



FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AGENDA

Circuit Courtroom, Fluvanna Courts Building
June 22, 2016 at 6:00 pm

PLANNING COMMISSION WORK SESSION

1. **Open the Work Session** (Mr. Barry Bibb, Chairman)
2. **Planning Director Comments**
3. **Public Comment** (Limited to Three (3) Minutes per Speaker)
4. **Discussion of the Rivanna Heights Rezoning**
 - **ZMP 16:02 Rivanna Heights Rezoning:** A request to rezone from A-1, Agricultural General, to R-3, Residential Planned Community, with respect to 13.81 acres of Tax Map 18, Section A, Parcel 10. The property is located on South Boston Road, roughly 1,000 feet south of the intersection of South Boston Road (State Route 600) and Lake Monticello Road (State Route 618). The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.
5. **Adjourn**



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA (AMENDED)

Circuit Courtroom, Fluvanna Courts Building
June 22, 2016 at 7:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

3 - DIRECTOR'S REPORT (June)

4 - PUBLIC COMMENTS #1 (3 minutes each)

5 - APPROVAL OF MINUTES

Minutes of May 25th 2016

6 - PUBLIC HEARINGS

- **ZMP 16:03– Columbia Floodplain Ordinance Adoption-** Pursuant to Fluvanna County Code Sec. 22-20-1(c) and Sec. 22-17-8A.10., the Planning Commission intends to propose the following amendment to the Fluvanna County Zoning Map:

An ordinance to amend the Fluvanna County zoning map to include within the special flood hazard districts of the flood protection overlay district (sec.22-17-8A, ET SEQ.) The area within the limits of the former town of Columbia.

-
- **ZTA 16:01– Fluvanna County (Zoning Ordinance)-** Amendment of the Fluvanna County Zoning Ordinance Subsections 22-20-1 to exempt County owned property used for County purposes from the applicable fee schedule of the Zoning Ordinance. The amendment will affect Sec. 22-20-1 of the Fluvanna County Code.
 - **ZTA 16:02– Fluvanna County (Subdivision Ordinance)-** Amendment of the Fluvanna County Subdivision Ordinance Subsections 19-6-6 to exempt County owned property used for County purposes from the applicable fee schedule of the Subdivision Ordinance.
-

7 – PRESENTATIONS- None

8 - SITE DEVELOPMENT PLANS

SDP 16:06 – Lake Monticello Fire and Rescue Dept – A site development plan request to construct an approximately 8,900 square foot building addition and associated parking, with respect to 8.19 acres of Tax Map 18, Section A, Parcel 38F. The property is zoned R-4, Residential Limited, and is located at the intersection of Slice Road and South Boston Road (State Route 600). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

9 - SUBDIVISIONS

-None

10 - UNFINISHED BUSINESS

-None

11 - NEW BUSINESS- None

12 – OLD BUSINESS

- None

13 - PUBLIC COMMENTS #2 (3 minutes each)

14 - ADJOURN



Planning/Zoning Administrator Review

Jason Stewart

PLEDGE OF ALLEGIANCE

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

ORDER

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

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

1. Purpose:

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

2. Speakers:

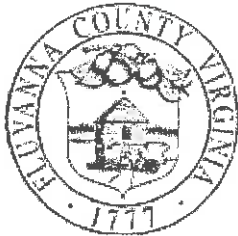
- Speakers should approach the lectern so they may be visible and audible to the Commission.
- Each speaker should clearly state his/her name and address.
- All Comments should be directed to Commission.
- Each speaker is limited to three minutes and time may not be donated from other audience members.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

3. Action:

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

Received

MAY 26 2016



Planning Dept.
COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: Bevley F. & Carolyn B. Butler

E911 Address: P.O. Box 785, Scottsville VA 24590

Phone: (434) 286-3795 Fax: _____

Email: bevbutler@aol.com

Applicant of Record: William Bailey, Real Estate III

E911 Address: 2271 Seminole Trail, Ch'ville VA 22901

Phone: (434) 760-1900 Fax: _____

Email: billbailey@centurylink.net

Representative: Bryan Chambers

E911 Address: 253 Willow Drive, Keswick VA 22947

Phone: (434) 962-3746 Fax: _____

Email: chamberslandsurveying@yahoo.com

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

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district: _____

Tax Map and Parcel(s): TM 18 (A) -10

Deed Book Reference: DB 550-41

Acreage: 13.811 Ac. **Zoning:** A-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location of Parcel: 0.3 miles south on S. Boston Road from its intersection with Lake Monticello Road

