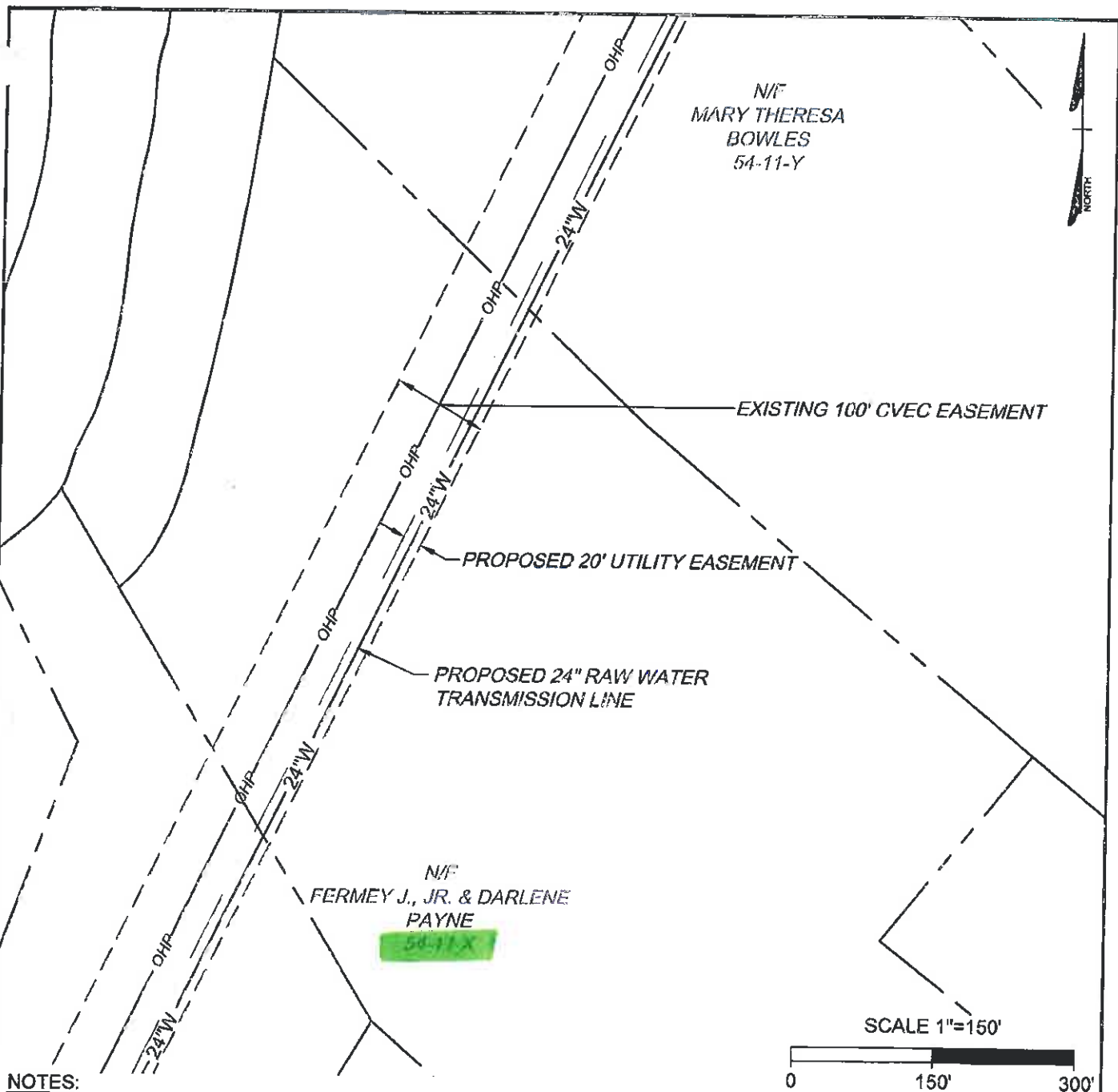










**NOTES:**

1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE**  
**EXHIBIT MAP PARCEL 54-11-X**

THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE

1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6500 FAX 804.566.1016 www.timmons.com

YOUR VISION ACHIEVED  
THROUGH OURS

COUNTY OF LOUISA, VIRGINIA

Date: 06/11/2015

1" = 150'

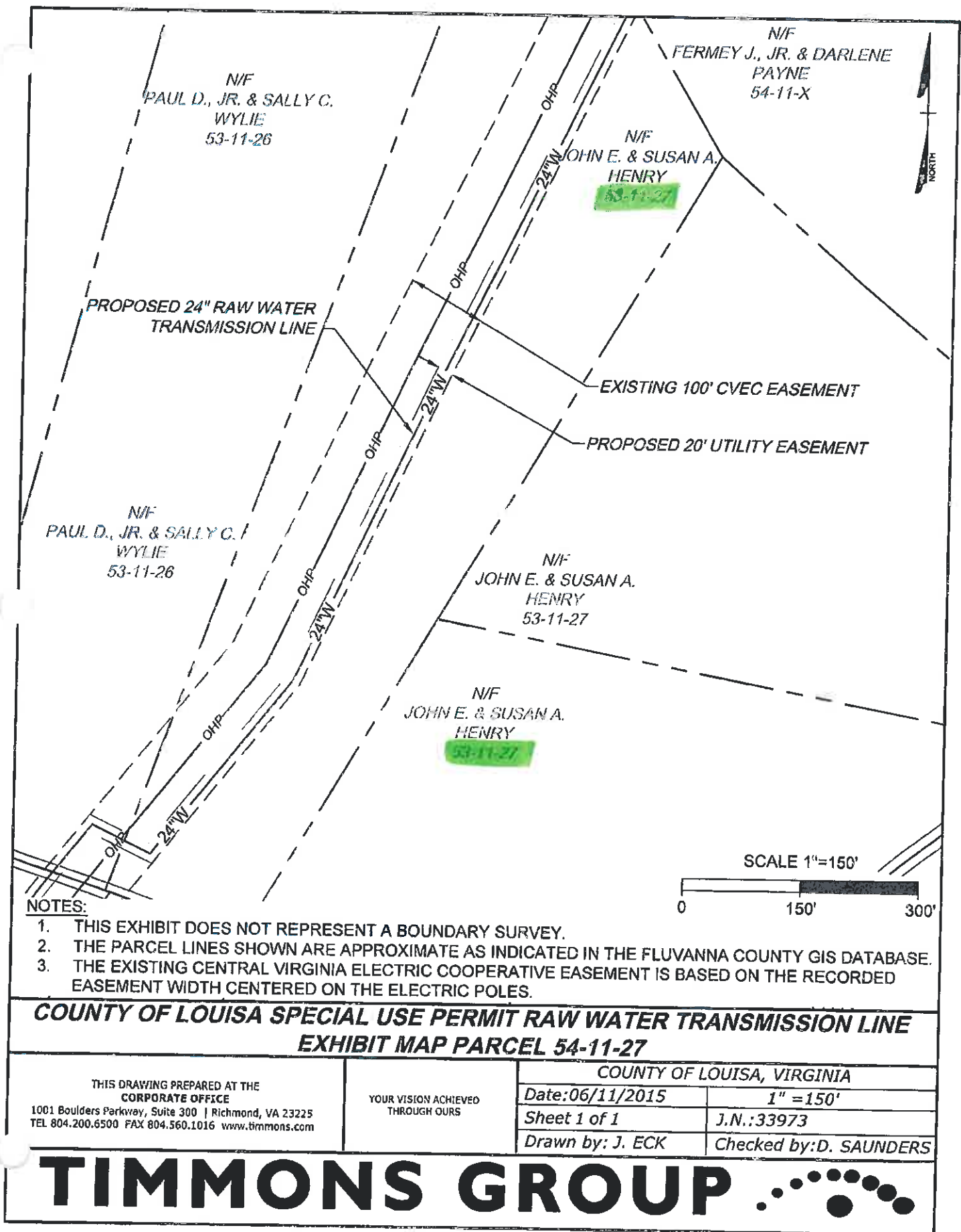
Sheet 1 of 1

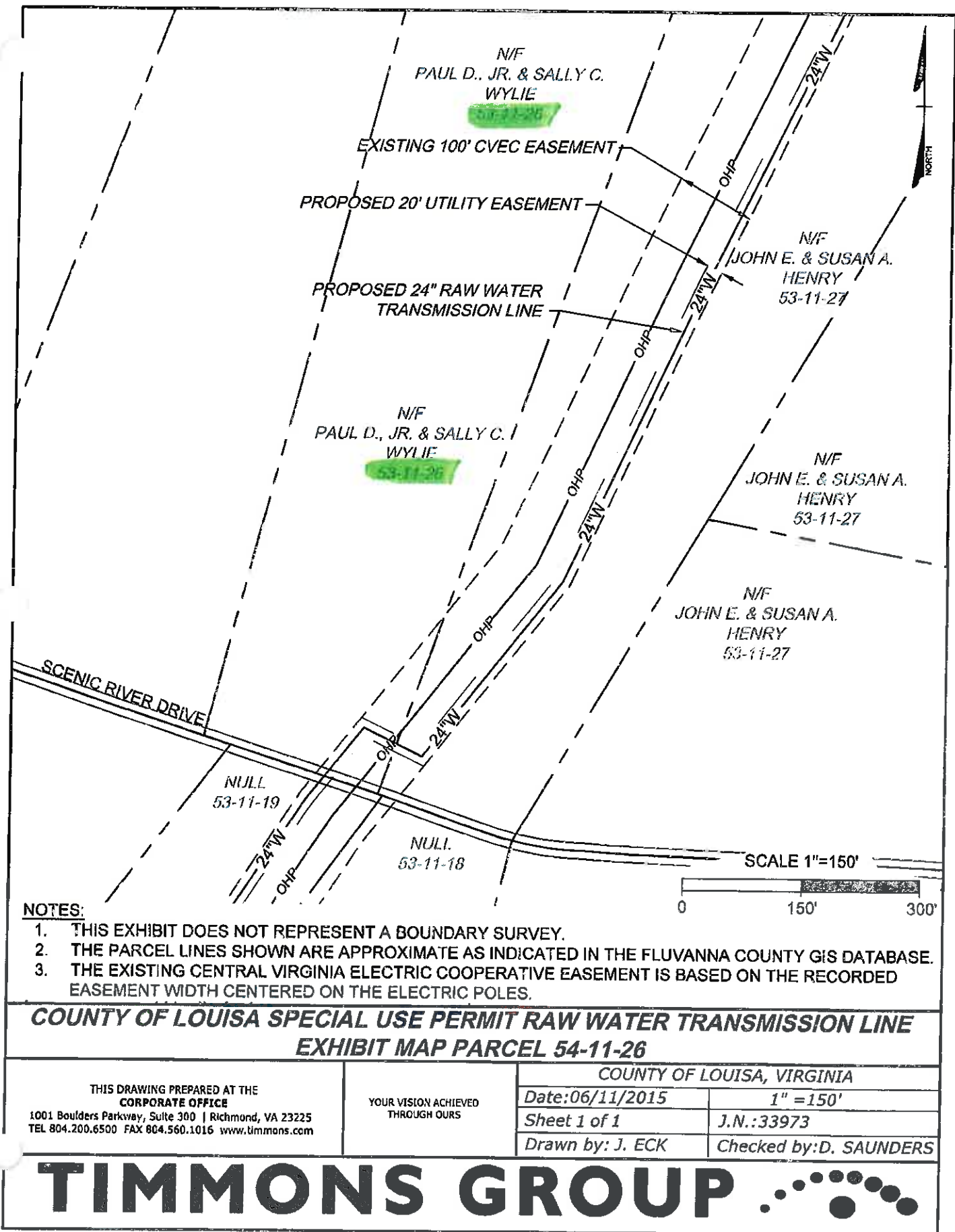
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Drawn by: J. ECK

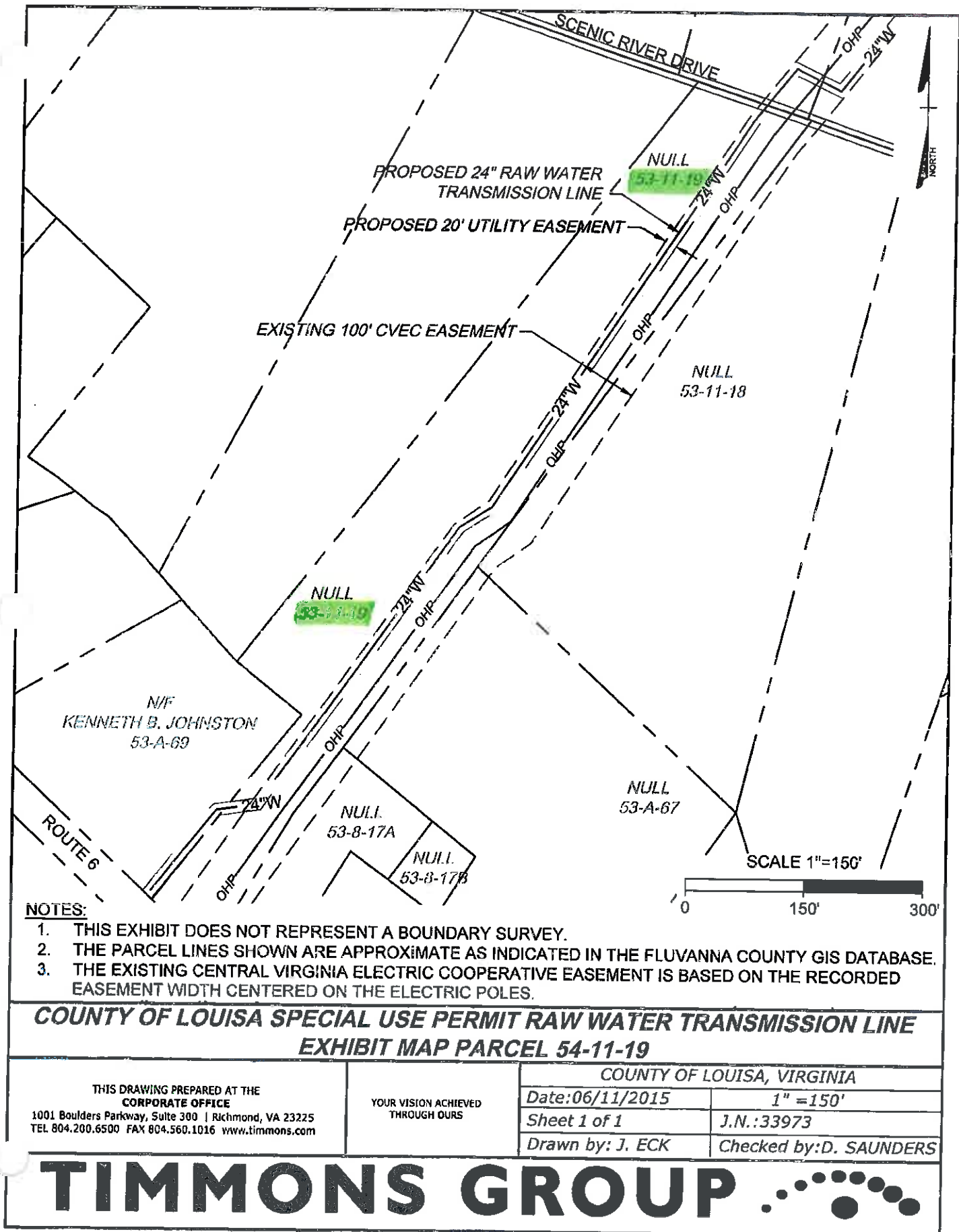
Checked by: D. SAUNDERS

**TIMMONS GROUP**

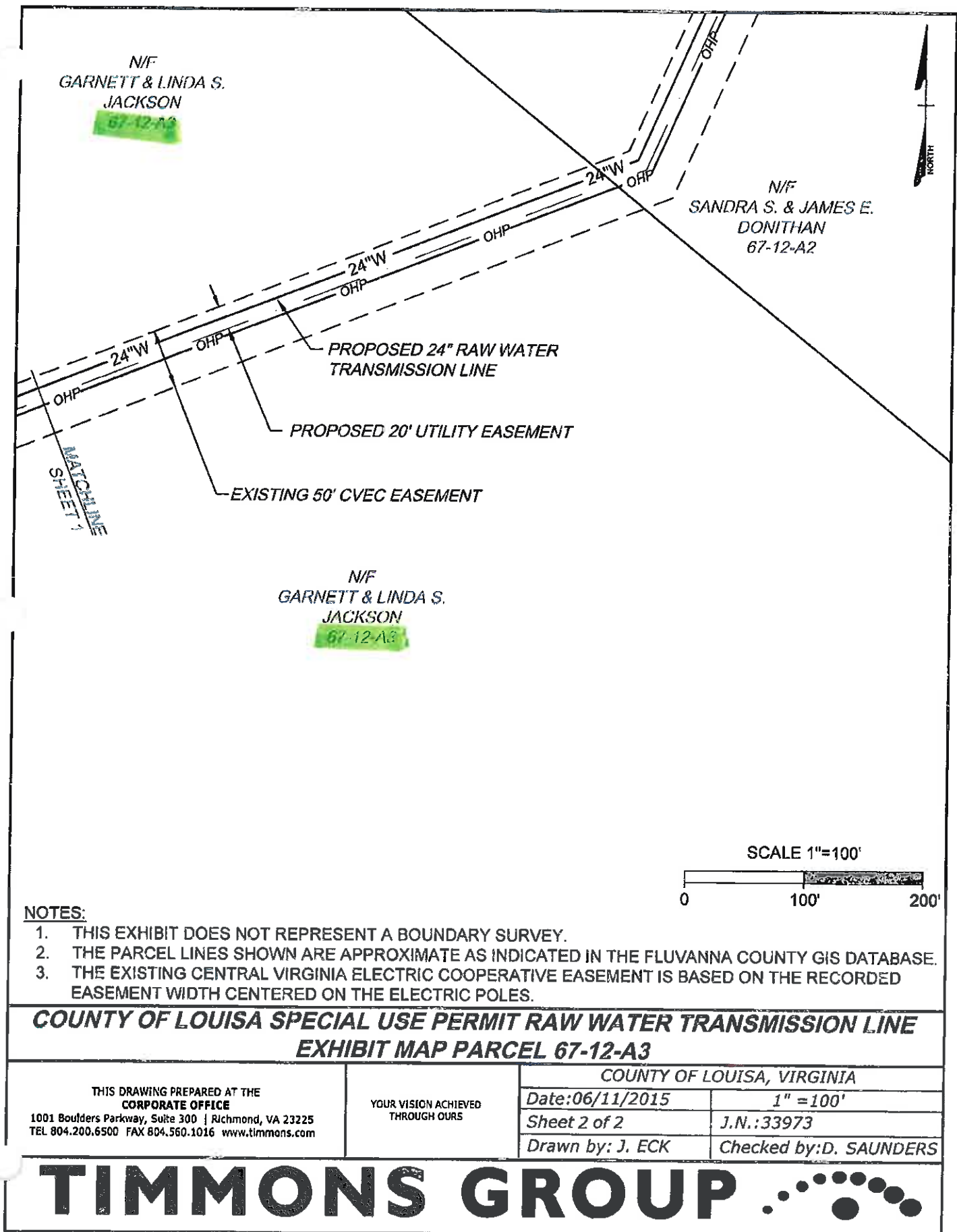


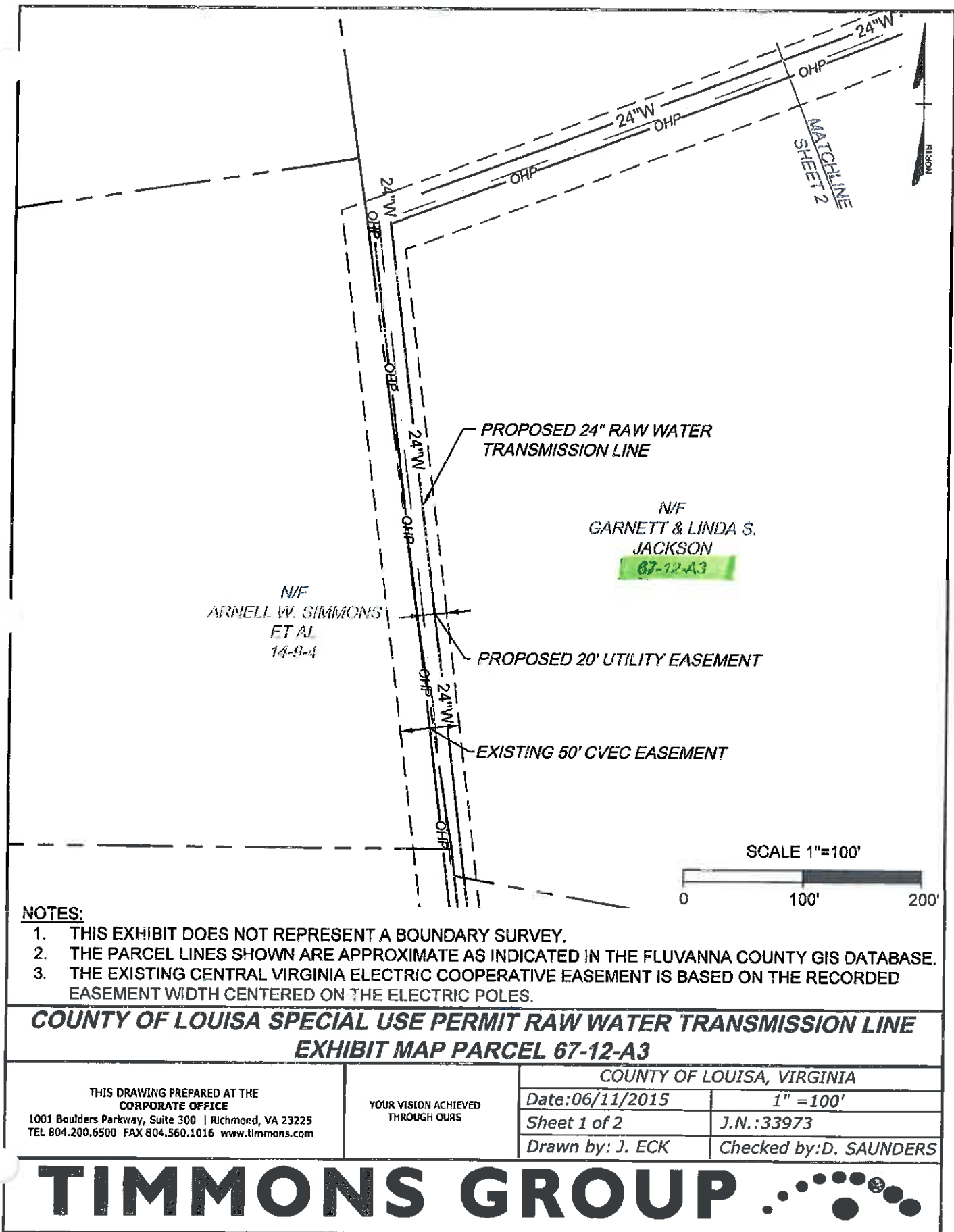












# **Executed Agency Agreements**

**Authorization to apply for the SUP's on behalf of the property owner(s)**

Planning Dept.

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Arnell W. Simmons ET AL ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner:

*Arnell W. Simmons*

Dated:

*7-28-2015*

Print:

*Arnell W. Simmons*

Agent:

*Pamela Baughman*

Dated:

*07/14/2015*

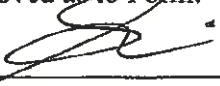
Received

AUG 05 2015

Planning Dept.