Requested Zoning: R-3

Proposed use of Property: Affordable housing units (40 townhouses - 2.9 DU per acre)

Affidavit to Accompany Petition for Rezoning

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

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

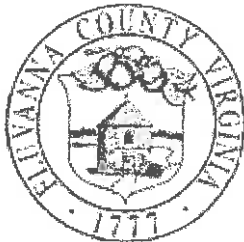
Date: 5/26/2016 Signature of Owner/Applicant: William Bailey

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

My commission expires: _____ Notary Public: _____

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

OFFICE USE ONLY			
Date Received: <u>5/26/16</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>#2478</u>	Application #: <u>ZMP 16-002</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: <u>Rivanna</u>	Planning Area: <u>Palmyra CPA</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>July 1st (July 14th & July 21st)</u>		Advertisement Dates: <u>July 25th (Aug 4th & Aug 11th)</u>	
APO Notification: <u>July 1st</u>		APO Notification: <u>Aug 1st</u>	
Date of Hearing: <u>July 27th 2016</u>		Date of Hearing: <u>August 17th 2016</u>	
Decision: _____		Decision: _____	



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: William W. Bailey

Address: Better Homes and Gardens Real Estate III, 2271 Seminole Trail

City: Charlottesville

State: VA

Zip Code: 22901

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.

William W. Bailey
Applicant Signature

5/26/2016
Date

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

OFFICE USE ONLY	
Application #: BZA : CPA : SUP : ZMP 16 : 002 ZTA :	
\$90 deposit paid per sign*: <u>✓ #2478</u>	Approximate date to be returned: <u>08/18/2016</u>

Received

MAY 26 2016

Planning Dept.

Meetings for the processing of the application

- [illegible]

☐ With approval, the development may proceed.

☐ If denied, an appeal to the Courts may be prescribed by law.

☐ No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.

Planning Dept.



Received

MAY 26 2016

Major Site Development Plan - Sketch Plan Checklist

Developed from the Zoning Ordinance April 1, 2006

Project Name: Rivanna Heights

Tax Map(s) and Parcel Number(s): TM 18 (A) Par. 10

Individual and Firm Completing Checklist: Bryan Chambers

Signature of Person Completing Checklist:

Date: 5/11/14

Administration:

- Administration:** *provided requested copies. Will provide additional copies if*
- ☒ 20 11" x17" and 3 full-size folded clearly legible blue or black line copies [22-23-8.1] *reg'd*
- ☐ After review by technical Review Committee, revisions may be required. If such revisions are required, 20 11"x17" and 3 full-size clearly legible blue or black line copies of the site plan will be required by the revision deadline indicated by staff (see attached permitting schedule) [22-23-8.A.2]
- ☐ Site Development Plan Application Fee (See attached fee schedule) [22-23-8.3]

The sketch plan will convey the general concept of the proposed site development and shall ***only*** include the following:

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A general analysis of the site, showing existing slopes, drainageways, tree stands, site features and amenities to be preserved, conservation areas, historic features, & the like [22-23-8.A.5.a] |
| <input checked="" type="checkbox"/> | Approximate location and size of the buildings [22-23-8.A.5.b] |
| <input checked="" type="checkbox"/> | General points of access [22-23-8.A.5.c] |
| <input checked="" type="checkbox"/> | General street, roadway, and parking layouts [22-23-8.A.5.d] |
| <input checked="" type="checkbox"/> | Any exterior lighting [22-23-8.A.5.e] |

William W. Bailey
P. O. Box 6700
Charlottesville, Virginia 22906
Telephone: (434) 760-1900

May 25, 2016

Mr. Jason Stewart, Planning & Zoning Administrator
County of Fluvanna
132 Main Street
Palmyra, Virginia 22963

Dear Mr. Stewart;

I am presenting, for your review, the Application for re-zoning of property described as TM 18(A) Parcel 10. I am a Realtor and the Purchaser will be Mr. Michael Brown.

It is our desire to develop this property in accordance with the attached plans and to be called Rivanna Heights containing forty attractive housing units to hopefully meet the needs of affordable attached homes in Fluvanna.

Much consideration has been given in the design plans to create maximum privacy for the owners with a buffer between South Boston Road and the actual homes. From the entrance to the development you will see appealing and inviting community gardens. There will be well thought out home designs with a mixture of one and two level home to accommodate all ages of residents.

The resident parking areas will be well lighted and convenient to the homes. There will be a centrally located playground and around the property will be a proposed picnic area of over five acres and will include a 12 feet by 18 feet shelter. There is an abundance of walking trails and pedestrian paths.

Mr. Brown and I appreciate your consideration of this development. We will look forward to creating a very desirable community that will prove to be a positive and welcomed asset to the already beautiful Fluvanna County.

Sincerely,


William W. Bailey

Received
MAY 26 2016
PLANNING DEPT.

Public Hearing Processing Checklist

(Rezoning, Special Use Permits, Variances, and Text Amendments)
Planning & Zoning Department

Initials	Responsible	Action
		BEFORE PC PUBLIC HEARING
	Applicant	The applicant will contact the Planning Dept., discuss ideas with the Planner, and schedule a pre-application meeting if required.
	Staff	Date of pre-application meeting. _____ *Ideally, at least two (2) planning staff members will meet with the applicant to discuss his or her proposals, and advise them on the application process.
	Applicant	Applicant files the application on the 1 st working day of the month by 5 p.m.
DK	Program Asst	Review application for completeness and process all fees.
DK	Program Asst	Enter project information into the DID
DK	Program Asst	Schedule public hearing advertisement dates.
DK	Program Asst	Schedule Adjoining Property Owner (APO) notification dates.
DK	Program Asst	Schedule Planning Commission public hearing meeting dates.
DL	Program Asst	Schedule date to post Planning Commission public notice sign two (2) weeks meeting.
DL	Program Asst	Schedule Board of Supervisors public hearing meeting dates.
DL	Program Asst	Schedule date to post BOS public notice sign two (2) weeks prior to meeting.
	Planner	Review the DID for accuracy of all the scheduled dates.
	Staff	Notify adjacent property owners of the subject property.
	Staff	Schedule neighborhood meeting on 2 nd Wednesday of the month at 4:30 p.m. in the Morris Room.
	Staff	Schedule Technical Review Committee meeting on the 2 nd Thursday of the month at 10 a.m. in the Historic Courthouse.
	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
	Staff	Compile all comments from the TRC meeting.
	Staff	Notify applicant in writing about TRC comments.
	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
	Planner	Prepare legal ad and email to Senior Program Assistant.
	Program Asst	Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled.

Initials	Responsible	Action
	Program Asst	Receive ad "proof" from Fluvanna Review and email proof to Planner for review.
	Planner	Planner approves proof.
	Program Asst	Notify newspaper to publish ad for two (2) consecutive weeks prior to the public hearing meeting date. (Save in ad proof folder for future reference.)
	Code Enforce. Officer	Place public notice signs on subject property two (2) weeks prior to all public hearing dates.
	Planner	Verify sign posting with a site visit and photographs.
	Program Asst	Mail APO letters two (2) week prior to Planning Comm. public hearing.
	Staff	Planning Commission public hearing scheduled for fourth (4 th) Wednesday of the following month.
		BEFORE BOS PUBLIC HEARING
	Staff	Schedule BOS public hearing for third (3 rd) Wednesday of the following month.
	Program Asst	Mail APO letters two (2) week prior to BOS public hearing.
		AFTER BOS PUBLIC HEARING
	Program Asst	Return \$90.00 sign deposit fee to applicant.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

MEMORANDUM

TO: Area Property Owners and Residents
FROM: Jason Stewart, AICP, Planning Director
DATE: June 1, 2016
SUBJECT: Neighborhood Meeting –June 8, 2016 – 4:30 p.m.

The following meetings have been scheduled to consider this request:

ZMP 16:02– Rivanna Heights Rezoning- A request to rezone from A-1, Agricultural General, to R-3, Residential Planned Community, with respect to 13.81 acres of Tax Map 18, Section A, Parcel 10. The property is located on South Boston Road, roughly 1,000 feet south of the intersection of South Boston Road (State Route 600) and Lake Monticello Road (State Route 618). The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

Neighborhood Meeting: The Neighborhood Meeting is scheduled for Wednesday, June 8, 2016 beginning at 4:30 p.m. at the County Administrative Building's Morris Room (former Board Room) – Main Level. This is an informal meeting that will give the applicant the opportunity to present his/her plan, and residents the opportunity to ask questions and express their views regarding the application prior to the Planning Commission and Board of Supervisors public hearings.