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Christopher E. Pucsek ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

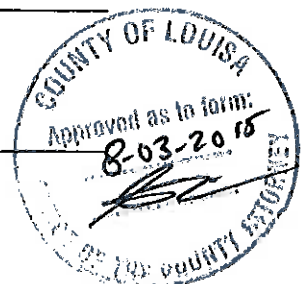
**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Chris Pucsek Dated: 7/21/15  
Print: Chris Pucsek  
Agent: Pamela Beughmore Dated: 07/14/2015



AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Gwendolyn D. Jones ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Gwendolyn Jones

Dated: 7/22/2015


Print: Gwendolyn Jones

Agent: Pamela Beuchman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015



**AGENCY AGREEMENT**

This agency agreement ("Agreement") is made this 15 day of July, 2015, by and between Shelia Waddy ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline;

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Shelia Waddy Dated: 7/28/15  
 Print: Shelia Waddy  
 Agent: Pamela Cunningham Dated: 07/22/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

TM # 14 A 20A

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Janet M. Grubbs ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Janet M. Grubbs Dated: 7/21/15  
 Print: AKA Janet M. Grubbs / Janet G. Green  
 Agent: Patricia Brumfield Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-24-2018

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between John M. & Kristie L. Sheridan ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: John M. Sheridan Kristie L. Sheridan Dated: 07/24/15  
 Print: John M. Sheridan Kristie L. Sheridan  
 Agent: Patricia Brughman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:



Authority Counsel

Dated: 8-03-2015

TM #23 A 51

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between William D. Weisenberger ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: William D. Weisenberger

Dated: 7/20/2015

Print: William D. Weisenberger

Agent:  Pamela Boughman

Dated: 07/14/2015

THIS IS THE PROPERTY  
WITH HORSES  
OWNED BY

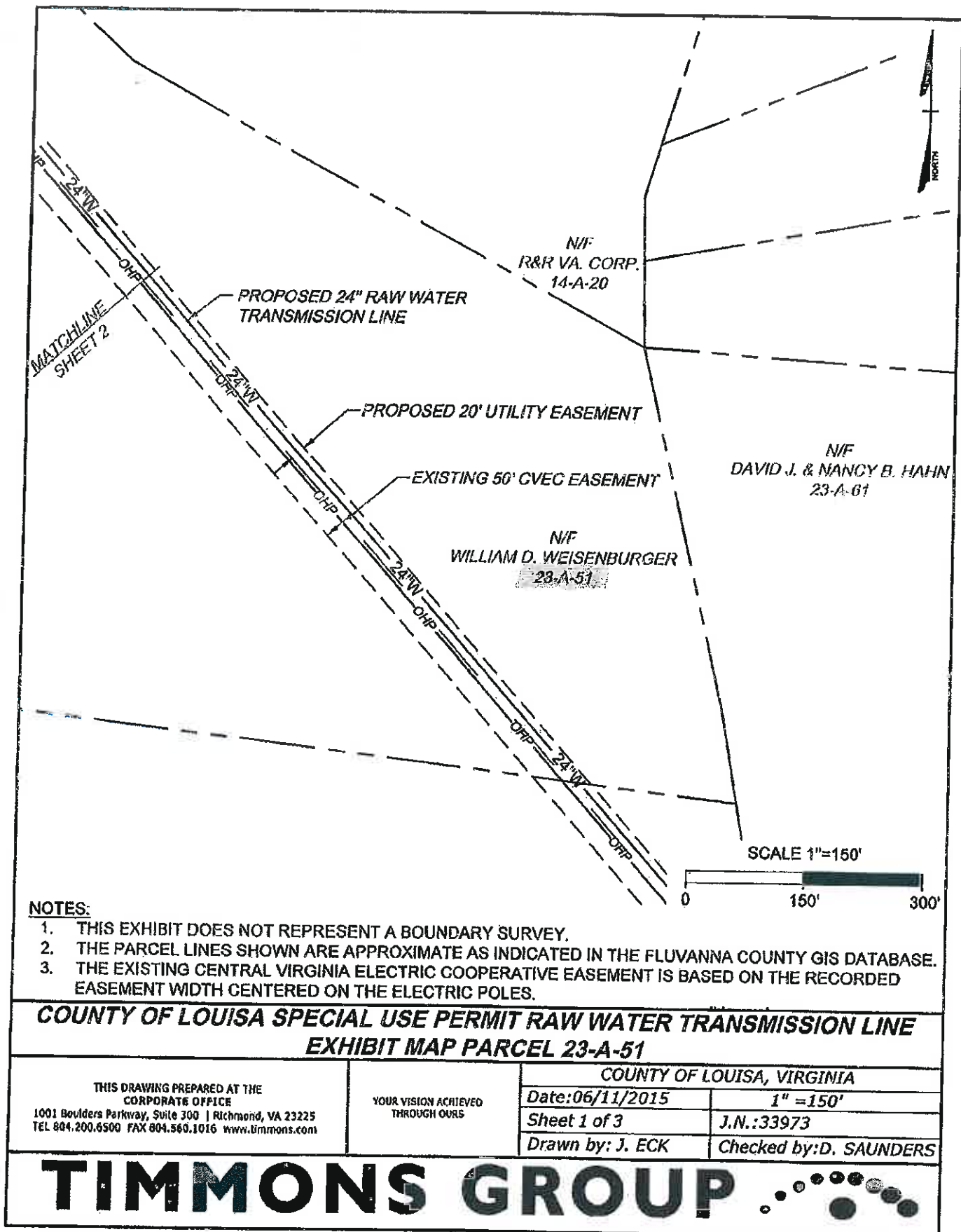
Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-22-2015





AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Parrish Revocable Living Trust ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Stephen Parrish

Dated: 7/27/2015


Print: STEPHEN PARRISH

Agent: Pamela Beuchman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between William R. Hodge Jr, ET AL ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

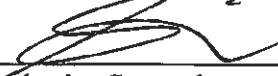
1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Tammy Sayers Dated: 7/23/15  
 Print: Tammy Sayers  
 Agent: Pamela Beightman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

**AGENCY AGREEMENT**

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Smart Living Trust ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Nancy P. Smart Dated: 7/20/2015

Print: Nancy P. Smart

Agent: Pamela Bruchman Dated: 07/14/2015

Approved as to form: [Signature]  
AUTHORITY/COUNTY ATTORNEY

7-22-2015  
Date

**AGENCY AGREEMENT**

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between William D. Weisenburger, Jr. ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: William D. Weisenburger, Jr.

Dated: 7/20/2015

Print: William D. Weisenburger, Jr.

Agent: Pamela Baughman

Dated: 07/14/2015

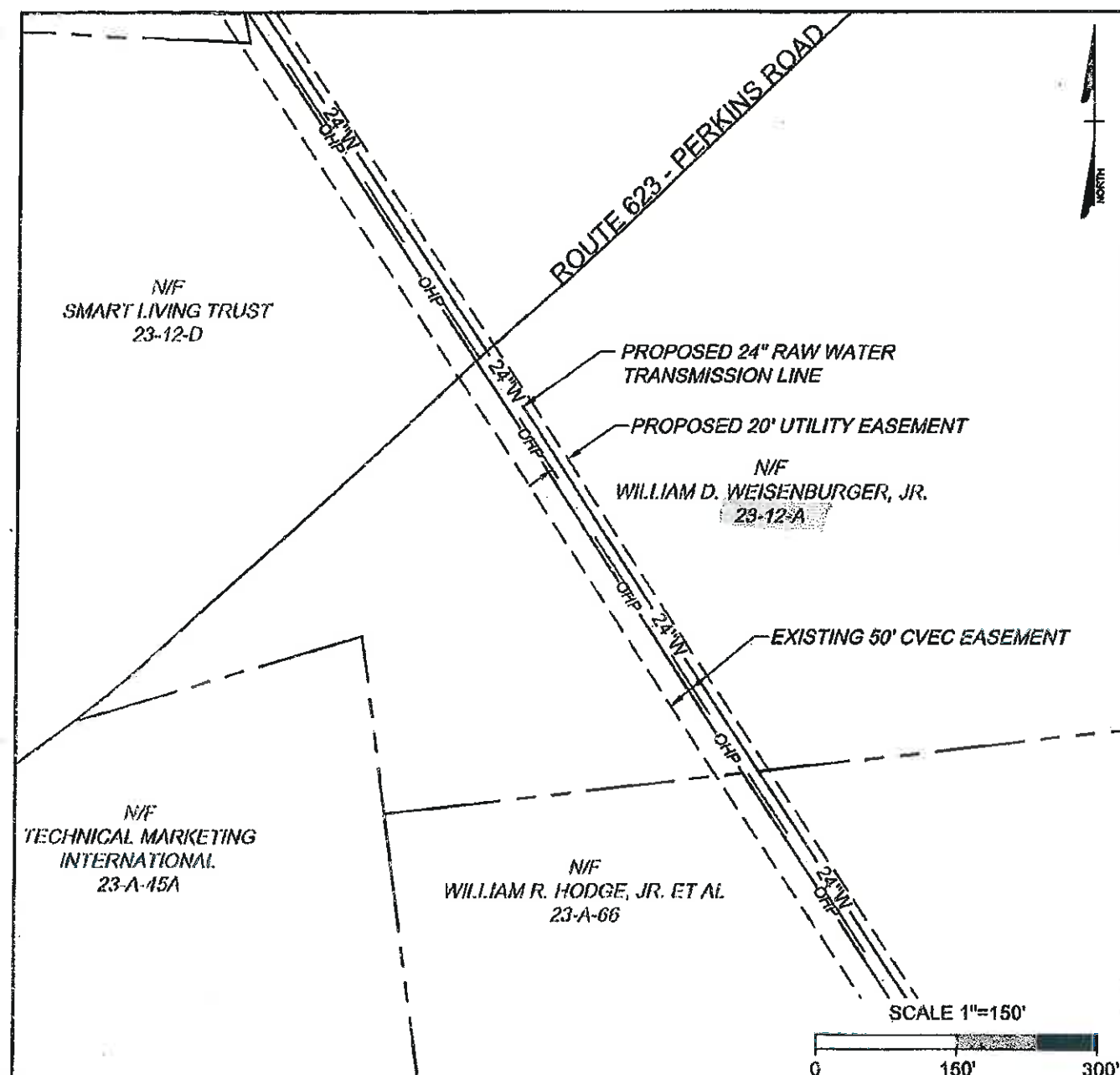
Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-22-2015





**NOTES:**

1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PARCEL LINES SHOWN ARE APPROXIMATE AS INDICATED IN THE FLUVANNA COUNTY GIS DATABASE.
3. THE EXISTING CENTRAL VIRGINIA ELECTRIC COOPERATIVE EASEMENT IS BASED ON THE RECORDED EASEMENT WIDTH CENTERED ON THE ELECTRIC POLES.

**COUNTY OF LOUISA SPECIAL USE PERMIT RAW WATER TRANSMISSION LINE  
EXHIBIT MAP PARCEL 23-12-A**

<p>THIS DRAWING PREPARED AT THE CORPORATE OFFICE</p> <p>1001 Boulders Parkway, Suite 300   Richmond, VA 23225 TEL 804.280.6500 FAX 804.560.1016 www.timmons.com</p>	<p>YOUR VISION ACHIEVED THROUGH OURS</p>	<p>COUNTY OF LOUISIA, VIRGINIA</p>	
		<p>Date: 06/11/2015</p>	<p>1" = 150'</p>
		<p>Sheet 1 of 1</p>	<p>J.N.: 33973</p>
		<p>Drawn by: J. ECK</p>	<p>Checked by: D. SAUNDERS</p>

# TIMMONS GROUP

TM # 23 A 70

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Estate of John M. Cox ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Dorothy Beale, Executor for John M. Scott Est. Dated: July 21, 2015  
 Print: DOROTHY BEALE, EXECUTOR for JOHN SCOTT EST.  
 Agent: Pamela Bunchman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-23-2015



TM 23 496

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between William B. Haley, Jr. ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: William B. Haley Jr.

Dated: 7/18/2015

Print: WILLIAM B. HALEY JR.

Agent:  Pamela Brummon

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7/20/2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Grapetree Group LLC ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: H. Edward Chapman Managing Partner Dated: 7-14-2015

Print: Grapetree Group LLC - H. Edward Chapman

Agent: Pamela Brughman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-21-2015



AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Equity Trust Company ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:


1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Marla Miller Dated: 7/28/15  
Print: Marla Miller  
Agent: Pamela Baughman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-05-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Carolyn H. Cpoenhaver ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

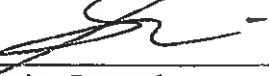
1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Carolyn H. Cpoenhaver Dated: 07/27/2015  
 Print: CAROLYN H. COPENHAVER  
 Agent: Pamela Baughman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Charlotte R. Kidd ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Charlotte R. Kidd

Dated: 7 - 25 - 2015

Print: Charlotte R. Kidd

Agent: Pamela Brughman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Miller Revocable Trust ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Jane M. Miller  
Martin Miller  
 Print: Jane M. Miller  
Martin Miller

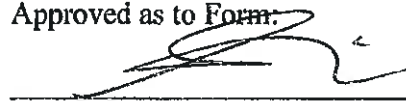
Dated: 7/23/2015

Agent: Pamela Baughman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:



\_\_\_\_\_  
Authority Counsel

Dated: \_\_\_\_\_

8-03-2015



AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between William B. Morgan, III ET UX ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

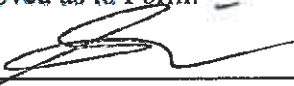
This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: William B. Morgan III Dated: 7-24-15

Print: William B. Morgan III

Agent: Pamela Beuchman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form: 

\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

TM 343C

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Nellie M. Richardson ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Nellie M. Richardson Dated: July 17, 2015

Print: Nellie M Richardson

Agent: Samelle Bruggeman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7/20/2015

**AGENCY AGREEMENT**

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Beckman Revocable Trust ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline;

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: David P. Beckman  
Mary T. Beckman  
 Print: DAVID P. BECKMAN  
MARY T. BECKMAN

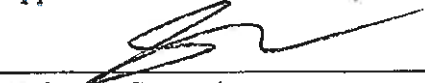
Dated: 07/20/2015

Agent: Pamela Baughman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-23-2015

# AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Mary Anne Gresham, ET AL ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and



**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

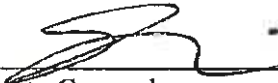
1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner:  Dated: 7-25-15  
Victor A. Gresham 7/26/15 7/27/15  
 Print: Mary Anne Gresham  
 Agent:  Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015



**AGENCY AGREEMENT**

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Mary C. Turner ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

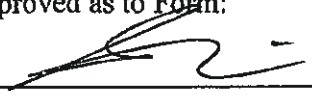
1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Mary C. Turner Dated: 7/21/15  
 Print: Mary C. Turner  
 Agent: Pamela Bueghman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Hall Revocable Trust ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Robert L. Maughan  
 Print: ROBERT L. MAUGHAN


Dated: 7/22/15

Agent: Pamela Brumpton

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Hall Revocable Trust ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

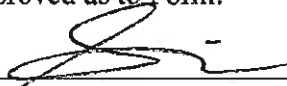
Owner: Robert L. May Dated: 7/22/15  
Ernest E. Hall

Print: \_\_\_\_\_

Agent: Pamela Brughman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Hall Revocable Trust ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and



**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:


1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner:  Dated: 7/22/15  
 Print: Ernest E. Hall  
 Agent:  Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015



AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between C. Allen & Loretta M. Haden ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: 

Dated: 7/16/15

Print: \_\_\_\_\_

Agent: 

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7/20/2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Jeffery S. & Emily I. Lukhard ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:


1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Jeffery S. Lukhard Dated: 7-17-15  
 Print: Jeffery S. Lukhard  
 Agent: Pamela Baughman Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-23-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between John E. Jones ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: J.E. Jones

Dated: 7-16-15

Print: J.E. Jones

Agent: Pamela Broughtman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7/20/2015

TM  
4421AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between John E. Jones ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: J. E. Jones

Dated: 7-16-15

Print: J. E. Jones

Agent: Pamela Burchman

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7/20/2015



TM # 54 A 10A

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Robert L. & Joanne H. Maughan ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Robert L. Maughan  
 Print: ROBERT L. MAUGHAN  
 Owner: Jo Anne H. Maughan Dated: July 21, 2015  
 Print: Jo Anne H. Maughan  
 Agent: Pamela Brummon Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-24-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Richard, Jr. & Julia N. Rose ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner:

Print:

Agent:

Julie N. Rose  
Julia N. Rose  
Lanette Baughman

Dated:

Dated:

7/21/2015  
07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-24-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Louis R., Sr. & Rosa L. Payne ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Rosa L. Payne

Dated: 7-21-15


Print: Rosa L. Payne

Agent: Samela Burchmon

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-03-2015

AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Paul D., Jr. & Sally C. Wylie ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Paul D. Wylie, Jr.  
Sally C. Wylie  
Print: Paul D. Wylie, Jr.  
Sally C. Wylie  
Agent: Pamela Brumpton

Dated: 7-31-2015

Dated: 07/14/2015



AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Ferney J., Jr. & Darlene Payne ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

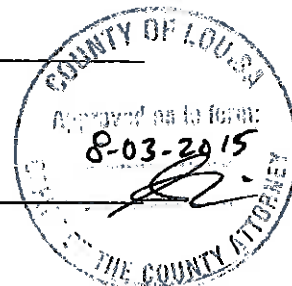
Owner: Ferney J. Payne Jr.

Print: \_\_\_\_\_

Agent: Pamela Beughman

Dated: 7-28-2015

Dated: 07/14/2015





AGENCY AGREEMENT

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between John E. & Susan A. Henry ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

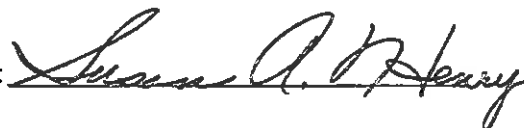
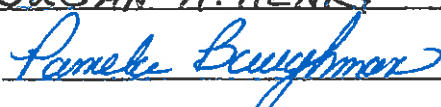
**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner:  Dated: 7/18/2015  
 Print: SUSAN A. HENRY  
 Agent:  Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form: ✓

  
\_\_\_\_\_  
Authority Counsel

Dated: 7-23-2015

**AGENCY AGREEMENT**

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Rotche L. & Suann Strickland ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

1. The Owner is the owner of the property with full rights to enter this agreement.
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3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: *Rotche L. Strickland*  
*Suann L. Strickland*  
 Print: Suann L. Strickland


Dated: 08/03/2015

Agent: *Pamela Bueghman*

Dated: 07/14/2015

Pamela Baughman, LCWA General  
Manager

Approved as to Form:

  
\_\_\_\_\_  
Authority Counsel

Dated: 8-10-2015



**AGENCY AGREEMENT**

This agency agreement ("Agreement") is made this 14 day of July, 2015, by and between Canaan Saving Station Church ("Owner") and the Louisa County Water Authority ("Agent") to grant the Agent the right to apply for a special use permit (SUP) for a raw water pipeline in an easement across the land of the Owner.

**WHEREAS**, the Agent contemplates the construction of a raw water pipeline in an easement across the land of the Owner, as shown on the [exhibit map] attached to this Agreement; and

**WHEREAS**, under the Fluvanna County Zoning Ordinance, the pipeline requires a special use permit (SUP); and

**WHEREAS**, the Agent wishes to have the authority to seek an SUP to construct the pipeline:

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Agent hereby covenant and agree:

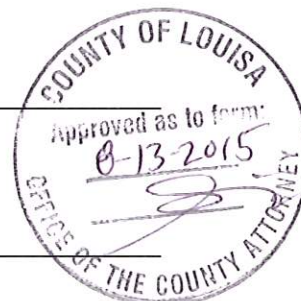
1. The Owner is the owner of the property with full rights to enter this agreement.
2. The Agent will apply for an SUP for a raw water pipeline to be constructed in the easement as shown on the [exhibit map] attached.
3. The Agent will pay any and all fees necessary for filing the SUP application, as well as preparing the application. The Owner will be given written notice of intent to file the application at least seven days before its filing and will have the opportunity to review the application if the Owner promptly requests to do so.
4. If the Board of Supervisors of Fluvanna County requests a route that differs more than minimally from that shown on the attached [exhibit map], the Agent will seek the Owner's consent to the changed route prior to final approval by the Board of Supervisors.
5. The Agent will make an offer of just compensation for the easement as determined and provided by law prior to starting construction. The Owner will retain the right to negotiate just compensation or resort to judicial process to determine just compensation.

This Agreement will terminate on December 31, 2015, except covenant 5, which shall survive until just compensation is paid or the pipeline project is abandoned. Witness the following signatures:

Owner: Canaan Soul Saving Station Church Dated: 8/11/15

Print: Canaan Soul Saving Station Church

Agent: Pamela Beauchamp Dated: 07/14/2015



Amended November 20, 2013

## James River Water Authority Water Pipeline

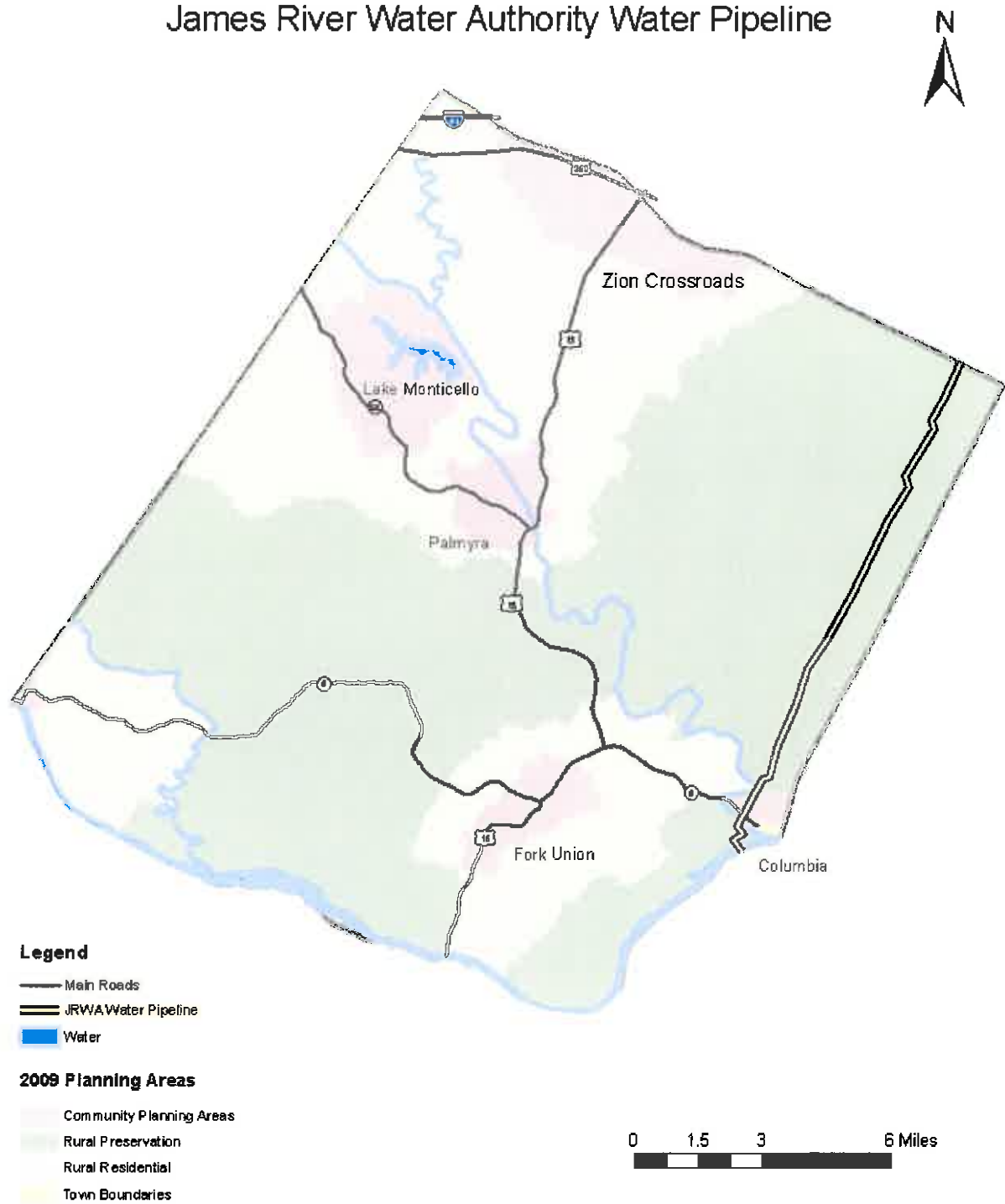


Figure I-4, James River Water Authority Water Pipeline

## COURSE OF ACTION

The county's land-use vision cannot be realized without achieving the following goals by implementing the recommended strategies. However, these strategies are in no way intended to bind the policies of the Board of Supervisors, but should be used as a guide to help form and adopt the major policies and fiscal decisions of the county. Not all future projects or policies can be foreseen in the formulation of any plan, which is why the plan should be amended as needed to help support policies of the county that are not initially included in the plan.