Technical Review Committee: This Committee Meeting is scheduled for Thursday, June 9, 2016 from 10:00 a.m. – 12:00 p.m. at the Historic Courthouse.

Fluvanna County Planning Commission Public Hearing: The Planning Commission's Public Hearing is scheduled for Wednesday, July 27, 2016, at 7:00 p.m. in the Circuit Court Room – Main Level of the Fluvanna County Courts Building. The Planning Commission will hold a public hearing, where there will be an opportunity for public comment, and forward a recommendation to the Board of Supervisors. A separate notice will be sent to adjacent property owners.

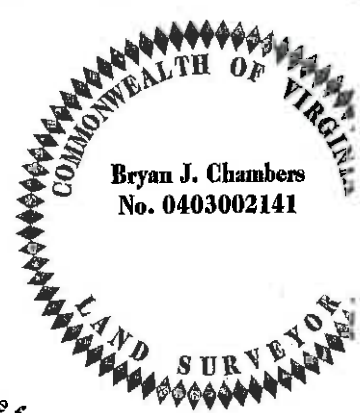
Fluvanna County Board of Supervisors Public Hearing: The Fluvanna County Board of Supervisors' Public Hearing is scheduled for Wednesday, August 17, 2016, at 7:00 p.m. in the Circuit Court Room – Main Level of the Fluvanna County Courts Building. The Board of Supervisors will hold a public hearing, where there will be an opportunity for public comment. A separate notice will be sent to adjacent property owners.

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

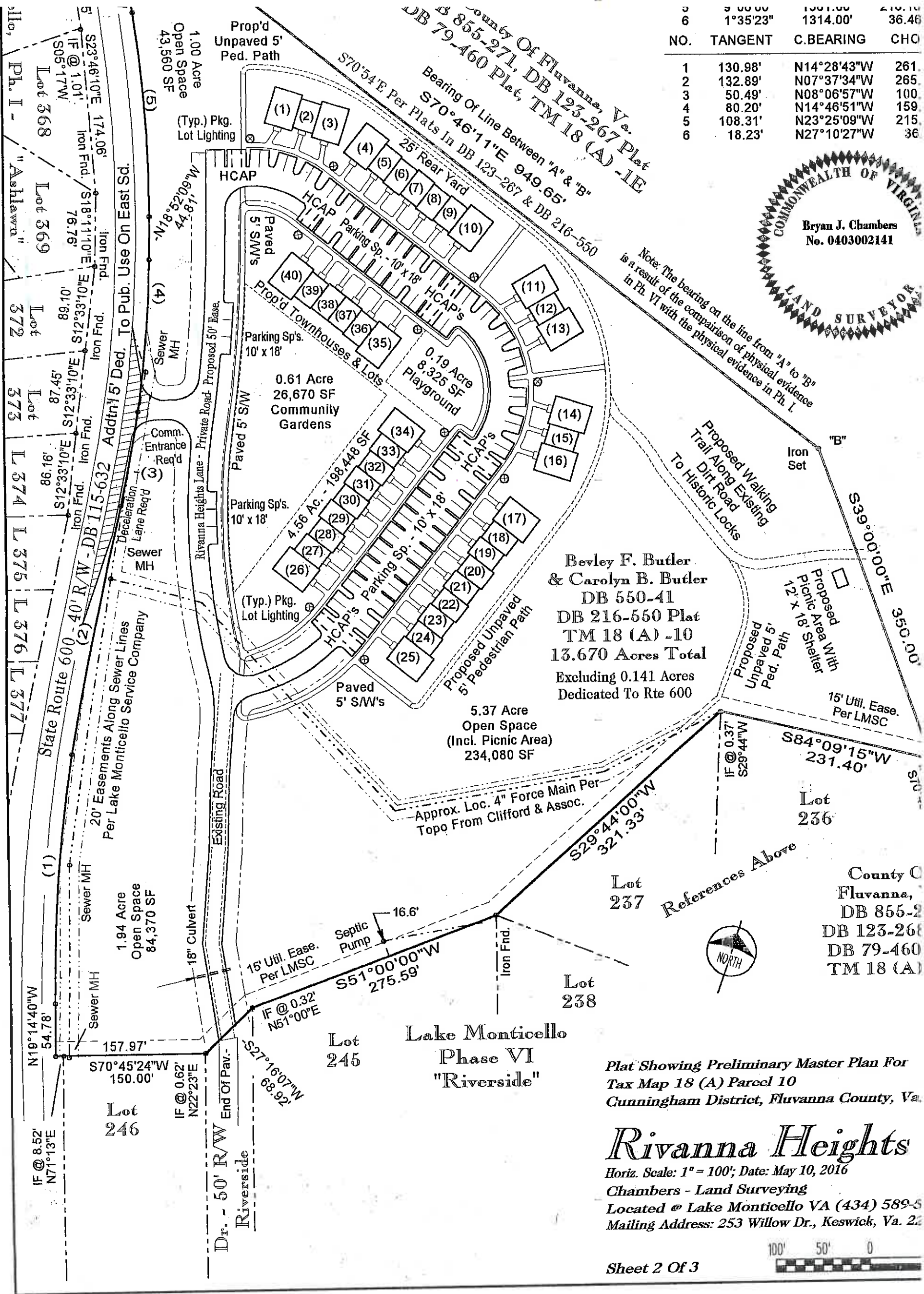
The above is a projected timeline for meetings. Meeting dates may be subject to change. Please contact the Planning Dept. to confirm the meeting dates above.

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

NO.	TANGENT	C.BEARING	CHO
1	130.98'	N14°28'43"W	261.
2	132.89'	N07°37'34"W	265.
3	50.49'	N08°06'57"W	100.
4	80.20'	N14°46'51"W	159.
5	108.31'	N23°25'09"W	215.
6	18.23'	N27°10'27"W	36.



Note: The bearing on the line from "A" to "B" is a result of the comparison of physical evidence in Ph. VI with the physical evidence in Ph. I.



Bevley F. Butler
& Carolyn B. Butler
DB 550-41
DB 216-550 Plat
TM 18 (A) -10
13.670 Acres Total
Excluding 0.141 Acres
Dedicated To Rte 600

Lot 237

Lot 238

Lot 245

Lot 246

Lot 236

County Of
Fluvanna,
DB 855-2
DB 123-26
DB 79-460
TM 18 (A)

Plat Showing Preliminary Master Plan For
Tax Map 18 (A) Parcel 10
Cunningham District, Fluvanna County, Va.

Rivanna Heights

Horiz. Scale: 1" = 100'; Date: May 10, 2016
Chambers - Land Surveying
Located @ Lake Monticello VA (434) 589-5
Mailing Address: 253 Willow Dr., Keswick, Va. 22

Lake Monticello Phase VI "Riverside" - DB 83-226 Plat
 Lot 236: Nelson Properties, Inc., DB 166-231
 Lot 237: Steven & Bethany Whitten, DB 395-520
 Lot 238: Earl & Barbara Jean Stinnie, DB 480-658
 Lot 246: Benton & Jennifer Lyons, DB 364-202
 Lot 246: Jason & Jamie Hickman, DB 497-14

Approved For Recordation
 Fluvanna Co. Planning Dept.