**Goal 1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.**

### Implementation Strategies

1. Establish a portion of the Zion Crossroads Community Planning Area as the county's designated urban development area on the Future Land Use Map.
2. Create a planned unit development (PUD) zoning district to allow for the efficient implementation of the seven community planning elements in the context of traditional neighborhood development (TND) within the urban development area and each of the community planning areas.
3. Amend the current R-3 zoning district to allow for TND, and other neotraditional planning concepts, within the community planning areas as appropriate.
4. Revise the county's zoning and subdivision ordinances so those land-use tools are consistent with the Comprehensive Plan's goals and strategies.
5. Develop new zoning and subdivision regulations that will further the desired growth patterns and property uses, as well as help to protect the rural preservation area (e.g., subdivisions with density of less than one unit per five acres, new zoning districts for rural areas to encourage a variety of housing types and rural mixture of uses, and so on).
6. Construct a public water line to the county's urban development and community planning areas as feasible, and require development projects to provide any necessary infrastructure such as waste treatment facilities, telecommunication services, road improvements, and stormwater facilities for healthy, viable community planning areas.

The county's capital improvement program (CIP) serves as the major financial planning guide for expenditures toward capital facilities and equipment. It guides development of large-scale projects for which costs exceed the amount normally available in the annual budgeting process, such as water and sewer, or government buildings. The CIP helps to ensure that major projects, considered together, are within the fiscal reach of the county. The county continually reexamines the way it does business, uses cost/benefit analyses to evaluate proposed spending projects, and strives to achieve maximum efficiency and cost savings in its operations.

Water and sewer infrastructure is critical to the long-term viability of communities in terms of cost-effectiveness and efficiency. These systems are carefully managed, and are accomplished in close cooperation with both the county and state, with particular attention to future operation and maintenance needs. Central systems are bonded if privately operated and maintained, and carefully regulated by state agencies. Consideration is given to the public operation of these systems, at least above a certain threshold as established by the county, and particularly in the community planning areas. The primary water source for the county's urban development area (UDA) is the James River water line, which is operated by a public utility authority.

Transportation infrastructure will continue to be the responsibility more of localities than of the state. Given this reality, the burden for this infrastructure shifts, in large part, to the development community for both the creation of new roads and the maintenance of existing roads, as correlated with the projected impact of the traffic each project will generate. Alternative transportation infrastructure and systems such as greenways, trails, bicycle lanes, sidewalks, and transit systems are a vital part of a healthy and diverse transportation system. Alternative transportation infrastructure through walkable, mixed-use, mixed-income communities holistically addresses the needs of the citizenry within a small area.

The green infrastructure model effectively addresses stormwater issues from cost to sustainability, thereby ensuring quality and reduced quantity of stormwater runoff. Regional stormwater controls are placed throughout the county in cooperation with major developments and individual landowners along critical drainage areas. The county also strictly enforces its own stormwater management ordinance.

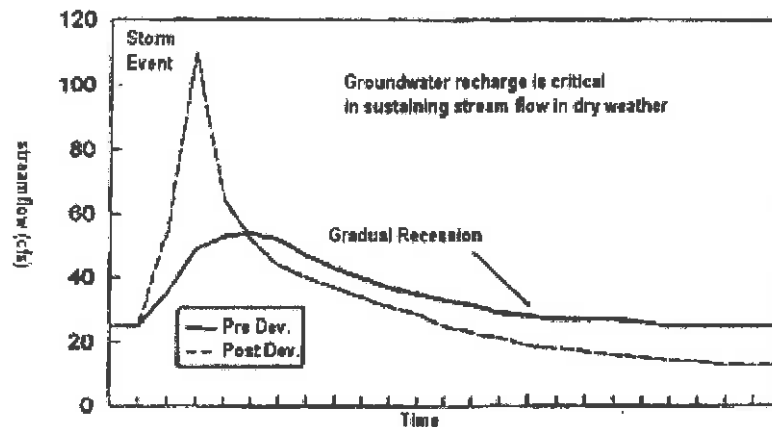


Figure I-2, Pre vs. Post Development Stormwater Runoff



**Water Systems**

The county's largest water system serves the Lake Monticello community, where over 40 percent of Fluvanna's population resides. This private water system is owned by Aqua Virginia and draws from the Rivanna River. The maximum daily withdrawal rate for the plant is 2.5 million gallons per day (mgd) with an annual withdrawal of 400 million gallons (which equates to a 1.1 mgd average withdrawal rate). River flows in the Rivanna are usually adequate, but also highly variable and occasionally subject to periods of severe drought. During such low-water periods, in-stream flow may be restricted by natural conditions and the demands of upstream localities and industrial users.

Other systems include the Fork Union Sanitary District, the Central Elementary/Fluvanna County High School system, and privately owned systems operating in Palmyra and Columbia. All of these systems draw from public wells. The remainder of the county residents draw their water from private sources such as wells or springs.

The Fork Union Sanitary District provides water through twenty-six miles of pipe to roughly 425 customers, including residences, small businesses, Dominion's Bremono Bluff power plant, the Fork Union Military Academy, Carysbrook, and the Fluvanna County Middle School. The district's service area includes Bremono Bluff, Fork Union, Thessalonias, Cloverdale, West Bottom, and portions of Carysbrook. In 2007, the system enhanced its volume and pressure by replacing two ground-level standpipe storage tanks with two elevated storage tanks. While this increased pressure was a positive step for the system, it highlighted the fact that the remaining infrastructure was aging. The sanitary district is preparing to review the connection fees. A typical residential connection fee was \$1,050 in 2008. For larger users, the fee is based on the actual cost to the district.

Present and long-term water needs are an issue in the county. There is much concern that the water table might not be able to adequately support existing and future wells. The county is in the design phase of a project that will bring water from the James River to provide additional capacity to the Fork Union, Palmyra, Rivanna, and Zion Crossroads areas. The county has a Memorandum of Understanding with Louisa County to share in the cost of construction of the water system and to share the available water supply equally. The existing well-based municipal systems have water tanks and pipes installed that could be integrated into a larger public water system. Reservoirs, which could also provide passive recreation opportunities, may also be considered as a means to serve the county with water. The county will develop a water supply plan in accordance with state requirements, and that plan will help the county design its public water infrastructure over the next fifty years.

Fluvanna's 2013 agreement with Louisa County, through the jointly-held James River Water Authority (created under the Virginia Water and Waste Authorities Act), will result in a pipeline which draws water from the James River near Columbia on Fluvanna's southern boundary for transmittal to Louisa County on Fluvanna's northern boundary. The water line will closely follow the existing right-of-way of the Colonial Gas Line.

Amended November 20, 2013

Fluvanna County may, at future points, connect to the raw water line with “T” connections for distribution of water to the Community Planning Areas (the CPAs). However, any water transmitted through Fluvanna’s rural preservation districts should be raw, non-potable water, which can be treated for consumption at the CPAs. This measure is intended to mitigate the development pressures to rural areas generally associated with access to potable water.

Received

SEP 01 2015



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP) **Planning Dept.**

Owner of Record: POINT OF FORK FARM, LP

Applicant of Record: JAMES RIVER WATER AUTHORITY

E911 Address:

E911 Address: 132 MAIN STREET, PALMYRA, VA 22963

Phone:

Fax:

Phone: (434) 591-1910 Fax: (434) 591-1913

Email:

Email: snichols@fluvannacounty.org

Representative:

E911 Address:

Phone:

Fax:

Email:

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): 53 A 62C

Deed Book Reference: DB 277-612

Acreage: 22.93 Zoning: A-1

Deed Restrictions? ☐ No ☐ Yes (Attach copy)

Request for a SUP in order to: CONSTRUCT A RAW WATER SUPPLY SYSTEM

Proposed use of Property: UTILITY - RAW WATER SUPPLY

\*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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 and acknowledges that county employees will make regular inspections of the site.

Date: 9/18/15 Signature of Owner/Applicant:

Subscribed and sworn to before me this September day of 18, 2015

Notary Public: Kelly Belanger Harris

Register # 7587854

My commission expires: 8/31/2018

Certification: Date:

Zoning Administrator:



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: 9/10/15	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP 15 : 008
\$800.00 fee plus mailing costs paid:		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: Columbia	Planning Area: Rural Preservation		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: Sept 2nd (10th + 17th)		Advertisement Dates: Sept 2nd (Oct 2nd + 13th)	
APO Notification: Sept 17th		APO Notification: Oct 5th	
Date of Hearing: Sept 23rd		Date of Hearing: Oct 23rd	
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](http://www.fluvannacounty.org)

Received

SEP 01 2015

Planning Dept.



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

Name: JAMES RIVER WATER AUTHORITY C/O FLUVANNA COUNTY ADMINISTRATOR

Address: 132 MAIN STREET, PO BOX 540

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.

Applicant Signature

9/18/15

Date

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

OFFICE USE ONLY

Application #: BZA : CPA : SUP 15 : 008 ZMP : ZTA :

\$90 deposit paid per sign\*:

Approximate date to be returned:

Oct 24th 2015

# Memorandum

DATE: September 5th, 2015  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 23, 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](http://www.fluvannacounty.org)

### NOTICE OF PUBLIC HEARING

September 4, 2015

«Owner»

«Address»

«City\_State» «Zip\_Code»

TMP# «TMP»

### Re: Public Hearing on SUP 15:08

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, September 23, 2015 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

**SUP 15:08 – James River Water Authority** – A request for a special use permit to allow for major utilities with respect to the construction of a raw water supply system which includes a raw water intake and pump station at the subject properties denoted by Tax parcel Numbers: 53-A-62, 53-A-62C, 53-A-61, 53-11-5, and 53-11-19. The properties are currently zoned A-1 (Agricultural General) and the properties are located in the Columbia Election District and encompass approximately 305.202 acres.

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,

Jason Stewart, Planning and Zoning Administrator

Sup 15:08 JRWA					
TMP		Name	Address	City, State	Zip
54A A	2	Richard & Donna Harry	467 Martin Kings Rd	Charlottesville, Va	22902
53 A	62C	Point of Fork Farm LP	P.O. Box 847	Columbia, Va	23038
61 A	4	William Hammond	415 Gillujms Ridge Rd	Charlottesville, Va	22903
53 11 19		Central Virginia Co-op	P.O. Box 247	Lovington, Va	22949
53 11 5		Coleman & Sandra Lyttle	16251 Hunters Ridge Ln	Mosely, Va	23120
53 A 61		Rodney Bialkowski	1215 Point of Fork Rd	Fork Union, Va	23055
53 A 62		Point of Fork Farm LP	P.O. Box 847	Columbia, va	23038
53 11 4		Coleman & Sandra Lyttle	16251 Hunters Ridge Ln	Mosely, Va	23120
53 11 26		Paul & Sally Wylie	188 Scenic River Dr	Columbia, Va	23038
53 11 27		John & Susan Henry	14924 Alpine Bay Loop	Gainesville, Va	20155
53 11 18		Central Virginia Co-op	P.O. Box 247	Lovington, Va	22949
53 A 67		Colonial Pipeline Co	P.O. Box 1624	Alpharetta, GA	30009
53 A 17A		Colonial Pipeline Co	P.O. Box 1624	Alpharetta, GA	30009
53 A 69		Kenneth B Johnston	3775 E . River Rd	Columbia, Va	23038
53 11 20		Kenneth Droege	351 Scenic River Dr	Columbia, Va	23038
53 11 17		William Dooley & Patricia Arndt	133 Scenic River Dr	Columbia, Va	23038
53 A 60		Arsenal At Point of Fork LLC	18 East Main St	Richmond, Va	23219
53 A 62A		Point of Fork Farm LP	P.O. Box 847	Columbia, Va	23038
53 A 63		Rodney Bialkowski Sr. Trust	1215 Point of Fork Rd	Fork Union, Va	23055
61 A 1		541 Goldsborough Lane LLC	1500 Stoneycreek Ct	Richmond, Va	23233

**DESCRIBE BRIEFLY THE IMPROVEMENTS PROPOSED. STATE WHETHER NEW BUILDINGS ARE TO BE CONSTRUCTED, EXISTING BUILDINGS ARE TO BE USED, OR ADDITIONS MADE TO EXISTING BUILDINGS.**

THE JAMES RIVER WATER AUTHORITY PROPOSES TO CONSTRUCT A NEW 24" DIAMETER RAW WATER PIPELINE. THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION INCLUDE A BELOW GROUND 24" RAW WATER PIPELINE WHICH IS PART OF THE JAMES RIVER WATER AUTHORITY PROJECT. THERE WILL BE NO BUILDINGS CONSTRUCTED IN ASSOCIATION WITH THIS APPLICATION. THE RAW WATER PUMP STATION ASSOCIATED WITH THE OVERALL PROJECT IS THE ONLY BUILDING AND IT IS COVERED IN ANOTHER APPLICATION.

**NECESSITY OF USE: DESCRIBE THE REASON FOR THE REQUESTED CHANGE:**

THE USE IS TO CONVEY RAW WATER TO SUPPLY THE LONG TERM WATER NEEDS OF BOTH FLUVANNA COUNTY AND LOUISA COUNTY FOR THE FORESEEABLE FUTURE.

**PROTECTION OF ADJOINING PROPERTY: DESCRIBE THE EFFECTS OF THE PROPOSED USE ON ADJACENT PROPERTY AND THE SURROUNDING NEIGHBORHOOD. WHAT PROTECTION WILL BE OFFERED ADJOINING PROPERTY OWNERS?**

THE RAW WATERLINE WILL BE BURIED WITH A MINIMUM COVER OF 3'. DURING CONSTRUCTION, THE SURROUNDING PROPERTY/NEIGHBORHOOD OWNERS WILL SEE AND HEAR CONSTRUCTION CREWS AND EQUIPMENT WORKING TO INSTALL THE PIPING IN THE GROUND. UPON COMPLETION OF THE PROJECT, THE DISTURBED GROUND WILL BE RETURNED TO ITS ORIGINAL CONDITION OR BETTER PRIOR TO THE PIPE CREW LEAVING THE AREA. INSTANCES OF EROSION AFTER STABILIZATION WILL BE ADDRESSED BY THE CONTRACTOR UPON BEING NOTIFIED.

**ENHANCEMENT OF COUNTY: WHY DOES THE APPLICANT BELIEVE THAT THIS REQUESTED CHANGE WOULD BE ADVANTAGEOUS TO THE COUNTY OF FLUVANNA? (SUBSTANTIATE WITH FACTS)**

THE FLUVANNA COUNTY BOARD OF SUPERVISORS (FCBOS) SIGNED AND EXECUTED THE INTERJURISDICTIONAL AGREEMENT (IA) WITH LOUISA COUNTY, THE LOUISA COUNTY WATER AUTHORITY (LCWA) AND THE JAMES RIVER WATER AUTHORITY (JRWA) ON OCTOBER 2, 2013. CONFORMING TO THE TERMS SET FORTH IN THE IA, THE FCBOS VOTED TO AMEND THE FLUVANNA COUNTY COMPREHENSIVE PLAN ON NOVEMBER 20, 2013 TO ALLOW AND



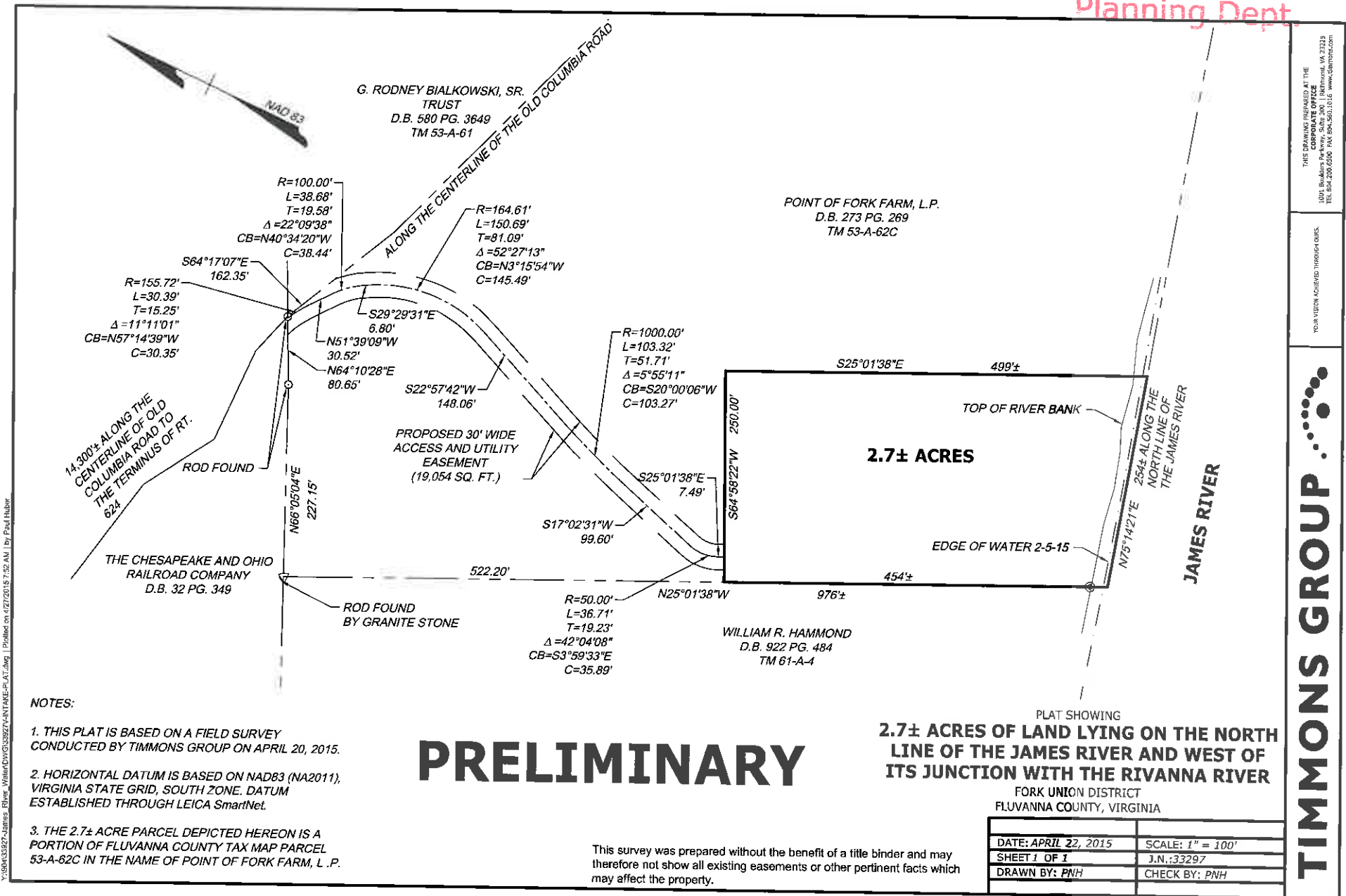
SUPPORT THIS PROJECT, WHICH WILL BE LOCATED IN THE EASTERN END OF THE COUNTY IN WHAT IS DESIGNATED A RURAL PRESERVATION AREA. FURTHERMORE, THE FCBOS ALSO APPROVED AND EXECUTED THE JAMES RIVER WATER AUTHORITY SERVICE AGREEMENT ON APRIL 1, 2015. IT IS JRWA'S BELIEF THAT THIS PROJECT IS ADVANTAGEOUS AND IMPORTANT TO THE FUTURE GROWTH OF FLUVANNA COUNTY AND THE ACTIONS OF THE FCBOS TO DATE FURTHER SIGNIFY OUR BELIEF. JRWA ALSO OFFERS ADDITIONAL ADVANTAGES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: 1) LONG TERM, SUSTAINABLE WATER SUPPLY TO MEET FLUVANNA COUNTY'S LONG TERM WATER SUPPLY PLAN NEEDS; 2) ECONOMIC DEVELOPMENT DRIVER; 3) POTENTIAL FOR REDUCED HOME OWNERS INSURANCE PREMIUMS ONCE THE HYDRANTS ARE INSTALLED; 4) 50 PERCENT SHARE OF THE RAW WATER CAPACITY.

**PLAN: FURNISH PLOT PLAN SHOWING BOUNDARIES AND DIMENSIONS OF PROPERTY, WIDTH OF ABUTTING ROW'S, LOCATION AND SIZE OF BUILDINGS ON THE SITE, ROADWAYS, WALKS, OFF-STREET PARKING AND LOADING SPACE, LANDSCAPING, ETC. ARCHITECT'S SKETCHES SHOWING ELEVATIONS OF PROPOSED BUILDINGS AND COMPLETE PLANS ARE DESIRABLE AND MAY BE REQUIRED WITH THE APPLICATION. REMARKS:**

THE ATTACHED EXHIBITS DEMONSTRATE THE FINAL ROUTING OF THE RAW WATER PIPELINE THROUGH THE IDENTIFIED PARCELS TO JUST NORTH OF ROUTE 6. ALL OF THE REQUESTED EASEMENTS WILL BE PERMANENT. THE EXHIBITS IDENTIFY THE WIDTH OF THE NEW EASEMENT, THE LOCATION OF THE 24 INCH RAW WATER PIPELINE WITHIN THE NEW EASEMENT AND THE LOCATION OF THE NEW EASEMENT WITHIN THE CVEC EASEMENT (WHERE APPLICABLE).

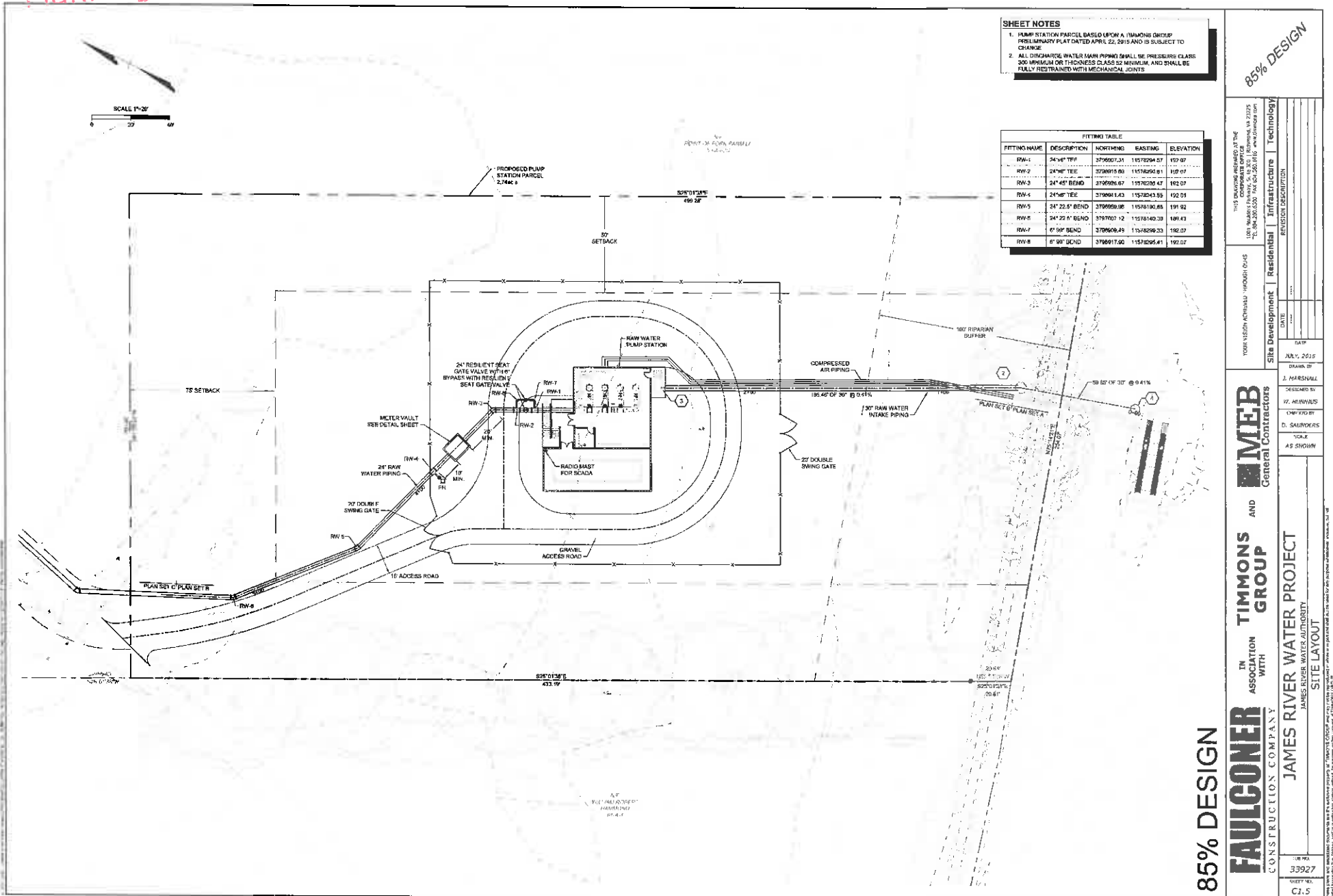
SEP 01 2015

Planning Dept.



SEP 01 2015

planning Dept.



- SHEET NOTES**
1. PUMP STATION PARCEL BASED UPON A TIMMONS GROUP PRELIMINARY PLAT DATED APRIL 22, 2015 AND IS SUBJECT TO CHANGE.
  2. ALL DISCHARGE WATER MAIN PIPING SHALL BE PRESSURE CLASS 300 MINIMUM OR THICKNESS CLASS 52 MINIMUM AND SHALL BE FULLY RESTRAINED WITH MECHANICAL JOINTS.

FITTING TABLE				
FITTING NAME	DESCRIPTION	NORTHING	EASTING	ELEVATION
RW-1	24\"	3796907.21	11578294.57	157.07
RW-2	24\"	3796915.80	11578290.81	157.07
RW-3	24\"	3796906.67	11578283.47	161.07
RW-4	24\"	3796911.43	11578243.55	162.01
RW-5	24\"	3796909.08	11578190.85	191.92
RW-6	24\"	3797007.12	11578140.39	186.43
RW-7	6\"	3796909.49	11578299.23	182.07
RW-8	8\"	3796917.60	11578295.41	192.07

85% DESIGN

85% DESIGN

THIS DRAWING PREPARED AT THE	
TIMMONS GROUP, INC., 300 N. 10TH ST., RICHMOND, VA 23225	
TEL: 804.255.5500 FAX: 804.255.1816 WWW.TIMMONSGROUP.COM	
TO: JAMES RIVER WATER AUTHORITY	FROM: TIMMONS GROUP, INC.
PROJECT: JAMES RIVER WATER PROJECT	DATE: JULY 1, 2015
DESIGNED BY: J. MARSHALL	DRAWN BY: J. MARSHALL
CHECKED BY: W. ALLEN	DATE: JULY 1, 2015
APPROVED BY: D. SAUNDERS	DATE: JULY 1, 2015
SCALE: AS SHOWN	

**MEB**  
General Contractors

**TIMMONS GROUP**  
IN ASSOCIATION WITH  
CONSTRUCTION COMPANY

**FAULCONER**  
CONSTRUCTION COMPANY

**JAMES RIVER WATER PROJECT**  
SITE LAYOUT

33927  
C1.5

SEP 07 2015

Planning Dept.

JOHN L. BOCK  
Architect

**Architect**  
3201-B ROSEDALE AVENUE  
RICHMOND, VIRGINIA 23230  
ph 804/353-6447 fax 804/353-6403 e-mail jfranz@bmvda.com

J.B. ARCH. JOB # 505

PRELIMINARY  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
COMPANIMATE OFFICE  
1001 Soldiers Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.8500 FAX 804.560.1016 [www.allen-morris.com](http://www.allen-morris.com)

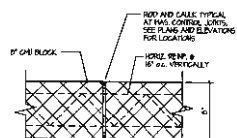
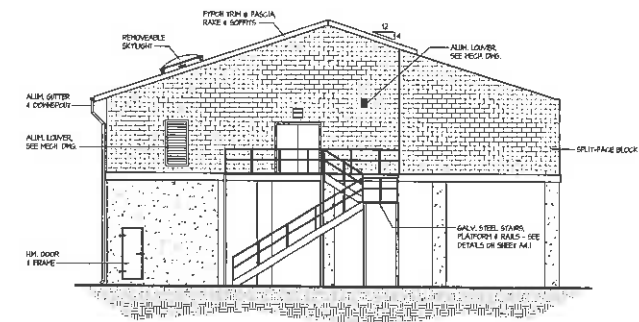
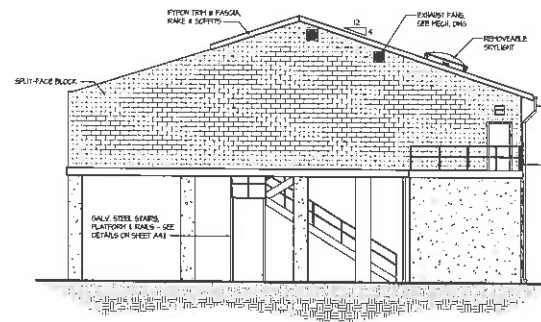
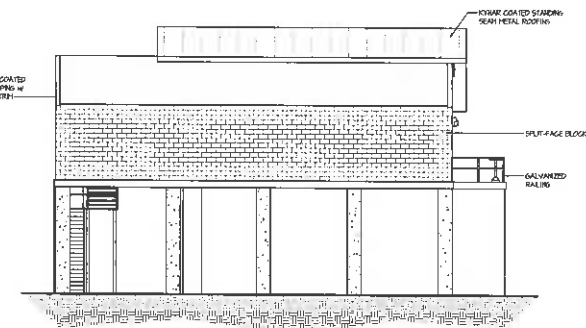
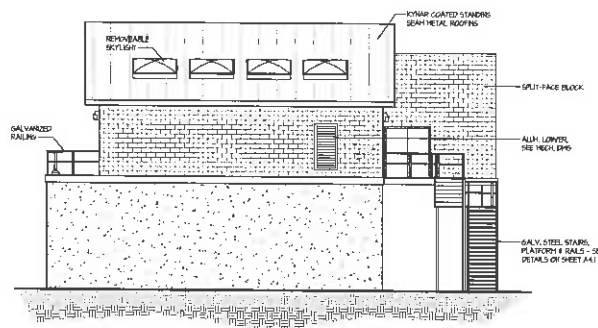
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**MEB**  
General Contractors

IN  
ASSOCIATION  
WITH

**JAMES RIVER WATER PROJECT**  
LOUISA COUNTY - VIRGINIA  
**ELEVATIONS**

JOB NO.	33927
SHIFT NO.	A2.1

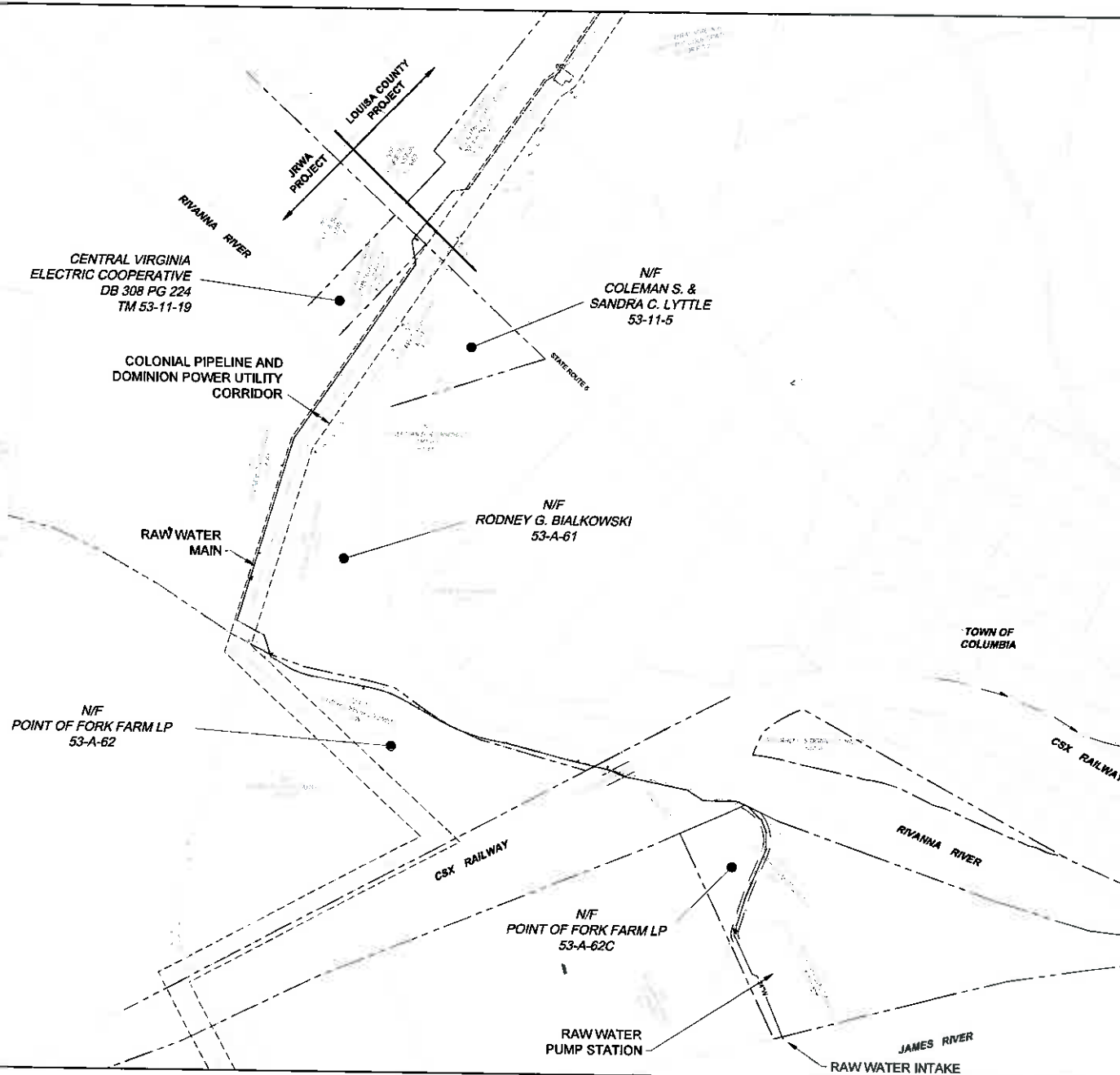


## 85% DESIGN

Received

SEP 01 2015

Planning Dept.



**Steven Tugwell**

---

**From:** Steve Olson <solson@MyCVEC.com>  
**Sent:** Tuesday, September 15, 2015 9:48 AM  
**To:** Steven Tugwell  
**Cc:** Travis Farrar  
**Subject:** RE: September 10, 2015 TRC meeting

Steve,

CVEC does have an agreement in place to allow Louisa County Water Authority to install their facilities within CVEC's Transmission Line R/W. But they still need to obtain their own R/W easements from all the landowners along the route.

I have no comments on the other items.

Thanks,

Steven C. Olson  
 Field Engineering Supervisor  
 Reliability & System Engineering  
 P. O. Box 247  
 Lovingsston, VA 22949  
 800.367.2832, Ext. 1450  
 Direct: 434.263.7631  
[www.mycvec.com](http://www.mycvec.com)



**Central Virginia Electric Cooperative**  
**HONEST · FAIR · RESPONSIBLE**

**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Tuesday, September 15, 2015 9:40 AM  
**To:** Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; [charles.miller@vdh.virginia.gov](mailto:charles.miller@vdh.virginia.gov); [chuck.wright@dof.virginia.gov](mailto:chuck.wright@dof.virginia.gov); Deidre Creasy; Donald Gaines; Ed Zimmer; Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Mark Wood; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; Steve Olson; Tony O'Brien; Wayne Stephens  
**Subject:** September 10, 2015 TRC meeting  
**Importance:** High

Please email your comments from last Thursday's meeting.

Thanks!  
 Steve

Steve Tugwell



# COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** ZMP 15:02  
**Tax Map:** Tax Map 8, Section A, Parcel A14A

**From:** Steve Tugwell  
**District:** Palmyra  
**Date:** September 23, 2015

**General Information:**

This request is to be heard by the Planning Commission on Wednesday, September 23, 2015 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner/Applicant:**

Steven L. Peters

**Representative:**

Shimp Engineering, P.C. – Justin M. Shimp, P.E.

**Requested Action:**

To amend the Fluvanna County Zoning Map with respect to approximately 21.5 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1, Agricultural, General, to B-1 Business, General (conditional). (Attachment A)

**Location:**

The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area. (Attachment B)

**Existing Zoning:**

A-1, Agricultural, General (Attachment C)

**Proposed Zoning:**

B-1, Business, General (conditional)

**Existing Land Use:**

Vacant land

**Planning Area:**

Rivanna Community Planning Area

**Adjacent Land Use:**

Adjacent properties are zoned A-1, Agricultural, General

**Zoning History:**

None

### **Neighborhood Meeting:**

Excluding staff and the applicant, there were no other attendees at the April 15, 2015 neighborhood meeting.

### **Technical Review Committee:**

The following comments were generated from the April 16, 2015 Technical Review Committee meeting:

1. VDOT stated that they have been working on a turn lane improvement project at this location, however, progress recently slowed due to Right of Way acquisition which will include land on the southwest side of Rte. 53 that is in a Virginia Outdoor Foundation Easement. The developer proposes a roundabout at this location which would be an ideal long term fix at this location. Rte. 53 and Rte. 618 are both Major Collectors. Based on VDOT's 2014 Traffic Data, Rte. 53 carries 6900 AADT and while Rte. 618 carries 3,000 AADT. Given the existing traffic volumes and the proposed commercial growth in this area, this intersection is a good candidate for a roundabout. The Right of Way dedication proposed by the developer would allow for much of the roundabout to be constructed outside of the existing Rte. 53 and Rte. 618 travel lanes which would reduce both construction time and cost.
2. This site is within Dominion Power's jurisdiction. Comments from Dominion are forthcoming;
3. The erosion and sediment control inspector asked what the plan is for stormwater management, and that an E&S plan will be required;
4. Planning staff inquired whether or not to expect proffers with this request, and that a site development plan is required for any future improvements;
5. The Fire Chief inquired about who the water service provider will be, and what size line will be used, and the desire to have fire hydrants at this location;
6. Aqua Virginia stated that water and sewer service is available to this site;
7. Health Dept. stated they have no comments.  
(Attachment D)

### **Planning Commission meeting** – August 26, 2015

The Planning Commission voted 5-0 to defer this item to allow Mr. Shimp time to consult with the applicant with regard to the time provision for the land dedication in # 1 of the proffer statement.



**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.

**Signed Submitted Proffer Statement:**      Revised on September 15, 2015

1) **Land Dedication.** Subsequent to a request by the Fluvanna County Board of Supervisors for construction of a round-about and subsequent to approval by the Virginia Department of Transportation for funding and construction of the round-about, Owner shall dedicate land to the County of Fluvanna along the frontage of Lake Monticello Road (S.R. 618) and along Thomas Jefferson Parkway (S.R. 53) to permit the future construction, by others, of improvements to the intersection of Lake Monticello Road and Thomas Jefferson Parkway. The dedication of land shall be in general accordance with that shown on sheet 5 of the Application Plan. Owner shall pay costs associated with: surveying the land, preparing the subdivision plat creating the parcel to be dedicated, application for review and approval by the County of Fluvanna, and for preparing the deed of dedication. Should the Virginia Department of Transportation fail to approve a construction plan and funding for a round-about at the intersection of S.R. 618 and S.R. 53 within ~~three~~ six years of approval of ZMP 15:02; this land dedication proffer #1 and the associated construction easement proffer #2 shall be null and void. ~~Should construction of a round about at the intersection of S.R. 618 and S.R. 53 fail to commence within five years of approval of ZMP 15:02; this land dedication proffer #1 and the associated construction easement proffer #2 shall be null and void.~~

Dedicated portions of property for road/intersection improvements described in this Proffer 1 exceed those required for the development of the parcel and are for the benefit of the public.

2) **Construction Easements.** In addition to the land dedication as described in the above proffer #1, the Owner shall provide temporary easements as needed for the construction of a round-about at the intersection of Lake Monticello Road and Thomas Jefferson Parkway.

3) **Phasing for Transportation.** Construction of the Colonial Circle B-1 Business development shall be limited to a maximum of 20,000 square feet of commercial space until such time that a round-a-

bout is constructed at the intersection of Lake Monticello Road (S.R. 618) and Thomas Jefferson Parkway (S.R. 53).

**4) Limits of Zoning.** The acreage of property zoned B-1 shall include exactly 21.5 acres and the boundaries of the rezoned acreage shall be in accordance with the limits shown on sheet 6 of the Application Plan.

#### **Analysis:**

The applicant is requesting to rezone 21.5 acres of a 61.95 acre parcel (Tax Map 8, Section A, Parcel A14A) from A-1, Agricultural, General, to B-1, Business, General (conditional). The subject parcel is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road (Route 618). The applicant has stated that this development would be a mixture of retail and service-oriented spaces, which may include restaurants.

According to the Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study Report (6-30-2007), *“roundabouts should be considered as alternatives to signalized or stop-controlled intersections. In many cases, roundabouts can offer improved safety and capacity, and offer an opportunity for landscape enhancements. Roundabouts make excellent gateway treatments, as they require all entering vehicles to reduce their speed”*.

Through coordination with VDOT, the applicant has conceptualized a roundabout design at the intersection of Routes 53 and 618, which would serve as the main commercial entrance to the proposed development. The roundabout drawing provided with this application is conceptual, and provides for right-of-way land in which to construct a new intersection, which may take the form of a roundabout. The applicant has stated *“the roundabout recommendation for his location is a good solution and will address both the congestion (LOS) and safety (crashes and severity of crashes) concerns at this location now and well into the future and eliminate the need for the current project under development. However, without an identified source of funding a roundabout project cannot move forward.”*

Planning staff received additional information and a traffic analysis from the applicant on June 1, 2015 regarding site access and impact of the development on traffic. The applicant has proffered to cooperate with VDOT if requested to, and dedicate land along Route 618 and Route 53 to allow for future construction of improvements that may be warranted to the intersection. The applicant has also proffered to limit commercial development to a maximum of 20,000 square feet until such time that a round-a-bout is constructed at the intersection of Lake Monticello Road (Route 618), and Thomas Jefferson Parkway (Route 53). The revised draft proffers dated September 15, 2015, provides for the dedication of land for a roundabout, however this proffer states that *“should the Virginia Department of Transportation fail to approve a construction plan and funding for a roundabout at the intersection of State Route 618 and State route 53 within six (6) years of approval of ZMP 15:02; this land dedication proffer # 1 and the associated construction easement proffer # 2 shall be null and void.”*

In a memo dated August 3, 2015, Mr. Shimp states they have been researching roundabout funding options in an effort to address the concerns of VDOT and the Planning Commission.

The possibility of installing a signalized intersection as an alternative way to address safety issues at the 53/618 intersection is also discussed. Mr. Shimp reports that *“we are not aware of any plans for funding signalization of this intersection, but a roundabout is safer and more efficient than a signalized intersection.”* While 20,000 square feet of commercial space on this corner will provide a positive economic benefit to Fluvanna County, a development project of this scale cannot reasonably accommodate the construction costs of the roundabout, however, ZMP 15:02 does include a proffer and a conceptual plan for constructing the roundabout.

Lastly, Mr. Shimp says that *“Ultimately, it is the responsibility of Fluvanna County Supervisors to determine what planning and funding options to pursue and Mr. Peters would like to assist the county by providing a dedication of land for the roundabout.”*

(Attachment E)

### **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 neo-traditional 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”*.

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/deferral of the attached ordinance for ZMP 15:02, a request to amend the Fluvanna County Zoning Map with respect to approximately 21.5 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1, Agricultural, General, to B-1, Business, General (conditional).

**Attachments:**

A – Application and APO letter

B – Aerial Vicinity Map

C – Existing zoning map

D – TRC comment letter and emails

E – Applicant’s site rendering, revised draft proffer statement, roundabout funding options, VDOT proposed safety improvements and email from Mark Wood with VDOT dated June 24, 2015

F - Proposed ordinance

Copy: Mr. Steven L. Peters, 2390 Auburn Hill Farm, Charlottesville, VA 22902

Justin M. Shimp, P.E., Shimp Engineering, P.C. via email - [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

Kelly Strickland, Shimp Engineering, P.C., via email - [kelly@shimp-engineering.com](mailto:kelly@shimp-engineering.com)

Planning Commission - [planningcommission@fluvannacounty.org](mailto:planningcommission@fluvannacounty.org)

Frederick Payne, Esquire, via email - [fpayne@fluvannacounty.org](mailto:fpayne@fluvannacounty.org)

Mark Wood, P.E., VDOT, via email - [James.Wood@VDOT.virginia.gov](mailto:James.Wood@VDOT.virginia.gov)

File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

Received  
APR - 1 2015  
Fluvanna County

Owner of Record: Steven L. Peters

Applicant of Record: Same as Owner of Record

E911 Address: 2390 Auburn Hill Farm Charlottesville VA 22902

E911 Address: \_\_\_\_\_

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

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

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

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

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

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

Representative: Shimp Engineering, PC - Justin Shimp, PE

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: 201 E. Main St. Suite M Charlottesville VA 22902

Phone: (434) 227-5140

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

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Email: Justin@Shimp-Engineering.com

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

Tax Map and Parcel(s): Portion of T.M. 8-((A))-A14A

Deed Book Reference: 799-429,346-522,312-863,307-353

Acreage: 21.5

Zoning: A-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location of Parcel: Northwest corner of intersection of Thomas Jefferson Pkwy (U.S. 53) and Lake Monticello Road (S.R. 618)

Requested Zoning: B-1 Business

Proposed use of Property: New intersection (round-a-bout) and 20.7 acre commercial center

**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 are 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 and belief are true and correct and that 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: 31 March 2015 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 31<sup>st</sup> day of March, 20 15 Register # 101337

My commission expires: July 31, 2016 Notary Public: [Signature]

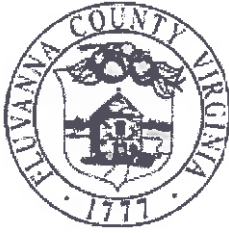
All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

**OFFICE USE ONLY**

Date Received: <u>04/01/15</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>[Initials]</u>	Application #: <u>ZMP 15 : 022</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <b>Mailing Costs: \$20.00</b> Adjacent Property Owner(APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: <u>Palmyra</u>	Planning Area: <u>Rivanna CPA</u>		
<b>Public Hearings</b>			
<b>Planning Commission</b>		<b>Board of Supervisors</b>	
Advertisement Dates: <u>(5/14 &amp; 5/21) (5/14)</u>		Advertisement Dates: <u>6/4 &amp; 6/11 (5/25)</u>	
APO Notification: <u>(5/11)</u>		APO Notification: <u>6/1</u>	
Date of Hearing: <u>5/27/2015</u>		Date of Hearing: <u>6/11</u>	
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](http://www.fluvannacounty.org)



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Public Hearing Sign Deposit**

**Received**  
**APR - 1 2015**  
**Fluvanna County**

Name: Steven L. Peters

Address: 2390 Auburn Hill Farm

City: Charlottesville

State: Virginia

Zip Code: 22902

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.