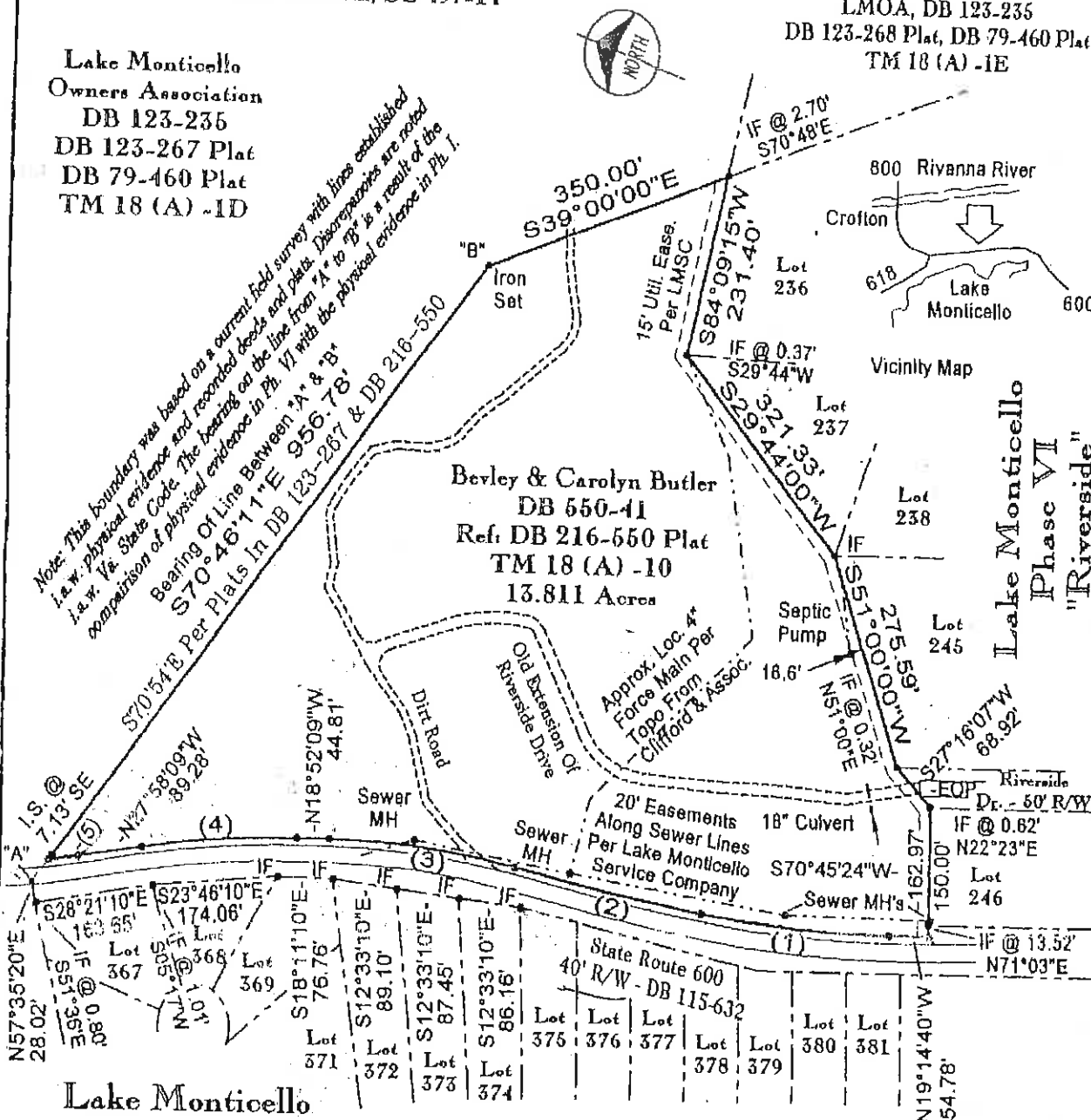
12/19/03
 Date

Lake Monticello
 Owners Association
 DB 123-235
 DB 123-267 Plat
 DB 79-460 Plat
 TM 18 (A) -1D

Note: This boundary was based on a current field survey with lines established
 i.e. w. physical evidence and recorded deeds and plats. Discrepancies are noted
 i.e. w. Va. State Code. The bearing on the line from "A" to "B" is a result of the
 comparison of physical evidence in Pl. VI with the physical evidence in Pl. I.
 Bearing of Line Between "A" & "B"
 S70°48'11"E 956.78'
 S70°54'E Per Plats in DB 123-267 & DB 216-550

Bevley & Carolyn Butler
 DB 550-41
 Ref: DB 216-550 Plat
 TM 18 (A) -10
 13.811 Acres

LMOA, DB 123-235
 DB 123-268 Plat, DB 79-460 Plat
 TM 18 (A) -1E



Lake Monticello
 Phase I - "Ashlawn"

NO.	DELTA	RADIUS	ARC
1	9°31'53"	1576.00'	262.18'
2	4°10'26"	3651.99'	266.03'
3	13°19'49"	1117.00'	259.88'
4	9°06'00"	1356.00'	215.36'
5	1°48'40"	1319.00'	41.70'

NO.	TANGENT	C.BEARING	CHORD
1	131.39'	N14°28'43"W	261.88'
2	133.08'	N07°37'34"W	265.97'
3	130.53'	N12°12'15"W	259.29'
4	107.91'	N23°25'09"W	215.14'
5	20.85'	N27°03'49"W	41.69'

Plat Showing Boundary Survey Of
 Tax Map 18 (A) Parcel 10
 Cunningham District, Fluvanna County, Va.