[Signature]  
 Applicant Signature

APR 3, 2015  
 Date

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

**OFFICE USE ONLY**

Application #: **BZA** : **CPA** : **SUP** : **ZMP 15 : 002** **ZTA** :

\$90 deposit paid per sign\*: ✓ paid

Approximate date to be returned: 06/18/2015

# Memorandum

DATE: September 9th, 2015  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 23, 2015 Planning Commission Meeting.



## COUNTY OF FLUVANNA

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### NOTICE OF PUBLIC HEARING

September 4, 2015

«Owner»

«Address»

«City\_State» «Zip\_Code»

TMP# «TMP»

### Re: Public Hearing on ZMP 15:02

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, September 23, 2015 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

**ZMP 15:02 – Steven L. Peters** - *An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.*

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

Sincerely,

Steven Tugwell  
Senior Planner



ZMP 15:02 Steven L. Peters					
TMP		Name	Address	City, State	ZIP
8	A	4A	WAYNE H HARLOW	8364 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	A	13	BETTY JEAN JARRELL	8268 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	A	5A	Roy & Crystal Shifflett ETAL	8268 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	A	15	Roy & Crystal Shifflett ETAL	8268 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	9	5	George&Joann Bland	571 Belle Paradis Ln	Palmyra, Va 22963
8	A	22B	Lake Monticello O.A.	41 Ashlawn Blvd	Palmyra, Va 22963
8	A	A14A	STEVEN L & CODIE C PETERS	2390 Auburn Hill Farm	Charlottesville, Va 22902



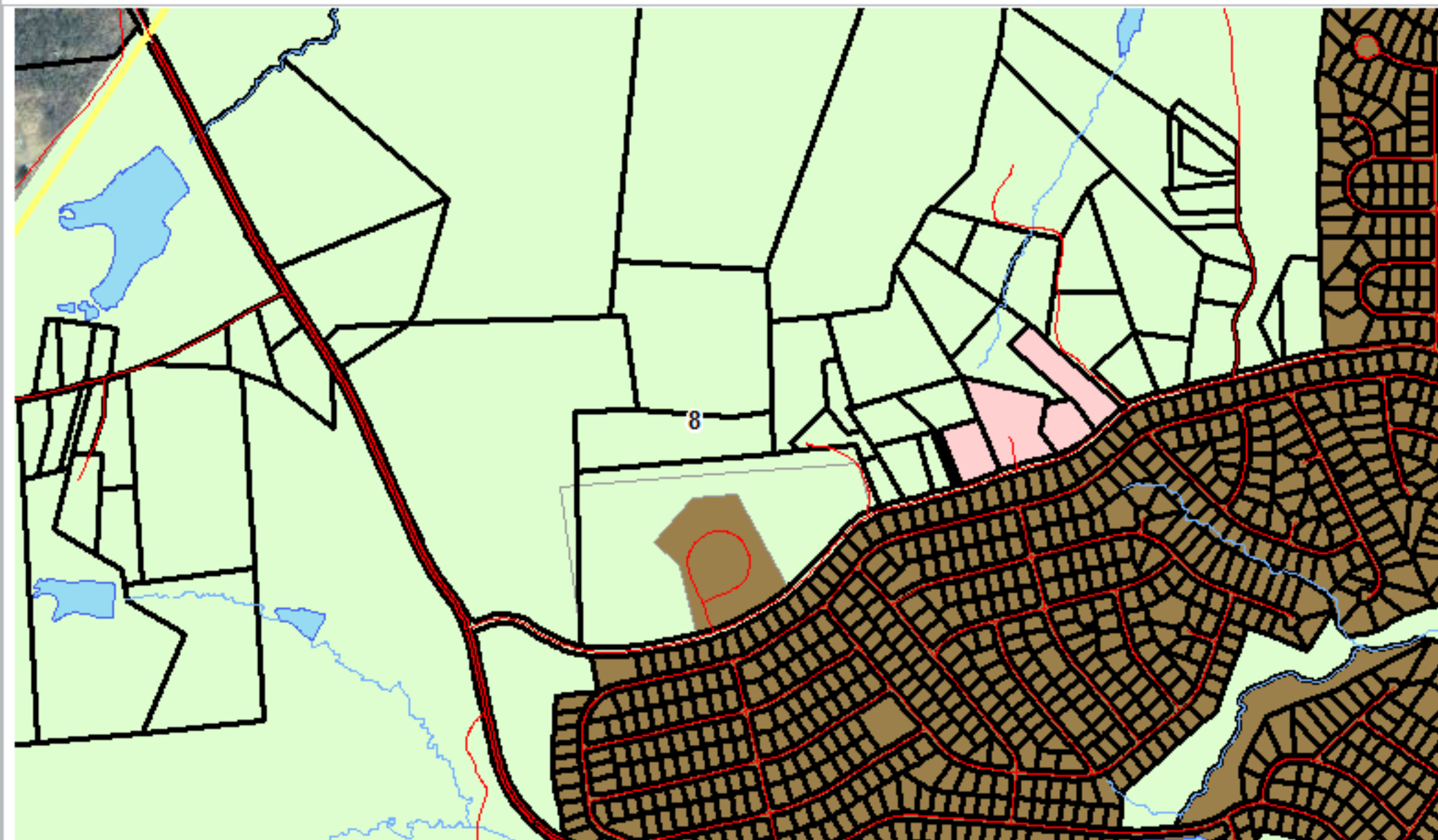
Scale: 1:18055.954822

Date: 05/22/2015

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: 1:18055.954822

Date: 05/22/2015

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).



## COUNTY OF FLUVANNA

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

May 4, 2015

Steven L. Peters  
2390 Auburn Hill Farm  
Charlottesville, VA 22902

Delivered via mail

**Re: ZMP 15:02 Steven L. Peters Rezoning Request from A-1 to B-1**  
**Tax Map: 8, Section A, Parcel A14A**

Dear Mr. Peters:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, April 16, 2015.

1. VDOT stated that they have been working on a turn lane improvement project at this location, however, progress recently slowed due to Right of Way acquisition which will include land on the southwest side of Rte. 53 that is in a Virginia Outdoor Foundation Easement. The developer proposes a roundabout at this location which would be an ideal long term fix at this location. Rte. 53 and Rte. 618 are both Major Collectors. Based on VDOT's 2014 Traffic Data, Rte. 53 carries 6900 AADT and while Rte. 618 carries 3,000 AADT. Given the existing traffic volumes and the proposed commercial growth in this area, this intersection is a good candidate for a roundabout. The Right of Way dedication proposed by the developer would allow for much of the roundabout to be constructed outside of the existing Rte. 53 and Rte. 618 travel lanes which would reduce both construction time and cost.
2. This site is within Dominion Power's jurisdiction. Comments from Dominion are forthcoming.
3. The erosion and sediment control inspector asked what the plan is for stormwater management, and that an E&S plan will be required;
4. Planning staff inquired whether or not to expect proffers with this request, and that a site development plan is required for any future improvements;
5. The Fire Chief inquired about who the water service provider will be, and what size line will be used, and the desire to have fire hydrants at this location;

6. Health Dept. stated they have no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, May 27, 2015 meeting. Your attendance is required at this meeting.

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 Shimp, P.E. – via email - [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)  
File

**Steven Tugwell**

---

**From:** Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Wednesday, April 29, 2015 5:30 PM  
**To:** Steven Tugwell  
**Cc:** Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT)  
**Subject:** VDOT's April 16, 2015 Fluvanna County TRC Comments

**Importance:** High

Steve,

**SDP 15:05 – Wary Brothers Inc. (Tax Map 5, Section 7, Parcel 9B), Fluvanna County (Better Living Drive)**

VDOT has made a site visit and reviewed the existing gravel Low Volume Entrance that serves the Zion Crossroads Self Storage. The existing gravel entrance is adequate to support the proposed 9,500 sq. ft. climate controlled storage building. Paving the first 25 ft. of the existing gravel entrance would be a nice improvement and is suggested, however, it is not a requirement.

**SDP 15:06 – LMOA – New Golf Clubhouse (Tax Map 18A, Section 4, Parcel 224A), Fluvanna County (Bunker Boulevard – private road)**

VDOT reviewed the site plan for the proposed Clubhouse, Cart Barn and expanded parking lot in Lake Monticello and the proposed project will not negatively impact VDOT's road system.

**SUP 15:02 – Flick Investments Group, LLC (Tax Map 59, Section A, Parcel 8), Fluvanna County (Rte. 695, Creasy Town Road)**

VDOT had previously visited this site and reviewed a proposed entrance location off Rte. 695 to access the existing storage building. The proposed entrance is located over 500 ft. off Rte. 15 and will provide for "stacking" of vehicles while customers make a right turn into the site. A commercial entrance permit will be required, entrance radii will be based on the size of delivery trucks coming into the site.

VDOT understands that the Applicant has an agreement with the adjacent church for overflow parking, the church has access off both Rte. 15 and Rte. 695. VDOT further understands that trucks will deliver estate type items to the storage building approximately two times per week, "Live Auctions" will be held on Thursdays 6:00 p.m. to approximately 11:00 – 12:00 a.m. and on Saturdays. Online auctions will be conducted from the building as well.

**ZMP 15:02 – Steven L. Peters (Tax Map 8, Section A, Parcel A14A), Fluvanna County (Rte. 53, Thomas Jefferson Parkway/Rte. 618, Lake Monticello Road).**

VDOT has been working on a turn lane improvement project at this location, however, progress recently slowed due to Right of Way acquisition which will include land on the southwest side of Rte. 53 that is in a Virginia Outdoor Foundation Easement. The developer proposes a roundabout at this location which would be an ideal long term fix at this location. Rte. 53 and Rte. 618 are both Major Collectors. Based on VDOT's 2014 Traffic Data, Rte. 53 carries 6900 AADT and while Rte. 618 carries 3,000 AADT. Given the existing traffic volumes and the proposed commercial growth in this area, this intersection is a good candidate for a roundabout. The Right of Way dedication proposed by the developer would allow for much of the roundabout to be constructed outside of the existing Rte. 53 and Rte. 618 travel lanes which would reduce both construction time and cost.

The proposed concept plan for a roundabout at the intersection of Rte. 53/618 has been provided to Location & Design staff at the Culpeper District staff for review. VDOT does not currently have funds to construct a roundabout at this location.

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

**Steven Tugwell**

---

**From:** Parker IV, Clifton L. <CLParkerIV@aquaamerica.com>  
**Sent:** Monday, May 04, 2015 3:21 PM  
**To:** Steven Tugwell  
**Subject:** RE: Lake Monticello Owner's Association Golf Clubhouse & Cart Barn

Steve-

This parcel is across from the church at 618/53 intersection and looks like a short extension to cross the road could serve it.

It is within our SCC service territory and growth area for the system.

Yes, public water and sewer are available, subject to tariff fees, regulatory approvals, review, etc.

Let me know if you need anything further on this.

These things take a while to proceed to a final design don't they?

Cliff Parker  
 804.310.0398

---

**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Monday, May 04, 2015 3:01 PM  
**To:** Parker IV, Clifton L.  
**Subject:** RE: Lake Monticello Owner's Association Golf Clubhouse & Cart Barn

Cliff- sorry I meant to copy you on this rezoning item earlier also.

This parcel is located at the corner of 618 and 53 and is a request to rezone from A-1 to B-1. May be more of a comment period during future site development planning, but I guess for now Aqua could say whether or not public water and sewer is available to this site.

Thanks!  
 Steve

---

**From:** Parker IV, Clifton L. [<mailto:CLParkerIV@aquaamerica.com>]  
**Sent:** Monday, May 04, 2015 12:24 PM  
**To:** Steven Tugwell  
**Cc:** Becker, Shannon V.; Natarajan, Ram; Hutchinson, Brent A.; 'Catherine Neelley'; Barbato, James C.  
**Subject:** FW: Lake Monticello Owner's Association Golf Clubhouse & Cart Barn

Steve – I have not been contacted by LMOA about the new club house or golf cart barn expansion project yet that I am aware of unless the contact was local.

We have no objection to their plans and look forward to working with them and you on this review.

Let me know if you have any other information about flow requirements for water and sewer for the new buildings.

What is your time frame for comments for your report?

Thanks.

Cliff Parker  
 804.310.0398



**Steven Tugwell**

---

**From:** Steve Olson <solson@MyCVEC.com>  
**Sent:** Monday, May 04, 2015 10:55 AM  
**To:** Steven Tugwell  
**Subject:** RE: April 16, 2015 TRC meeting comments

Steve,

No comments on the Wray Bothers Inc. Project. Power is already on site. Contact Engineering when ready if a new service is needed.

LMOA Clubhouse will need to contact CVEC get a work order to remove the overhead line where the new building is to be located. May want to consider leaving the old pole in place that is serving the existing facilities if possible. This could save on some costs but this depends on the routing of the existing secondary conductors that run to the old clubhouse. The new service for the new facilities whether single phase or three phase could be buried but there would be cost. Once the project is approved contact CVEC to create a new work order for the new service. At that time you can schedule an onsite meeting to discuss all available options.

Flick Investments Group, LLC. This project is in Dominion's Service Territory.

Steven L. Peters. This project is in Dominion's Service Territory.

Thanks,

Steven C. Olson  
 Field Engineering Supervisor  
 Reliability & System Engineering  
 P. O. Box 247  
 Lovingson, VA 22949  
 800.367.2832, Ext. 1450  
 Direct: 434.263.7631  
[www.mycvec.com](http://www.mycvec.com)



**Central Virginia Electric Cooperative**  
**HONEST · FAIR · RESPONSIBLE**

---

**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Monday, May 04, 2015 10:34 AM  
**To:** Mike Brent; Steve Olson; Miller, Charles (VDH)  
**Cc:** Roger Black  
**Subject:** April 16, 2015 TRC meeting comments

**Steven Tugwell**

---

**From:** Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Wednesday, June 24, 2015 10:01 AM  
**To:** Steven Tugwell  
**Cc:** Barron, L. Marshall (VDOT); Proctor, Charles C. (VDOT); Jason Stewart; justin@shimp-engineering.com  
**Subject:** RE: Steven Peters rezoning at 53 & 618  
**Attachments:** RevenueSharingGuidelines.pdf  
**Importance:** High

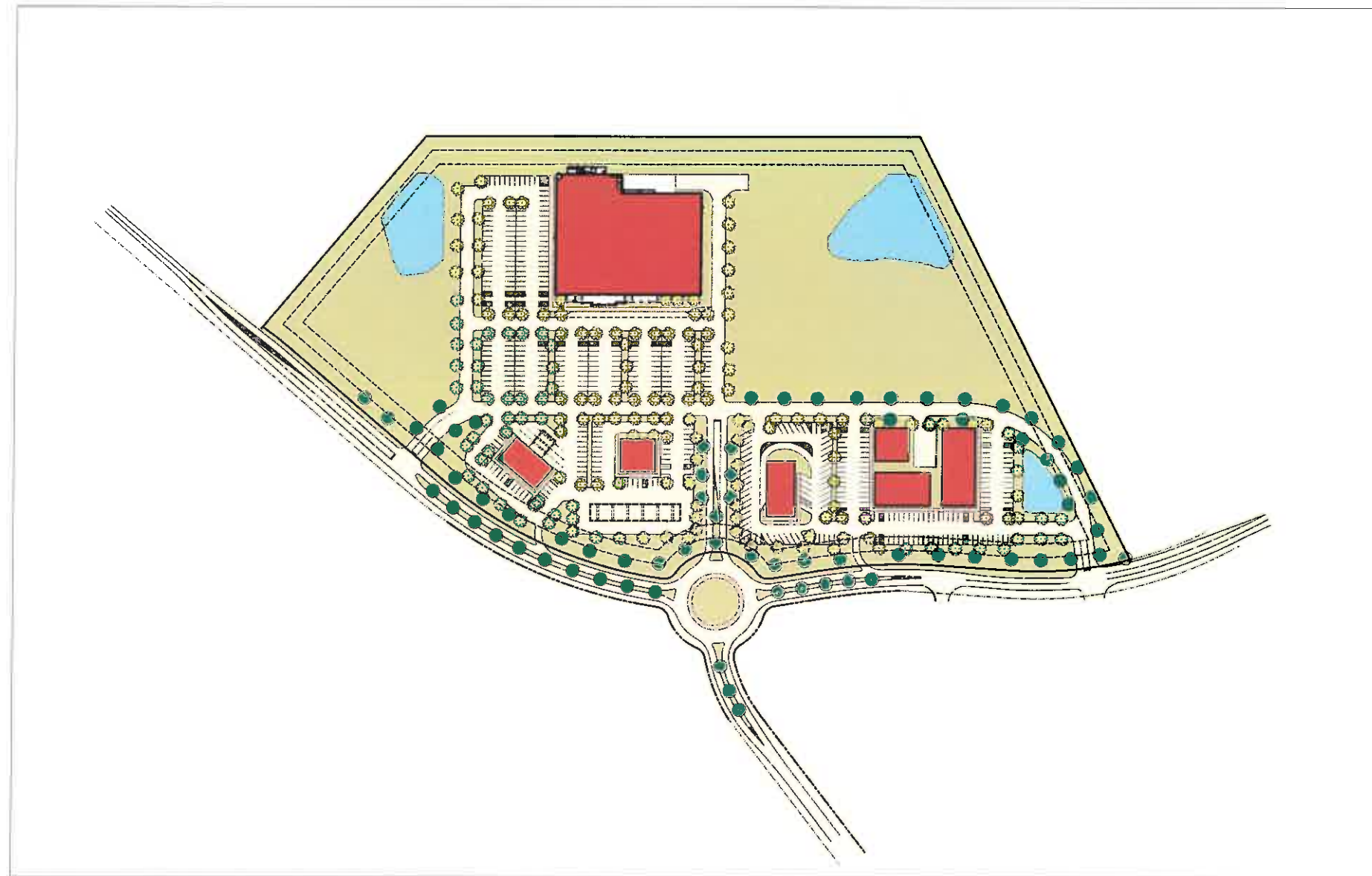
Steve,

VDOT has reviewed the documents (traffic analysis, draft proffers, etc.) that Justin Shimp provided to you and we have the following comments:

- Currently VDOT does have plans or a project to build a Roundabout at this location, and it is not our intent to do so unless it is deemed appropriate and funding is available;
- In addition to the improvements needed at the intersection of Route 53 and 618, the turn lanes (both right and left turn lanes) may be warranted at both of the other site access points on Route 53 and 618. The original concept plan did depict a left turn lane for the site entrance off of Route 53, but not for the site entrance off of Route 618. If these are warranted (based on the full build out of the site) they will be required at site plan and entrance approval. These items need to be thoroughly reviewed to ensure they can be constructed within the ROW controlled by the Developer and VDOT;
- The current analysis is for the Phase 1 portion of the development (up to 20,000 Sq. Ft.): The analysis shows the development will impact the existing traffic travelling through this location and further degrade the Level of Service to well beyond acceptable levels. The right of way dedication for the Roundabout is presented as the mitigation for these impacts, however, without funding for the design and construction of the Roundabout, the County and VDOT will need to address the impacts of the development without the roundabout improvement.
- The roundabout recommendation for this location is a good solution and will address both the congestion (LOS) and safety (crashes and severity of crashes) concerns at this location now and well into the future and eliminate the need for the current project under development. However, without an identified source of funding a roundabout project cannot move forward.
- If the County is willing to assist in funding a roundabout project it may be possible to move the proposed roundabout project forward. One avenue may be for the developer to donate the property to the County who in turn uses the value of the property as an in kind match in the VDOT's Revenue Sharing Program. I've attached a .pdf of VDOT's "Revenue Sharing Program Guidelines" for your convenience. The County will need to initiate this process if it is decided to pursue a Revenue Sharing Project for a roundabout.