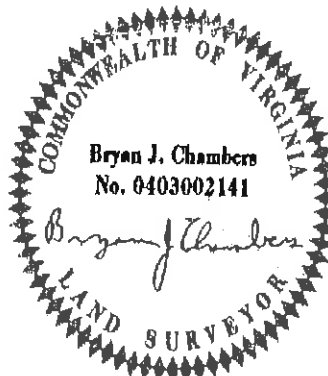
Property Of
 Bevley & Carolyn Butler

Scale: 1" = 200'; Date: December 7, 2003

Chambers - Land Surveying

Located in Court Square Palmyra (434) 589-5139

Mailing Address: 253 Willow Dr., Keswick, Va. 22947



9



REVISED:

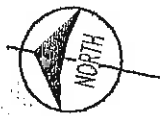
PALMYRA
CUNNINGHAM

DISTRICT

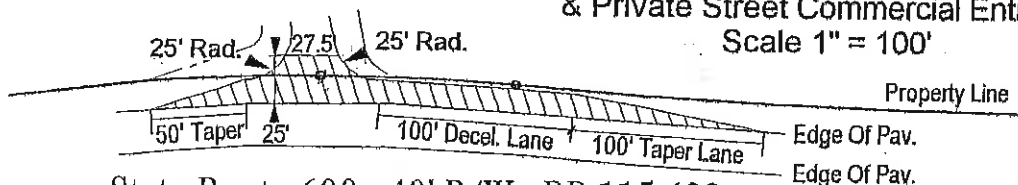
SECTION 18
INSERT

Notes:

- 1) This boundary was based on a field survey by this office dated Dec. 7, 2003 with lines established i.a.w. physical evidence and recorded deeds and plats. Discrepancies are noted i.a.w. Va. State Code.
- 2) The property is currently zoned A-1. The R-3 zone is being applied for. Housing density is 40 units/ 13.811 acres (incl. road ded. acreage) = 2.9 units/ acre. Townhouse dimensions: 14 Townhouses = 30' x 40'; 26 Townhouses = 22' x 32'.
- 3) Topography shown on this sheet was taken from information provided on the Fluv. Co. GIS website.
- 4) The base flood elevation of 272' for Flood Zone "AE" the 1.0% annual chance flood area was taken from the FEMA Flood Ins. Rate Map Number 51065C0066C for Fluv. County Va. dated 5/16/2008. Flood Zone "X" the 0.2% annual chance flood area was proportioned from the above map.
- 5) The entire site is established in mature hardwoods. Drainage, steep slopes (not impacted - mostly off site), and floodplains are shown on Sheet 3. The historic Union Mills Canal Outlet Locks are a short distance off site to the north (as shown on a separate enclosure) and a walking trail is proposed to access them. Wetlands are near the Rivanna River and will not be impacted by the proposed construction.
- 6) Water, sewer, and electric utilities will be designed to connect with existing facilities crossing the site upon review of the Prelim. Master Plan by Aqua Virginia, Lake Monticello Service Co., and CVEC.
- 7) A permit will be required from VDOT before any construction begins within the right-of-way for State Route 600. Maintenance of Rivanna Heights Lane will be addressed in The Rivanna Heights Dec'l Of Covenants, Conditions, & Restrictions. VDOT and Fluvanna County will not be responsible for maintenance of the road until such time as it is incorporated into the state or county road system. Details of the deceleration lane, the private street commercial entrance, & a private road cross section are shown below.