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

# ZMP APPLICATION PLAN FOR Colonial Circle



CONCEPTUAL DEVELOPMENT PLAN: THE SITE LAYOUT RENDERED ABOVE IS NOT PROFFERED WITH THIS ZMP APPLICATION

**Received**  
**APR - 1 2015**  
**Fluvanna County**

## **APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS**

TAX MAP 8-((A)) PARCEL A14 (PORTION)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: April 1, 2015



201 EAST MAIN STREET, SUITE M  
CHARLOTTESVILLE, VA 22902  
(434) 227-5140

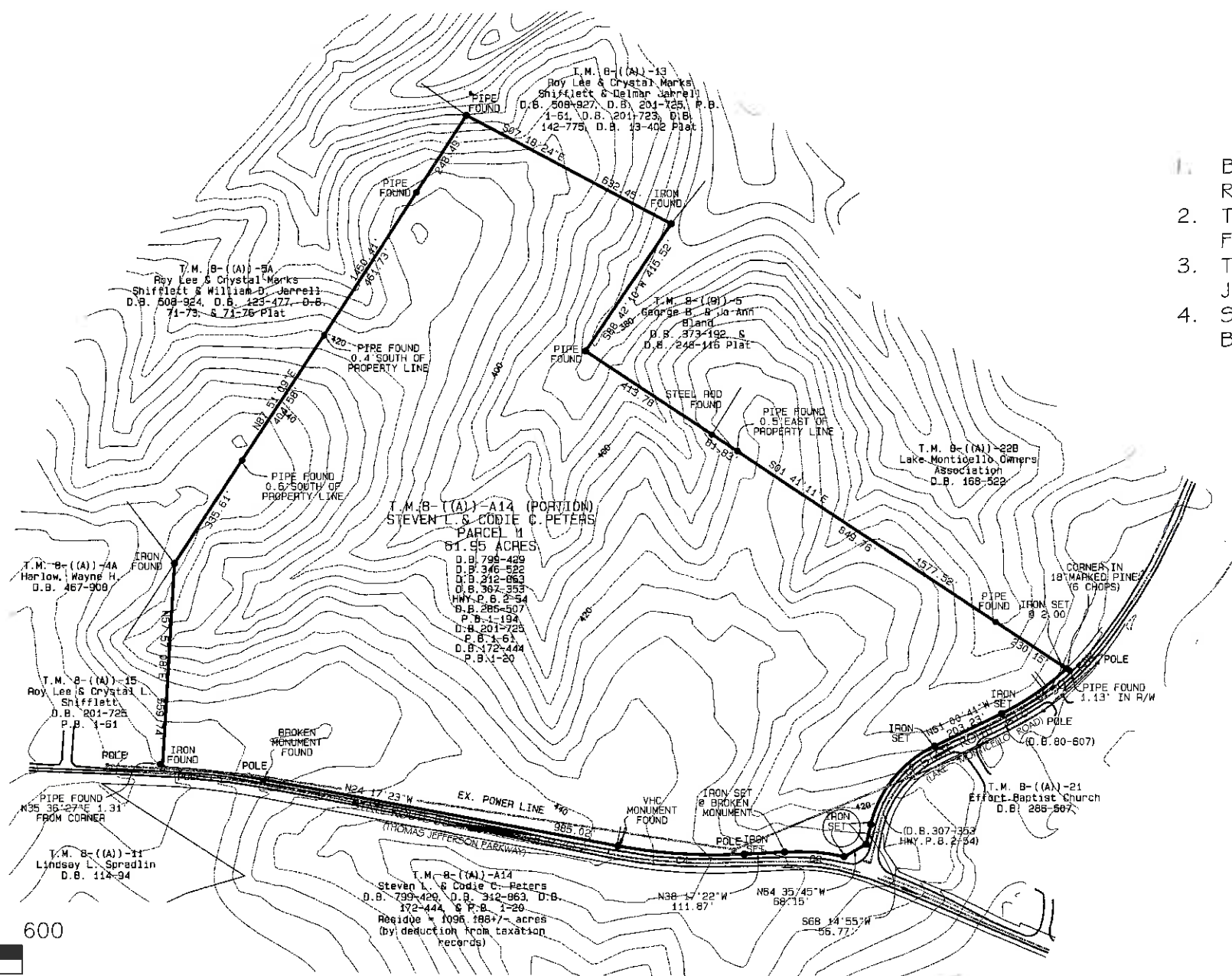
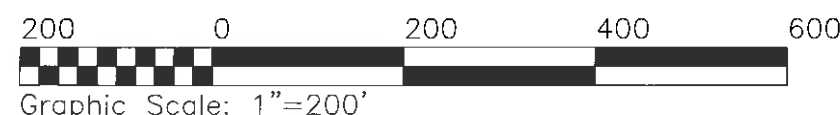
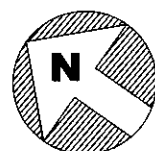
## **SHEET INDEX**

C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	REGIONAL CONTEXT PLAN
C4	GENERAL BUSINESS (B-1) ZONING GUIDELINES
C5	GENERAL IMPROVEMENT PLAN
C6	ZONING WITH EXISTING ROAD INTERSECTION

# ZMP APPLICATION PLAN FOR Colonial Circle

ADJOINING PARCEL INFORMATION				
TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Jarrell, Betty Jean	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-(A))	11	Spradlin, Lindsav L. & Wife	A-1	Residential

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18 04' 45"	685.28	216.23	109.02	215.34	N70 03' 04" W
C2	50 44' 24"	319.65	283.07	151.57	273.91	N86 22' 53" W
C3	15 44' 03"	598.00	164.22	82.63	163.70	N30 25' 21" W
C4	13 59' 59"	1407.50	343.91	172.82	343.06	N31 17' 23" W
C5	8 14' 28"	1934.86	278.30	139.39	278.06	N28 18' 45" W



**EXISTING CONDITIONS NOTES:**

1. BOUNDARY SURVEY INFORMATION PROVIDED BY ROGER W. RAY & ASSOCIATES, CHARLOTTESVILLE VA.
2. TOPOGRAPHY (4 FT INTERVALS) PROVIDED BY FLUVANNA COUNTY GIS MAPPING.
3. THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
4. STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.

# APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8--(A)) PARCEL A14 (PORTION)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
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PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

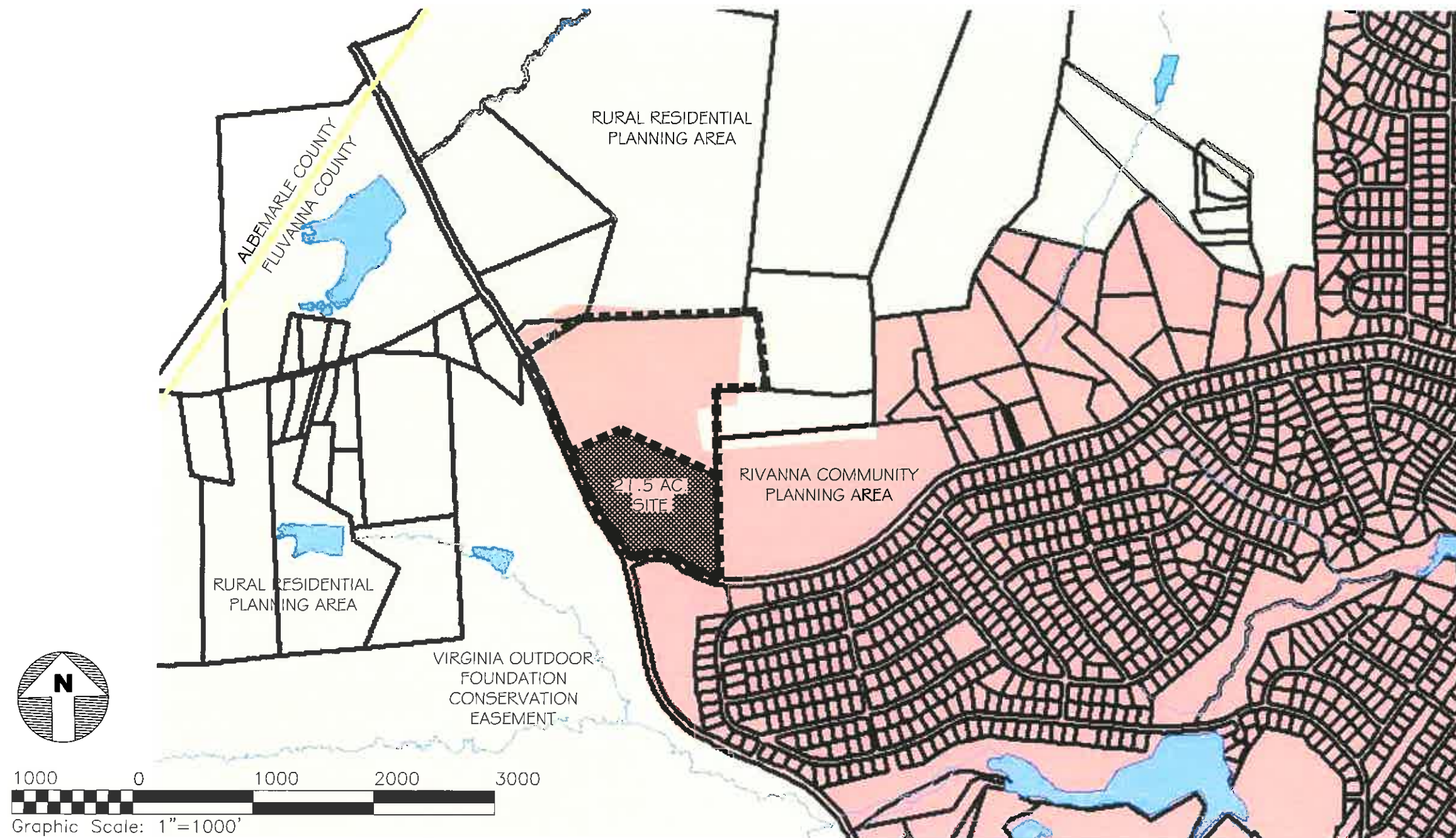
201 EAST MAIN STREET, SUITE M  
CHARLOTTESVILLE, VA 22902  
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	SHEET C2 OF 6



# ZMP APPLICATION PLAN FOR Colonial Circle



## REGIONAL CONTEXT NOTES:

1. This site lies within the Rivanna Community Planning Area, the Cunningham Magisterial District, and the Palmyra Voting District.
2. "Roundabouts should be considered as alternatives to signalized or stop-controlled intersections. In many cases, roundabouts can offer improved safety and capacity, and offer an opportunity for landscape enhancements. Roundabouts make excellent gateway treatments, as they require all entering vehicles to reduce their speed." (from *Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study Report (06-30-07)*)
3. "Intersections located at the entrance to a target area may be treated as gateways and represent a good opportunity to create a transition from the rural to urban context. Intersection gateway treatments may include more elaborate signal mast arms with signage, pavement treatments and/or landscaping." (from *Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study Report (06-30-07)*)
4. "Consider roundabouts at key intersections, particularly where traffic enters and exits commercial areas or the main gate, and for entrances to new developments." (from *Fluvanna County Comprehensive Plan: Transportation Plan - Rivanna Community Planning Area*)

## APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8-((A)) PARCEL A14 (PORTION)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: April 1, 2015

**SHIMP**  
ENGINEERING

PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

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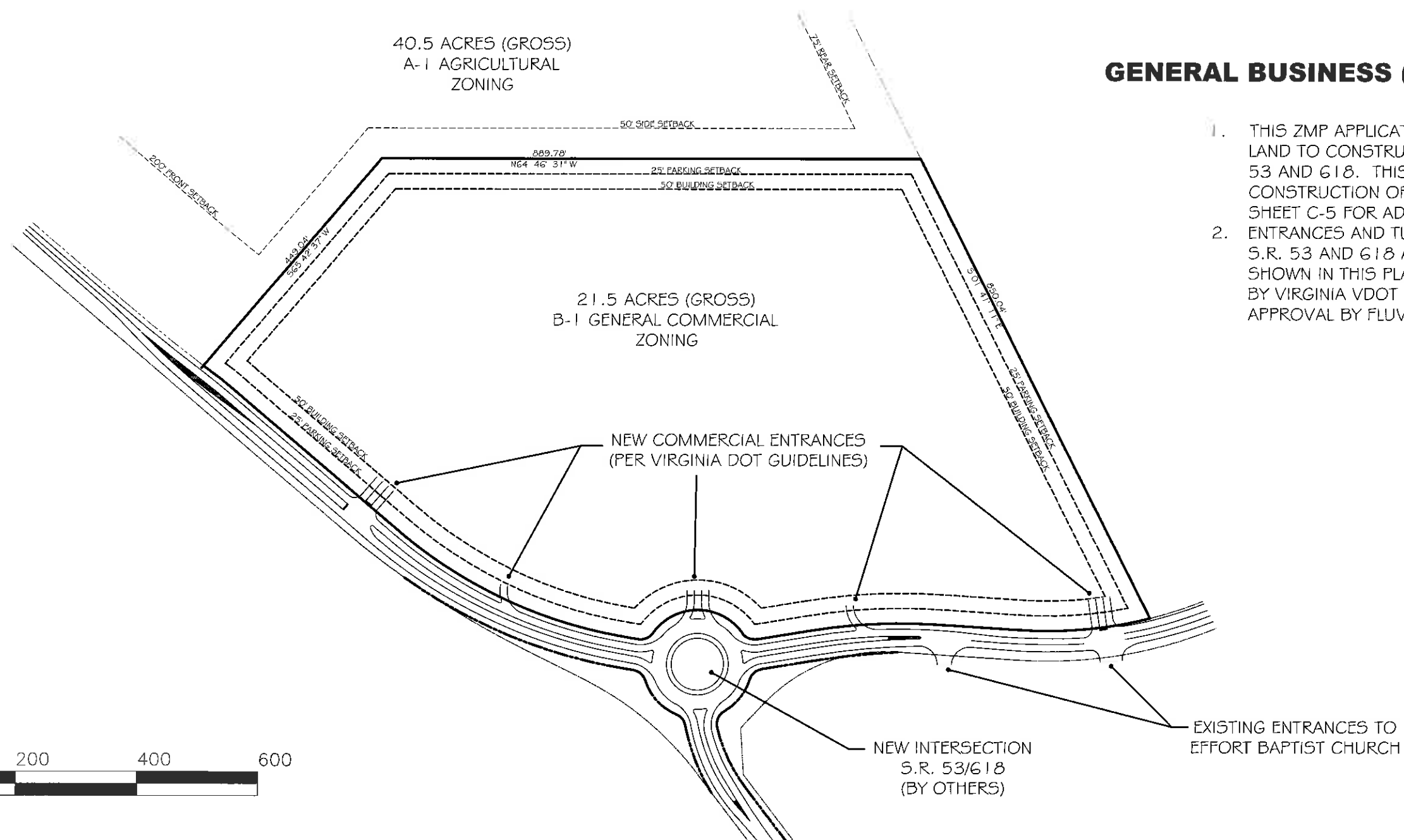
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SHEET C3 OF 6

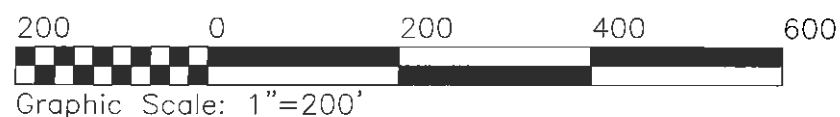


# ZMP APPLICATION PLAN FOR Colonial Circle



## GENERAL BUSINESS (B-1) ZONING NOTES:

1. THIS ZMP APPLICATION PROVIDES RIGHT-OF-WAY LAND TO CONSTRUCT A NEW INTERSECTION AT S.R. 53 AND 618. THIS APPLICATION DOES NOT PROVIDE CONSTRUCTION OF A NEW INTERSECTION. SEE SHEET C-5 FOR ADDITIONAL INFORMATION.
2. ENTRANCES AND TURN LANES INTO THE SITE FROM S.R. 53 AND 618 AS SHOWN ARE CONCEPTUALLY SHOWN IN THIS PLAN AND SHALL REQUIRE APPROVAL BY VIRGINIA VDOT PRIOR TO ANY FINAL SITE PLAN APPROVAL BY FLUVANNA COUNTY.



## APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8-((A)) PARCEL A14 (PORTION)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: April 1, 2015

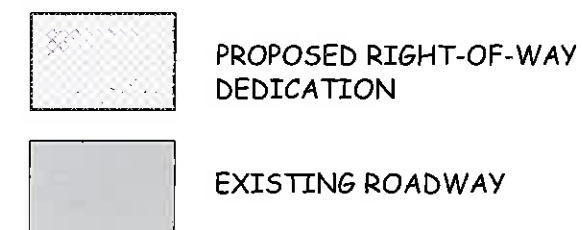
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ENGINEERING  
PROJECT MANAGEMENT  
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LAND PLANNING

201 EAST MAIN STREET, SUITE M  
CHARLOTTESVILLE, VA 22902  
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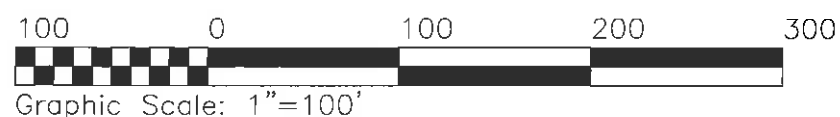
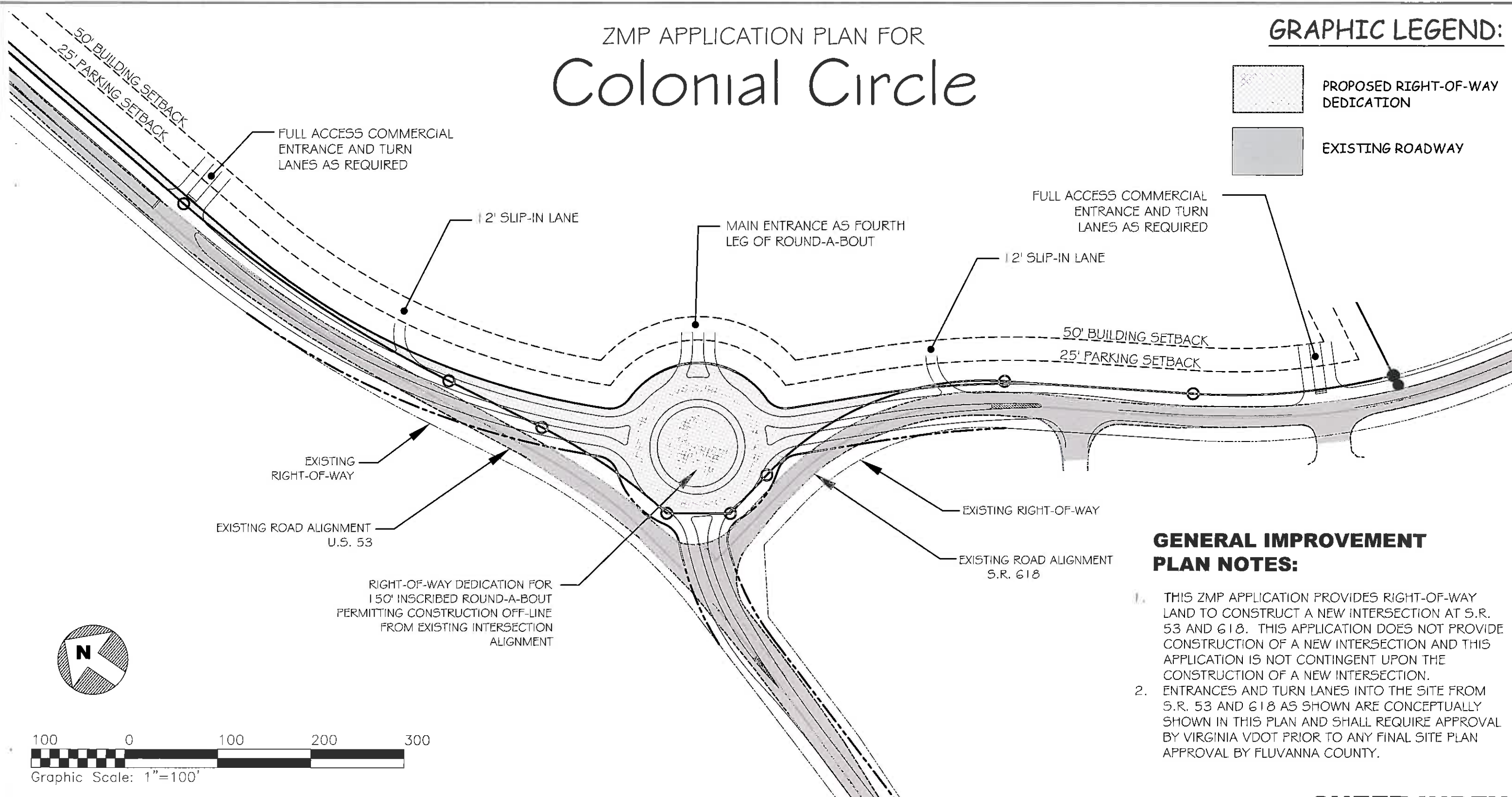
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SHEET C4 OF 6

**GRAPHIC LEGEND:**

# ZMP APPLICATION PLAN FOR Colonial Circle

**GENERAL IMPROVEMENT PLAN NOTES:**

1. THIS ZMP APPLICATION PROVIDES RIGHT-OF-WAY LAND TO CONSTRUCT A NEW INTERSECTION AT S.R. 53 AND 618. THIS APPLICATION DOES NOT PROVIDE CONSTRUCTION OF A NEW INTERSECTION AND THIS APPLICATION IS NOT CONTINGENT UPON THE CONSTRUCTION OF A NEW INTERSECTION.
2. ENTRANCES AND TURN LANES INTO THE SITE FROM S.R. 53 AND 618 AS SHOWN ARE CONCEPTUALLY SHOWN IN THIS PLAN AND SHALL REQUIRE APPROVAL BY VIRGINIA VDOT PRIOR TO ANY FINAL SITE PLAN APPROVAL BY FLUVANNA COUNTY.

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SHEET C5 OF 6

## APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

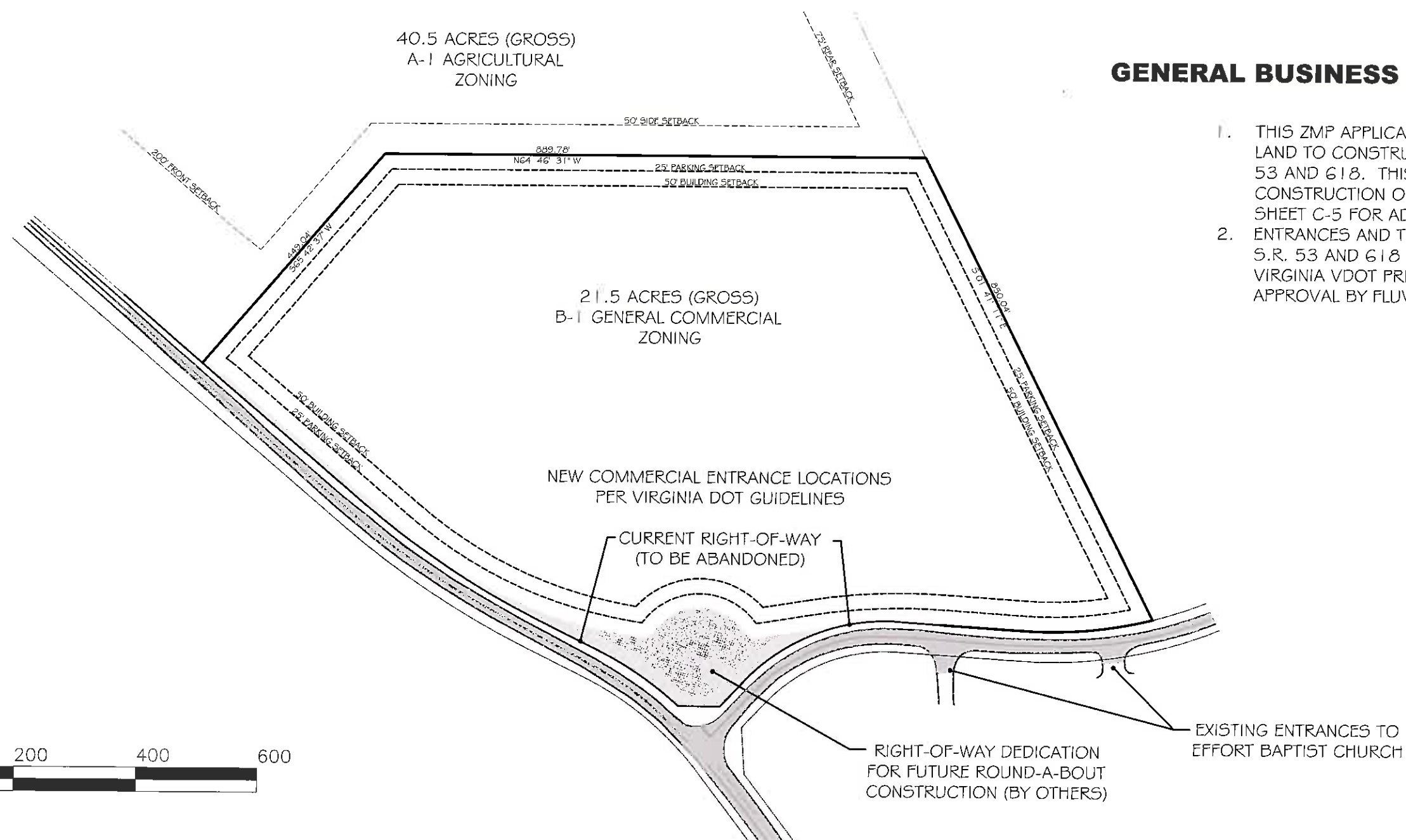
TAX MAP 8-((A)) PARCEL A14 (PORTION)  
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FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: April 1, 2015

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ENGINEERING PC

PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

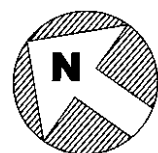
201 EAST MAIN STREET, SUITE M  
CHARLOTTESVILLE, VA 22902  
(434) 227-5140

# ZMP APPLICATION PLAN FOR Colonial Circle



**GENERAL BUSINESS (B-1) ZONING NOTES:**

1. THIS ZMP APPLICATION PROVIDES RIGHT-OF-WAY LAND TO CONSTRUCT A NEW INTERSECTION AT S.R. 53 AND 618. THIS APPLICATION DOES NOT PROVIDE CONSTRUCTION OF A NEW INTERSECTION. SEE SHEET C-5 FOR ADDITIONAL INFORMATION.
2. ENTRANCES AND TURN LANES INTO THE SITE FROM S.R. 53 AND 618 SHALL REQUIRE APPROVAL OF VIRGINIA VDOT PRIOR TO ANY FINAL SITE PLAN APPROVAL BY FLUVANNA COUNTY.



# APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8--(A)) PARCEL A14 (PORTION)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: April 1, 2015



PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

201 EAST MAIN STREET, SUITE M  
CHARLOTTESVILLE, VA 22902  
(434) 227-5140

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	SHEET C6 OF 6



**PROFFER STATEMENT****Colonial Circle**

Date of Proffer: 05-27-2015

Date of Revision: 08-03-2015

09-15-2015

Project Name: Colonial Circle

ZMP Number: 15:02

Owner: Steven L. Peters  
 2390 Auburn Hill Farm  
 Charlottesville, VA 22902

Existing Zoning: A-1 Agricultural

Zoning Requested: B-1 Business

Acreage of Total Parcel: 61.95 acres

Portion For Consideration: 21.5 acres

Magisterial District: Cunningham

Tax Map / Parcel: Tax Map 8 Section A Parcel A14A (21.5 acre portion)

Legal Reference: Fluvanna County Deed Book 799 Page 429, Deed Book 346 Page 522, Deed Book 312 Page 863, and Deed Book 307 Page 353

Exhibit(s)/References: 1) ZMP Application Plan for Colonial Circle (sheets 1 through 6 dated April 1, 2015 and last revised date April 1, 2015), prepared by Justin Shimp, P.E.

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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 21.5 acre Property from the A-1 Agricultural District to the B-1 Business District as requested, the Owner shall develop the Property in accord with the following proffered development conditions (each, a "Proffer," and collectively, the "Proffers"), which the Owner acknowledges are reasonable, pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and pursuant to Section 22-14-2 of the Fluvanna County Zoning Ordinance. If

rezoning application ZMP 15:02 is denied, these proffers shall immediately be null and void and of no force and effect.

As used throughout these Proffers, the following capitalized terms shall have the following meanings:

“Application Plan” shall refer ZMP Application Plan for Colonial Circle (sheets 1-6 dated April 1, 2015 and last revision date April 1, 2015 ). Prior to development of any phase of the site, a sketch plan and final site development plan shall be submitted for review and approval in accordance with the applicable zoning and subdivision ordinances, as amended, for Fluvanna County.

1) **Land Dedication.** Subsequent to a request by the Fluvanna County Board of Supervisors for construction of a round-about and subsequent to approval by the Virginia Department of Transportation for funding and construction of the round-about, Owner shall dedicate land to the County of Fluvanna along the frontage of Lake Monticello Road (S.R. 618) and along Thomas Jefferson Parkway (S.R. 53) to permit the future construction, by others, of improvements to the intersection of Lake Monticello Road and Thomas Jefferson Parkway. The dedication of land shall be in general accordance with that shown on sheet 5 of the Application Plan. Owner shall pay costs associated with: surveying the land, preparing the subdivision plat creating the parcel to be dedicated, application for review and approval by the County of Fluvanna, and for preparing the deed of dedication. Should the Virginia Department of Transportation fail to approve funding for a round-about at the intersection of S.R. 618 and S.R. 53 within six years of approval of ZMP 15:02; this land dedication proffer #1 and the associated construction easement proffer #2 shall be null and void.

*Dedicated portions of property for road/intersection improvements described in this Proffer 1 exceed those required for the development of the parcel and are for the benefit of the public.*

2) **Construction Easements.** In addition to the land dedication as described in the above proffer #1, the Owner shall provide temporary easements as needed for the construction of a round-about at the intersection of Lake Monticello Road and Thomas Jefferson Parkway.

3) **Phasing for Transportation.** Construction of the Colonial Circle B-1 Business development shall be limited to a maximum of 20,000 square feet of commercial space until such time that a round-a-bout is constructed at the intersection of Lake Monticello Road (S.R. 618) and Thomas Jefferson Parkway (S.R. 53).

4) **Limits of Zoning.** The acreage of property zoned B-1 shall include exactly 21.5 acres and the boundaries of the rezoned acreage shall be in accordance with the limits shown on sheet 6 of the Application Plan.

WITNESS the following signature:

Steven L. Peters

By:   
Owner and/or designated Agent.

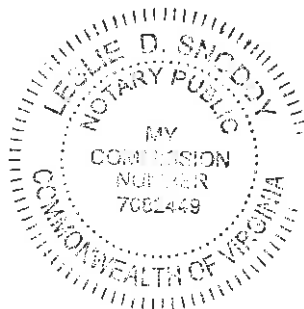
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Albemarle, to wit:

The foregoing instrument was acknowledged before me this 16 day of September 2015  
by Steven L. Peters, Owner and or designated Agent of Tax Map 8 Section A  
Parcel A14A.

My Commission expires:

Feb 29, 2016

  
Notary Public





August 03, 2015

Mr. Steve Tugwell  
 Senior Planner  
 Department of Planning & Community Development  
 Fluvanna County, VA  
 132 Main Street  
 Palmyra, VA 22963

**Regarding: ZMP 15:02 - Steven L. Peters  
 Revised Proffers  
 Round-a-Bout Funding Options  
 Request for Public Hearing**

Dear Mr. Tugwell,

Mr. Peters' application to rezone 21.5 acres at the intersection of 618 and 53 provides an economic opportunity in Fluvanna County and the proffered land dedication makes it feasible to fix safety as well as level of service (LOS) deficiencies at this intersection. In VDOT comments provided to you on June 24<sup>th</sup>, Mr. Wood noted the following:

*"The roundabout recommendation for this location is a good solution and will address both the congestion (LOS) and safety (crashes and severity of crashes) concerns at this location now and well into the future and eliminate the need for the current project under development. However, without an identified source of funding a roundabout project cannot move forward."*

In addition, Mr. Wood notes his concern that if the zoning (ZMP 15:02) is approved and up to 20,000 SF of commercial is built without available funding for the roundabout, then the level of service will degrade to well beyond acceptable levels for this intersection. In an effort to address Mr. Wood's concerns, as well as those brought up by County Staff and the Planning commission regarding potential round-about construction at the intersection of S.R. 618 (Lake Monticello Road) and S.R. 53 (Thomas Jefferson Parkway), we have been researching funding options and meeting with VDOT officials. It has come to our attention that Fluvanna County has two viable options for funding the construction of a round-about at this intersection.

The first option for funding intersection improvements is through the Virginia DOT Highway Safety Improvement Program (HSIP). This program provides 90% of funding for new safety projects based on anticipated local matches of 10%. "UPC 96938" is an existing 6-year improvement project, funded through HSIP, to build a left turn lane at the intersection of S.R. 618 and S.R. 53. The estimated cost of UPC 96938, including right-of-way acquisition, is \$ 955,000.

It is our understanding that a right-of-way dedication of land along with construction easements necessary to build a round-about would provide a 10% local match (\$200,000) for the \$2,000,000 (VDOT estimate) to build a round-about at the intersection (instead of a left turn lane). Since the intersection has already been targeted for HSIP funding for safety improvements, it is likely that HSIP funding will be approved for a safer long-term improvement to the intersection. Please see the attached HSIP qualification statement provided by our consultant transportation engineer.

The second funding option for round-about construction is through the House bill Two (HB2) Construction District Grant Program. This program is open only to localities and projects are evaluated based on the weighted average of 6 criteria: safety, congestion mitigation, accessibility, environmental quality, economic development, and land use. After factor scores have been weighted and summed, the final score will be determined by dividing the total factor score by the HB2 cost. Projects are then ranked and provided to the Commonwealth Transportation Board for funding consideration.

A signalized intersection would be another way to address safety issues at this intersection. We are not aware of any plans for funding signalization of this intersection, but a round-about is safer and more efficient than a signalized intersection. While 20,000 SF of commercial space on this corner will provide a positive economic benefit to Fluvanna County, a development project of this scale cannot reasonably accommodate the construction costs of the round-about; however, ZMA 15:02 does include a proffer and a conceptual plan for constructing the round-about. Ultimately, it is the responsibility of Fluvanna County Supervisors to determine what planning and funding options to pursue and Mr. Peters would like to assist the County by providing a dedication of land for the round-about.

As always if you have any questions or concerns please feel free to call me at (434) 207-8086 and we can discuss in further detail. We look forward to returning to the Planning Commission for a public hearing on the 26<sup>th</sup> of this month.

Best Regards,



Justin Shimp, P.E.  
Shimp Engineering, P.C.

Att: Colonial Circle Revised Draft Proffers dated May 27, 2015 (last revised August 3, 2015)  
Highway Safety Improvement Program – Qualification Statement

Cc: Steven L. Peters





Receive#	
HSIP file	
Initiate Date	(for office use only)

## HSP Proposed Safety Improvements FY2013-14

Agency:		Project Sponsor:		Tel:		Email:	
Street Address:		Fax:		VDOT District:		VDOT Region:	
City, State, Zip :		Priority # ( If submitting 2 + proposals):		Repeated Proposal from prev. yrs?:			

Program Type	Project Type	County	Route (Include Name)	System (1)	Traffic Control	Frm/Mjr Rd (HTRIS/RNS Node-Offset If Applicable)	To/Cross Rd(HTRIS/RNS Node-Offset If Applicable)	Study Period Begins	Study Period Ends
HSP_Regular	INTERSECTI ON	Fluvanna	Route 53/Route 618	Primary (P)	Two way Stop	730055-250 feet		01/01/09	12/31/14
Functional Class Code	4-Rural Major Collector			Area Location Code		1-Rural	Federal System Code		
Briefly Describe Problem and Proposed Work									

Crash Data (Collision Diagrams/ Maps are required with all proposals)	Crash Type		Rear End	Angle	Head on	Bicyclist	Non-Collision	Fixed object in road	Miscellaneous or other	Non-Collision	Total Related Crashes	Total Unrelated Crashes	Total Crashes
	Severity	K=1 or 5	0	0	0	0	0	0	0	0	0	0	0
	Personal Injury (PI)	A=2	0	1	0	0	0	1	0	0	2	0	2
		B=3	0	1	0	0	0	2	0	0	3	0	3
		C=4	1	1	0	0	0	1	0	0	3	0	3
	PDO	PDO	1	2	0	0	0	2	2	0	7	0	7
	Total		2	5				6	2		15		15

**Notes** For traffic data , please fill corresponding section for intersection and section projects. Do not fill both traffic data sections. # of Crash Year: **6**

Traffic Data (Inter.)	Period	Enter. ADT	NB Ent. ADT	SB Ent. ADT	EB Ent. ADT	WB Ent. ADT	Other leg Ent. ADT	# of Approaches	Crash Rate (Intersection)	Critical Rate (Intersection)	Inventory NODE	Traffic Annual Growth Rate
	2013	11500	4000	2500	0	5000		3	0.60			0.02
Traffic Data (Section)	Period		Sec1	Sec 2	Sec 3	Sec 4	Sec 5	Total/ Average	Speed Limit (Average)	Crash Rate (Section)		Top 5%
	Section Length (Mile)		0.25					0.25	40%			
	Average AADT								Lane Width (ft)	Critical Rate (Section)		
	Number of Lanes											

Improvement Action		Number of Improvements		Discount Rate		3.0%	Project Cost				
	Number	Improvement Description	Service Life	PRF	PRI	PRPD	PE cost plus \$5000(2)	R/W & Utility	Construction	Annual Initial Cost	Annual Mnt. Cost(If any)
	1	Construct Roundabout	20	0.72	0.72	0.72	\$ 300,000	\$ 100,000	\$ 1,500,000	\$ 127,710	-
	2										
	3										
	4										
	Total		20	0.72	0.72	0.72	Total Initial Cost	\$ 1,900,000		\$ 127,710	-

NOTE: 1. A local resolution is required upon notification of program approval for secondary road and urban projects 2. VDOT District and Central Office personnel charge review and administration time to project managed by localities. Safety Projects not managed by VDOT shall include a minimum of \$5,000 for VDOT PE costs

Project Administrated by	Project Schedule (After STIP Approval)	Begin PE	Target Advert.	Begin Construction	Estimated Complete Date	Type of Plan
		Jan, 2016				

B/C Calculation					Project Benefit					
	Benefit	Total Annualized Benefit	Traffic Growth Factor(TGF)	Total Annual Benefit	Type of Crash	Related Crash #	Annual Change in Crashes	Cost per Crash	Annual Benefit	
		\$ 128,640	1.24	\$ 159,406	K	0	-	\$ 5,000,000	\$ -	
					A	2	0.24	\$ 275,000	\$ 66,000	
	Cost	Total Annualized Initial Cost	Total Annual Maintenance Cost	Total Annual Cost	B	3	0.36	\$ 98,000	\$ 35,280	
		\$ 127,710	-	\$ 127,710	C	3	0.36	\$ 55,000	\$ 19,800	
	B/C=		1.25			PDO	7	0.84	\$ 9,000	\$ 7,560
						Total	15	1.80		\$ 128,640

Signature of Sponsor with Authority to Expend 10% Matching Funds

Name (Print)		Signature		Date	
--------------	--	-----------	--	------	--

VDOT anticipates providing the 10 percent match for the FY2013-14 ; however, the sponsor should be able to supply the local match if state funding becomes unavailable. Please submit an electronic copy of this spreadsheet to HSIPProgram@virginiadot.org and mail a paper copy with signature to the address below.

### Mailing address:

Attn: HSP Improvement Proposal  
Mr. Raymond Khoury , P.E.  
State Traffic Engineer  
Virginia Department of Transportation  
1401 East Broad Street  
Richmond, Virginia 23219

### Counties, Towns and Cities:

County, Town and City Staff are requested to submit proposed improvement forms and supporting documents through the VDOT District Local Assistance staff for concurrence and a project sponsor. VDOT staff should obtain concurrence from District PE Managers and PIMs to assign a sponsor.

(3) The yellow are required inputs and white areas are optional. The gray areas are automatically generated by embedded formulas.

(4) For all fields, please refer to "Instruction for FY2013-14 Highway Safety Project (HSP)" in the Appendix A of HSIP Guideline"

Summary of Crashes to Proposed Improvement											
	FR300 Doc. #	Date	Related Crash?	Crash Severity (Check the most severe one)					DUI?	Collision Type	Comments
				Fatal	Injury A	Injury B	Injury C	PDO			
1	132225130	8/6/2013						1		02.Angle	
2	101380098	3/12/2010						1		09.Fixed object off road (from outside of ditch)	
3	103470264	10/15/2010						1		10.Deer	
4	111440670	5/2/2011						1		02.Angle	
5	111415101	5/21/2011						1		01.Rear End	
6	131535204	6/2/2013						1		09.Fixed object off road (from outside of ditch)	
7	123405330	11/8/2012						1		10.Deer	
8	110830173	1/13/2011					1			01.Rear End	
9	100351765	12/13/2009					1			09.Fixed object off road (from outside of ditch)	
10	112135009	7/29/2011					1			02.Angle	
11	142155192	8/3/2014				1				02.Angle	
12	113395182	12/4/2011				1				09.Fixed object off road (from outside of ditch)	
13	111250390	3/20/2011				1				09.Fixed object off road (from outside of ditch)	
14	102850028	9/21/2010			1					02.Angle	
15	111430123	4/24/2011			1					09.Fixed object off road (from outside of ditch)	
16											
17											
18											
19											
20											
21											
22											
23											
24											
25											
26											

## Summary

	Fatal	Injury A	Injury B	Injury C	PDO	Total
Total Relate Crashes						
Total Crashes		2	3	3	7	15

**Collision Diagrams or Maps should include all pertinent data related to the reportable crash. This data should include but not limited to night time crashes, angle or sideswipe collisions, rear-end and road departure collision type and severities.**

**Steven Tugwell**

---

**From:** Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Wednesday, June 24, 2015 10:01 AM  
**To:** Steven Tugwell  
**Cc:** Barron, L. Marshall (VDOT); Proctor, Charles C. (VDOT); Jason Stewart; justin@shimp-engineering.com  
**Subject:** RE: Steven Peters rezoning at 53 & 618  
**Attachments:** RevenueSharingGuidelines.pdf  
**Importance:** High

Steve,

VDOT has reviewed the documents (traffic analysis, draft proffers, etc.) that Justin Shimp provided to you and we have the following comments:

- Currently VDOT does have plans or a project to build a Roundabout at this location, and it is not our intent to do so unless it is deemed appropriate and funding is available;
- In addition to the improvements needed at the intersection of Route 53 and 618, the turn lanes (both right and left turn lanes) may be warranted at both of the other site access points on Route 53 and 618. The original concept plan did depict a left turn lane for the site entrance off of Route 53, but not for the site entrance off of Route 618. If these are warranted (based on the full build out of the site) they will be required at site plan and entrance approval. These items need to be thoroughly reviewed to ensure they can be constructed within the ROW controlled by the Developer and VDOT;
- The current analysis is for the Phase 1 portion of the development (up to 20,000 Sq. Ft.): The analysis shows the development will impact the existing traffic travelling through this location and further degrade the Level of Service to well beyond acceptable levels. The right of way dedication for the Roundabout is presented as the mitigation for these impacts, however, without funding for the design and construction of the Roundabout, the County and VDOT will need to address the impacts of the development without the roundabout improvement.
- The roundabout recommendation for this location is a good solution and will address both the congestion (LOS) and safety (crashes and severity of crashes) concerns at this location now and well into the future and eliminate the need for the current project under development. However, without an identified source of funding a roundabout project cannot move forward.
- If the County is willing to assist in funding a roundabout project it may be possible to move the proposed roundabout project forward. One avenue may be for the developer to donate the property to the County who in turn uses the value of the property as an in kind match in the VDOT's Revenue Sharing Program. I've attached a .pdf of VDOT's "Revenue Sharing Program Guidelines" for your convenience. The County will need to initiate this process if it is decided to pursue a Revenue Sharing Project for a roundabout.

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



**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General.**

**(ZMP 15:02)**

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 21.5 acres of Tax Map 8, Section A, Parcel A14A, be and is hereby, rezoned from A-1, Agricultural, General to B-1, Business, General, subject to the submitted revised proffer statement as set out in the letter dated September 15, 2015, which is attached hereto.

**1) Land Dedication.** Subsequent to a request by the Fluvanna County Board of Supervisors for construction of a round-about and subsequent to approval by the Virginia Department of Transportation for funding and construction of the round-about, Owner shall dedicate land to the County of Fluvanna along the frontage of Lake Monticello Road (S.R. 618) and along Thomas Jefferson Parkway (S.R. 53) to permit the future construction, by others, of improvements to the intersection of Lake Monticello Road and Thomas Jefferson Parkway. The dedication of land shall be in general accordance with that shown on sheet 5 of the Application Plan. Owner shall pay costs associated with: surveying the land, preparing the subdivision plat creating the parcel to be dedicated, application for review and approval by the County of Fluvanna, and for preparing the deed of dedication. Should the Virginia Department of Transportation fail to approve funding for a round-about at the intersection of S.R. 618 and S.R. 53 within six years of approval of ZMP 15:02; this land dedication proffer #1 and the associated construction easement proffer #2 shall be null and void.

Dedicated portions of property for road/intersection improvements described in this Proffer 1 exceed those required for the development of the parcel and are for the benefit of the public.

**2) Construction Easements.** In addition to the land dedication as described in the above proffer #1, the Owner shall provide temporary easements as needed for the construction of a round-about at the intersection of Lake Monticello Road and Thomas Jefferson Parkway.

**3) Phasing for Transportation.** Construction of the Colonial Circle B-1 Business development shall be limited to a maximum of 20,000 square feet of commercial space until such time that a round-a-bout is constructed at the intersection of Lake Monticello Road (S.R. 618) and Thomas Jefferson Parkway (S.R. 53).

**4) Limits of Zoning.** The acreage of property zoned B-1 shall include exactly 21.5 acres and the boundaries of the rezoned acreage shall be in accordance with the limits shown on sheet 6 of the Application Plan.



# COUNTY OF FLUVANNA

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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** ZMP 15:05  
**Tax Map:** Tax Map 5, Section A, Parcel 45

**From:** Steve Tugwell  
**District:** Columbia  
**Date:** September 23, 2015

**General Information:**

This request is to be heard by the Planning Commission on Wednesday, September 23, 2015 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

**Owner/Applicant:**

Robin M. Travis

**Representative:**

Robin M. Travis

**Requested Action:**

To amend the Fluvanna County Zoning Map with respect to approximately 4.688 acres of Tax Map 5, Section A, Parcel 45, to rezone the same from A-1, Agricultural, General, to B-1, Business, General. (Attachment A)

**Location:**

The affected property is located on the north side of Richmond Road (Route 250), approximately .40 miles northwest of its intersection with James Madison Highway (Route 15). (Attachment B)

**Existing Zoning:**

A-1, Agricultural, General

**Proposed Zoning:**

B-1, Business, General

**Existing Land Use:**

Vacant land

**Planning Area:**

Zion Crossroads Community Planning Area

**Adjacent Land Use:**

Adjacent properties are zoned A-1 and B-1

**Zoning History:**

None

**Neighborhood Meeting:**

There were no attendees present at the August 12, 2015 Neighborhood meeting.

**Technical Review Committee:**

The Technical Review Committee meeting for this item was held on Thursday, August 13, 2015.

(Attachment C)

**Statement of Intent:**

The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district.

The Statement of Intent for the B-1, Business, General Zoning District is as follows:

*“Generally this district covers those areas of the county as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.”*

**Current Request:**

Ms. Travis intends on rezoning this property for an eventual sell to facilitate commercial uses. Some uses that are permitted by-right in the B-1 zoning district include automobile repair service establishments, automobile sales, car washes, daycare centers, and hotels.

If the rezoning is successful, then a site development plan must be reviewed and approved administratively by planning staff prior to commencement of site construction.

(Attachment D)

**Comprehensive Plan Analysis:**

**Land Use:**

This property is located in the Zion Crossroads Community Planning Area, and according to the 2009 Comprehensive Plan, this area is the *“county’s primary regional economic development area and is targeted as a regional employment center and for primarily mixed-use, mixed-income development that will also help develop the infrastructure needed for such development, as well as diversifying the county’s tax base”*. This Planning Area is conducive to industry due to the transportation networks that connect west to Charlottesville and east to Richmond.

**Economic Development:**

The 2009 Comprehensive Plan states that the Zion Crossroads area *“is the primary commercial node, with primarily retail and office uses, but also light industrial and mixed-use, mixed-income residential development”* base and is an area of concentration of major employers. The

Comprehensive Plan considers this an area that is very conducive to further development due to its location and proximity to major transportation networks. This area is one that should be zoned for industrial and/or commercial uses and the county should promote economic development in this area at, along, and near Route 250 and Route 15.

**Conclusion:**

This rezoning request appears to meet the intent of the Comprehensive Plan in that, *“this area is the county’s primary regional development area and is targeted as a regional employment center and for primarily mixed-use, mixed-income development that will also help develop the infrastructure needed for such development, as well as diversifying the county’s tax base.”*

When reviewing this rezoning request, the Planning Commission should take into consideration how this request accomplishes (or does not accomplish) the goals and intent of the Comprehensive Plan.

**Suggested Motion:**

I move that the Planning Commission recommend approval/denial of the attached ordinance for ZMP 15:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 4.688 acres of Tax Map 5, Section A, Parcel 45, to rezone the same from A-1, Agricultural, General, to B-1, Business, General.

**Attachments:**

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – TRC comment letter
- D – Sketch plan
- E – Proposed Ordinance

Copy: File

Received

JUL 14 2015

Planning Dept.



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

Owner of Record: Robin M. Travis Applicant of Record: \_\_\_\_\_  
 E911 Address: \_\_\_\_\_ E911 Address: \_\_\_\_\_  
 Phone: 434-296-4930 Fax: 434-989-8950 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: RMTravis112@gmail.com Email: \_\_\_\_\_  
 Representative: Self  
 E911 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
**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): 5-A-45 Deed Book Reference: \_\_\_\_\_  
 Acreage: 4.688 Zoning: Agricultural Deed Restrictions? ☐ No ☐ Yes (Attach copy)  
 Location of Parcel: Rt 250 East

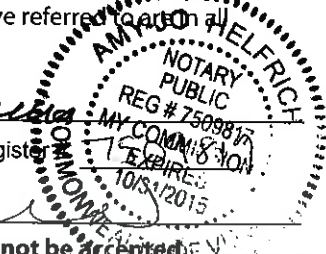
Requested Zoning: B1 Proposed use of Property: eventually sell for business.

**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 true and correct to the best of our knowledge.

Date: 7/14/15 Signature of Owner/Applicant: Robin M. Travis  
 Subscribed and sworn to before me this 14 day of July, 20 15 Registered: \_\_\_\_\_  
 My commission expires: 10/31/2015 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: <u>7/14/15</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>1/14/15</u>	Application #: <u>ZMP 15-005</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <b>Mailing Costs: \$20.00</b> Adjacent Property Owner(APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: <u>Columbia</u>	Planning Area: <u>Columbia CPA</u>		
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>Aug 31st - (Sep 10th - 11th)</u>	Advertisement Dates: <u>Sep 28th - (Oct 8th - 15th)</u>		
APO Notification: <u>Aug 7th</u>	APO Notification: <u>Oct 5th</u>		
Date of Hearing: <u>Sept. 23rd</u>	Date of Hearing: <u>Oct 21st</u>		
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](http://www.fluvannacounty.org)

Received

JUL 14 2015



COMMONWEALTH OF VIRGINIA  
 COUNTY OF FLUVANNA  
 Public Hearing Sign Deposit

Planning Dept.

Name: Robin M. Travis  
 Address: 905 Royer Dr  
 City: Chville,  
 State: VA Zip Code: 22902

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.

Robin M. Travis 7/14/15  
 Applicant Signature Date

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

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>15:005</u> ZTA _____ :	
\$90 deposit paid per sign*: <u>✓ #4938</u>	Approximate date to be returned: <u>10/22/15</u>

# Memorandum

DATE: September 9th, 2015  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 23, 2015 Planning Commission Meeting.



## COUNTY OF FLUVANNA

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### NOTICE OF PUBLIC HEARING

September 4, 2015

«Owner»

«Address»

«City\_State» «Zip\_Code»

TMP# «TMP»

### Re: Public Hearing on ZMP 15:05

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, September 23, 2015 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

**ZMP 15:05 – Robin M. Travis** - *An ordinance to amend the Fluvanna County Zoning Map with respect to 4.688 acres of Tax Map 5, Section A, Parcel 45 to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the north side of Richmond Road (Route 250), approximately .40 miles northwest of its intersection with James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.*

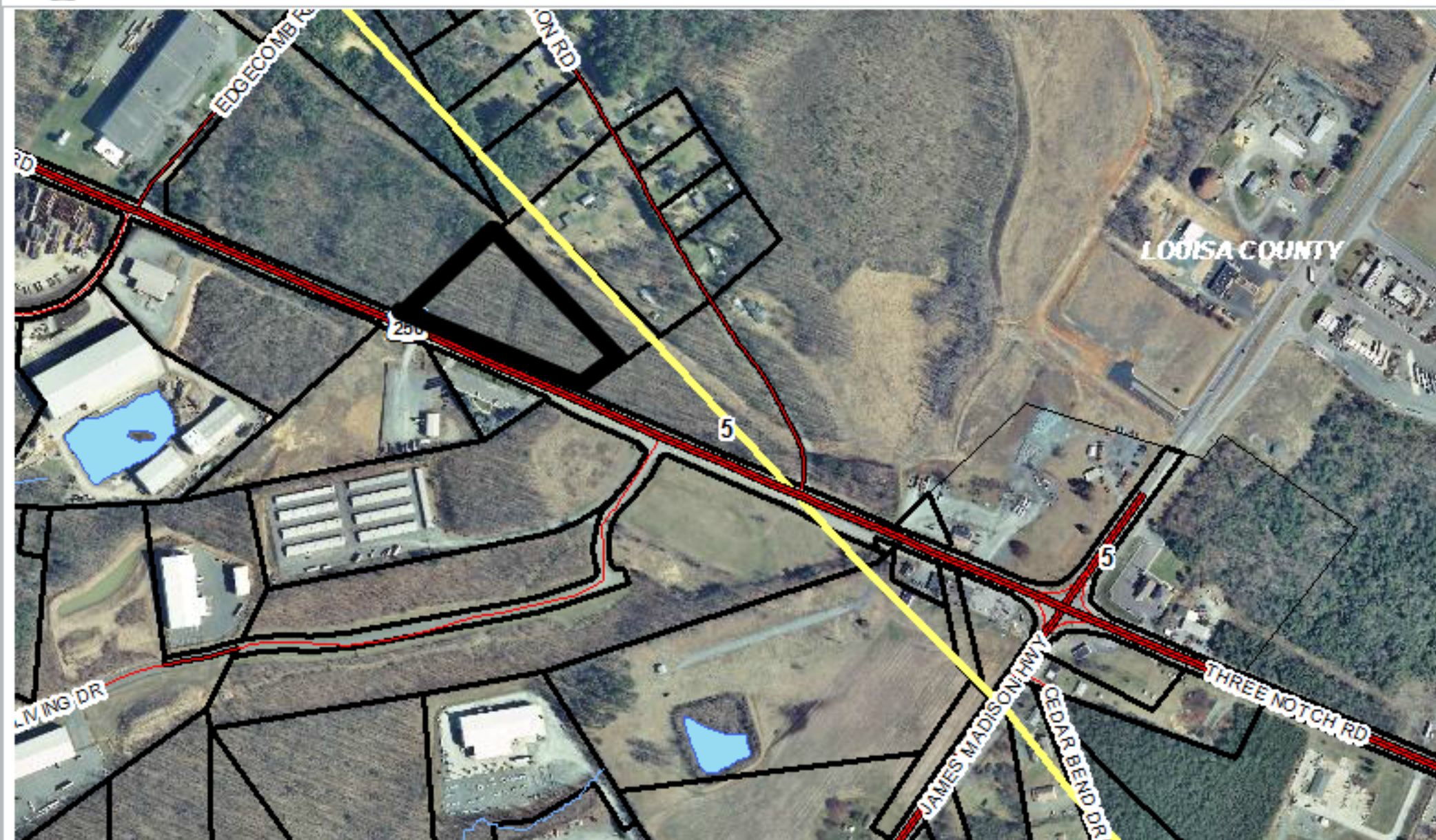
The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday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

Sincerely,

Steven Tugwell  
Senior Planner



ZMP 15:005 Robin Travis					
TMP	Name		Address	City, State	Zip
5 17 1	Covenant Church of God Albemarle		1025 Rio Rd	Charlottesville, Va	22901
5 7 10	R.S. Glass		10144 Three Notched Rd	Troy, Va	22974
5 A 45	Robin Travis Et. AL		905 Royer Dr	Charlottesville, Va	22902
5 A 47	Harvey Guy Hall		249 Zion Rd	Gordonsville, Va	22942
5 7 9A	Zions Cross Roads LLC		1950 Fox Hunt Dr	Troy, Va	22974
5 7 9B	School Lane& Asso LLC		2153 Richmond Rd Ste 1	Charlottesville, Va	22911
5 A 44	Ballif Investments LLC		170 South Pantops Dr.	Charlottesville, Va	22911



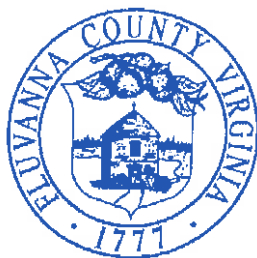
Scale: 1:9027.977411

Date: 09/15/2015

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).





## COUNTY OF FLUVANNA

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August 14, 2015

Robin M. Travis  
905 Royer Road  
Charlottesville, VA 22902

Delivered via email

**Re: ZMP 15:05 Robin M. Travis rezoning from A-1 to B-1, Business, General  
Tax Map: 5, Section A, Parcel 45**

Dear Ms. Travis:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 13, 2015.

1. VDOT:

- Rte. 250 has a posted speed limit of 55 mph which requires a minimum of 610 ft. of Intersection Sight Distance for a standard commercial entrance. It appears that the 610 ft. of Intersection Sight Distance can be obtained at this location as the parcel is on a straight section of road with long sight lines;
- Rte. 250 is a Rural Major Collector with a posted speed limit of 55 mph, given these conditions, VDOT's Access Management Regulations require 445 ft. of spacing between commercial entrances. There are four (4) commercial entrances on the south side of Rte. 250 in close proximity to this parcel. In order to meet VDOT's entrance spacing requirements as closely as possible, the future commercial entrance that will serve this property will have to be lined up directly across from the eastern entrance to TMP 5-A-44A (entrance to Crossroads Community Church). This entrance location will provide 450 ft. of entrance spacing to Better Living Drive to the east and 300 ft. of spacing to the western entrance of TMP 5-A-44A (this parcel has two commercial entrances). An entrance spacing exception will be required from VDOT since there is only 300 ft. of spacing between the entrances that serve TMP 5-A-44A. It is anticipated that VDOT's Area Land Use Engineer will support the approval of the entrance spacing exception for this parcel;
- Until a site plan is available for review, VDOT cannot make any specific comments concerning what type of entrance improvements that might be required. If the traffic generated by the future development of this site requires that turn lanes be constructed on

Rte. 250, the landowner should be required to dedicate an equivalent strip of Right of Way along Rte. 250 to compensate for the loss of VDOT's existing Right of Way as it may be needed if Rte. 250 is widened in the future.

2. Central Virginia Electric Cooperation stated they have no issues with the proposed rezoning, that there is an overhead powerline running through the middle of the property that will need to remain in place, if at some point in the future the owner requests that the line be relocated it may be possible if new easements can be obtained, all costs associated with any relocation would be the responsibility of the owners;


3. The Health Dept. stated they have no comments;

4. Planning staff- an approved site development plan meeting all ordinance requirements shall prior to any on-site improvements.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 23, 2015 meeting. Your attendance is required at this meeting.

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

Sincerely,



Steve Tugwell  
Senior Planner

Dept. of Planning & Community Development

cc: File

**Steven Tugwell**

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**From:** Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>  
**Sent:** Wednesday, August 12, 2015 5:46 PM  
**To:** Steven Tugwell  
**Cc:** Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT); Jason Stewart; Tim Stanley  
**Subject:** August 13, 2015 Technical Review Committee Meeting (VDOT Comments)

**Importance:** High

Steve,

I apologize I will be unable to attend the TRC Meeting tomorrow morning because I have a conflict with another meeting. In my absence, I am providing you with VDOT's preliminary comments :

**ZMP 15:05 – Robin M. Travis, Tax Map 5, Section A, Parcel 45, Fluvanna County (Rte. 250, Richmond Road)**

- Rte. 250 has a posted speed limit of 55 mph which requires a minimum of 610 ft. of Intersection Sight Distance for a standard commercial entrance. It appears that the 610 ft. of Intersection Sight Distance can be obtained at this location as the parcel is on a straight section of road with long sight lines.
- Rte. 250 is a Rural Major Collector with a posted speed limit of 55 mph, given these conditions, VDOT's Access Management Regulations require 445 ft. of spacing between commercial entrances. There are four (4) commercial entrances on the south side of Rte. 250 in close proximity to this parcel. In order to meet VDOT's entrance spacing requirements as closely as possible, the future commercial entrance that will serve this property will have to be lined up directly across from the eastern entrance to TMP 5-A-44A (entrance to Crossroads Community Church). This entrance location will provide 450 ft. of entrance spacing to Better Living Drive to the east and 300 ft. of spacing to the western entrance of TMP 5-A-44A (this parcel has two commercial entrances). An entrance spacing exception will be required from VDOT since there is only 300 ft. of spacing between the entrances that serve TMP 5-A-44A. It is anticipated that VDOT's Area Land Use Engineer will support the approval of the entrance spacing exception for this parcel.
- Until a site plan is available for review, VDOT cannot make any specific comments concerning what type of entrance improvements that might be required. If the traffic generated by the future development of this site requires that turn lanes be constructed on Rte. 250, the landowner should be required to dedicate an equivalent strip of Right of Way along Rte. 250 to compensate for the loss of VDOT's existing Right of Way as it may be needed if Rte. 250 is widened in the future.

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

**Steven Tugwell**

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**From:** Steve Olson <solson@MyCVEC.com>  
**Sent:** Tuesday, August 11, 2015 12:18 PM  
**To:** Steven Tugwell; Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; [charles.miller@vdh.virginia.gov](mailto:charles.miller@vdh.virginia.gov); [chuck.wright@dof.virginia.gov](mailto:chuck.wright@dof.virginia.gov); Deidre Creasy; Donald Gaines; Ed Zimmer; [gary.rice@vdh.virginia.gov](mailto:gary.rice@vdh.virginia.gov); Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Mark Wood; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; Tony O'Brien; Wayne Stephens  
**Cc:** Travis Farrar  
**Subject:** RE: August 13, 2015 TRC agenda

Steve,

CVEC has no issue with rezoning the property. There is an overhead power-line running through the middle of the property that will need to remain in place. If at some point in the future the owner requests that the line be relocated it maybe be possible if new easements can be obtained. All costs associated with any relocation would be the owners responsibility.

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)



**Central Virginia Electric Cooperative**  
**HONEST · FAIR · RESPONSIBLE**

**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Thursday, August 06, 2015 4:20 PM  
**To:** Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; [charles.miller@vdh.virginia.gov](mailto:charles.miller@vdh.virginia.gov); [chuck.wright@dof.virginia.gov](mailto:chuck.wright@dof.virginia.gov); Deidre Creasy; Donald Gaines; Ed Zimmer; [gary.rice@vdh.virginia.gov](mailto:gary.rice@vdh.virginia.gov); Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Mark Wood; Mike Brent; Patricia Eager; Robert Popowicz; Roger Black; Steve Olson; Tony O'Brien; Wayne Stephens  
**Subject:** August 13, 2015 TRC agenda

FYI.

Steve Tugwell

**Steven Tugwell**

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**From:** Miller, Charles (VDH) <Charles.Miller@vdh.virginia.gov>  
**Sent:** Friday, August 07, 2015 10:00 AM  
**To:** Steven Tugwell  
**Subject:** RE: August 13, 2015 TRC agenda

Steve,

This office has no comments regarding the ZMP 15:05 – Robin M. Travis item on the Aug. 13, 2015 TRC agenda.

Charles

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**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Thursday, August 06, 2015 4:20 PM  
**To:** Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; Donald Gaines; Ed Zimmer; [gary.rice@vdh.virginia.gov](mailto:gary.rice@vdh.virginia.gov); Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Wood, Mark, P.E., L.S (VDOT); Brent, Mike; Patricia Eager; Robert Popowicz; Roger Black; [solson@forvec.com](mailto:solson@forvec.com); Tony O'Brien; Wayne Stephens  
**Subject:** August 13, 2015 TRC agenda

FYI.

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

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

**Steven Tugwell**

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**From:** Wayne Stephens  
**Sent:** Tuesday, August 11, 2015 2:56 PM  
**To:** Steven Tugwell  
**Cc:** Jason Stewart; Steve Nichols  
**Subject:** Re: August 13, 2015 TRC agenda

I have no comments on this application, apart from my usual, general, recommendation that the county develop, adopt and implement policies and procedures related to permitting the use of private/on-site water and sewer utilities in PDAs which currently lack water and/or sewer systems.

Wayne

J. Wayne Stephens, PE  
Director of Public Works

On Aug 6, 2015, at 4:19 PM, Steven Tugwell <[stugwell@fluvannacounty.org](mailto:stugwell@fluvannacounty.org)> wrote:

FYI.

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

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<August 13, 2015 TRC agenda.pdf>



**Steven Tugwell**

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**From:** Wright, Chuck (DOF) <chuck.wright@dof.virginia.gov>  
**Sent:** Wednesday, August 12, 2015 10:41 AM  
**To:** Steven Tugwell  
**Subject:** RE: August 13, 2015 TRC agenda

Steve

I have no comments concerning this matter.

Chuck Wright  
 Forester  
 Jefferson Work Area  
 430 West Main Street  
 P.O. Box 218  
 Louisa, VA 23093  
 Office: 540-967-3701  
 Cell: 804-912-0248  
 Email: [chuck.wright@dof.virginia.gov](mailto:chuck.wright@dof.virginia.gov)  
 Web: [www.dof.virginia.gov](http://www.dof.virginia.gov)

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**From:** Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]  
**Sent:** Thursday, August 06, 2015 4:20 PM  
**To:** Alyson Sappington; Andrea Gaines; Andy Wills; Barry Bibb; Brad Sheffield; Miller, Charles (VDH); Wright, Chuck (DOF); Deidre Creasy; Donald Gaines; Ed Zimmer; [gary.rice@vdh.virginia.gov](mailto:gary.rice@vdh.virginia.gov); Jason Stewart; Jay Lindsey; Lewis Johnson; Lucas Lyons; Wood, Mark, P.E., L.S (VDOT); Brent, Mike; Patricia Eager; Robert Popowicz; Roger Black; [solson@forccvec.com](mailto:solson@forccvec.com); Tony O'Brien; Wayne Stephens  
**Subject:** August 13, 2015 TRC agenda

FYI.

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

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

## NOTES:

The boundary survey shown is based on a current field survey.

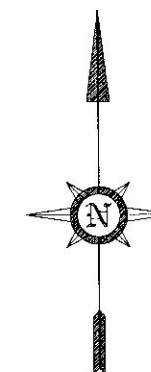
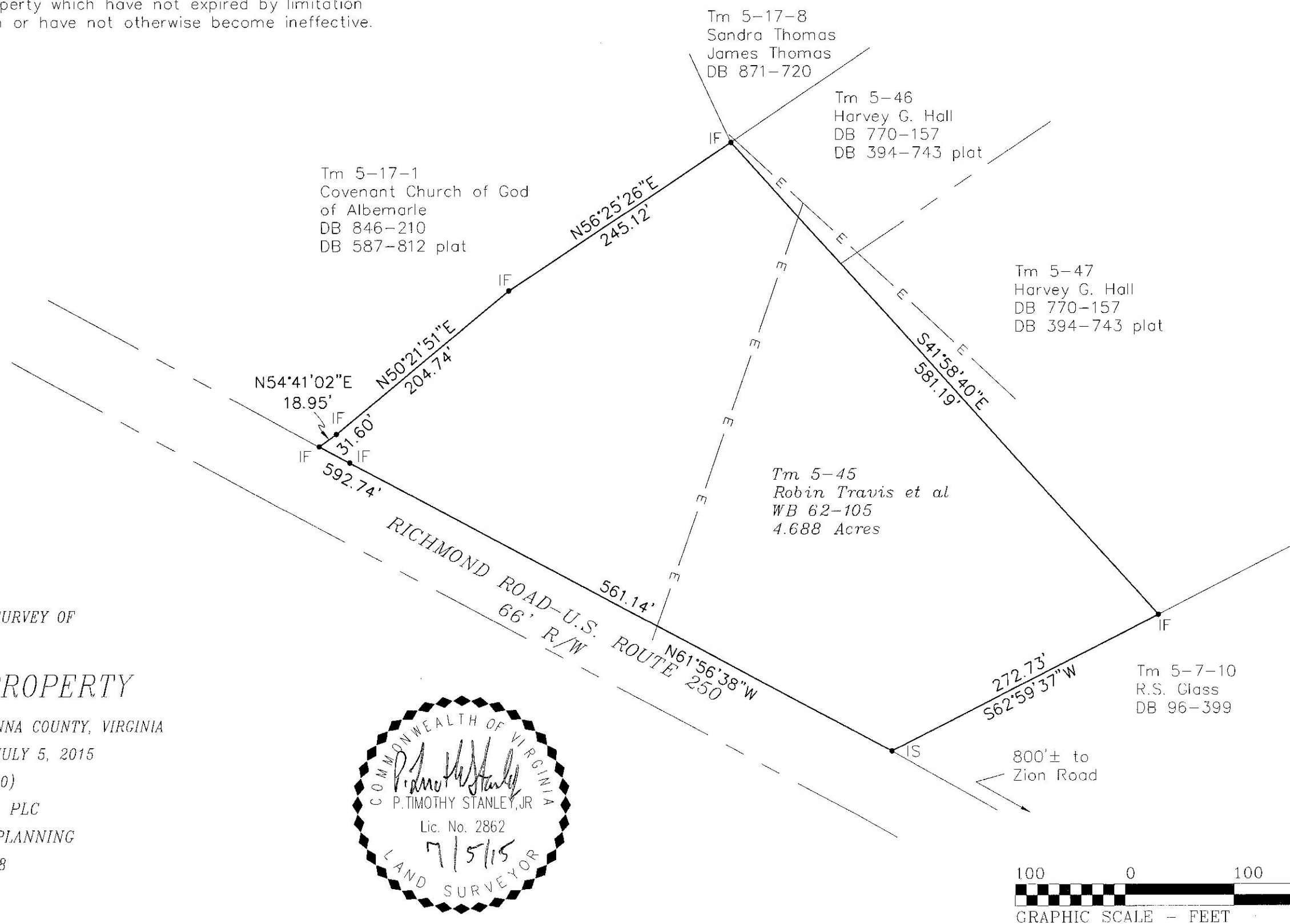
This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.

LEGEND

IS Iron Rod Set  
IF Iron Rod Found  
-E- Overhead Electric

Approved for Recordation

Date



Magnetic North based on  
Plat recorded in DB 587-812

PLAT SHOWING BOUNDARY SURVEY OF  
TAX MAP 5 PARCEL 45

**THE TRAVIS PROPERTY**

PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: JULY 5, 2015

0500045.dwg Folder Tm 5(10)

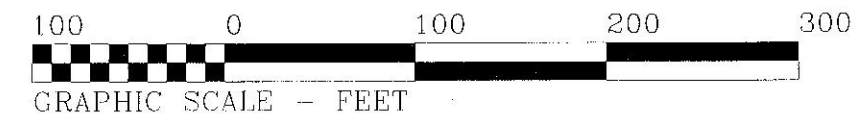
STANLEY LAND SURVEYS, PLC

LAND SURVEYING-LAND PLANNING

106 CROFTON PLAZA SUITE 8

PALMYRA, VA. 22963-0154

PHONE: (434) 589-8395



**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 4.688 acres of Tax Map 5, Section A, Parcel 45 to rezone the same from A-1, Agricultural, General to B-1, Business, General (ZMP 15:05)**

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 4.688 acres of Tax Map 5, Section A, Parcel 45, be and is hereby, rezoned from A-1, Agricultural, General to B-1, Business, General.