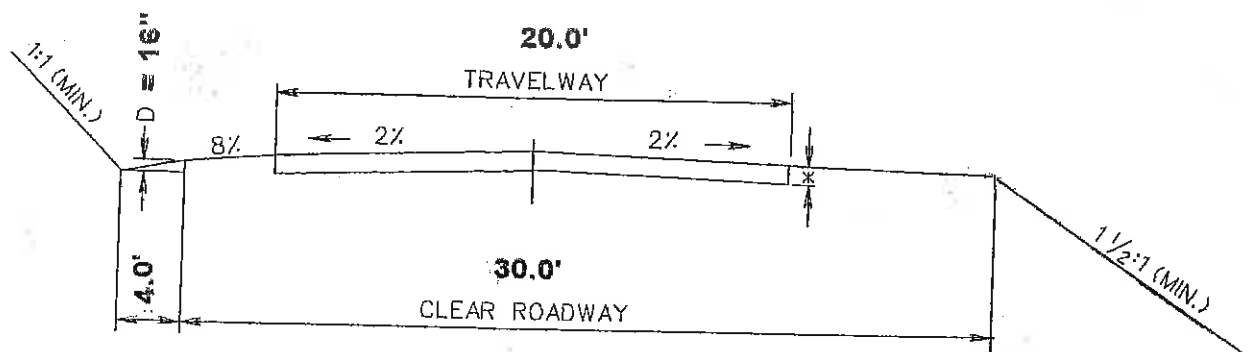


Details Of Required Deceleration Lane
& Private Street Commercial Entrance
Scale 1" = 100'



State Route 600 - 40' R/W - DB 115-632
Addn'l 5' Ded. To Pub. Use On East Sd.

Details Of Typical Road Cross Section
Not To Scale



* SEE PLANS FOR BASE DEPTH AND TYPE AND PAVED SURFACE TREATMENT WHERE REQUIRED.

Owner/ Developer:
Bevley F. & Carolyn B. Butler
P.O. Box 190, Scottsville, Va. 24590.

Plat Showing Preliminary Master Plan For
Tax Map 18 (A) Parcel 10
Cunningham District, Fluvanna County, Va.

Rivanna Heights

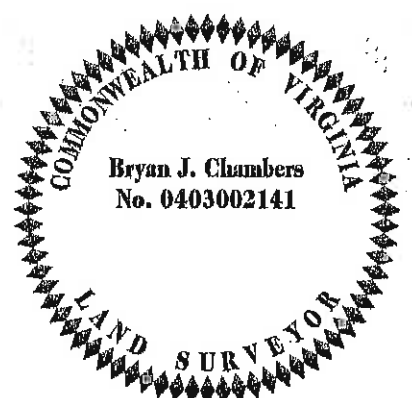
Horiz. Scale: As Noted; Date: May 10, 2016

Chambers - Land Surveying

Located @ Lake Monticello VA (434) 589-5139

Mailing Address: 253 Willow Dr., Keswick, Va. 22947

Sheet 1 Of 3





COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: June 22, 2016
Re: Planning Director's Report

Board of Supervisors Actions:

June 1, 2016:

None.

June 18, 2016:

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for June 9, 2016:

SUP 16:06 Silver Lining Flowers LLC - A request for a special use permit to operate a commercial greenhouse, with respect to 35.26 acres of Tax Map 40, Section 19, Parcel D. The property is located south of Haden Martin Road (State Route 640), approximately one mile north-east of the intersection of Haden Martin Road and Forest Glen Lane. The parcel is zoned A1. The parcel is within a Rural Preservation Planning Area and the Fork Union Election District.

SUP 16:07 Sycamore Square - A request for a special use permit to operate an assisted living facility, with respect to 3.36 acres of Tax Map 9, Section A, Parcel 14. The property is located at the intersection Ashlawn Boulevard and Lake Monticello Road (State Route 618). The parcel is zoned R-3. The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 16:02 Rivanna Heights Rezoning - A request to rezone from A-1, Agricultural General, to R-3, Residential Planned Community, with respect to 13.81 acres of Tax Map 18, Section A, Parcel 10. The property is located on South Boston Road, roughly 1,000 feet south of the intersection of South Boston Road (State Route 600) and Lake Monticello Road (State Route 618). The parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 16:03 Columbia Floodplain Adoption: Pursuant to Fluvanna County Code Sec. 22-20-1(c) and Sec. 22-17-8A.10., the Planning Commission intends to propose the following amendment to the Fluvanna County Zoning Map:

AN ORDINANCE TO AMEND THE FLUVANNA COUNTY ZONING MAP TO INCLUDE WITHIN THE SPECIAL FLOOD HAZARD DISTRICTS OF THE FLOOD PROTECTION OVERLAY DISTRICT (SEC. 22-17-8A, ET SEQ.) THE AREA WITHIN THE LIMITS OF THE FORMER TOWN OF COLUMBIA

Awaiting VDOT Comments on all TRC items as of June 16, 2016

Monthly Approval Report May 2016

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>Pending PC Meeting</i>						
		ZMP 16-003		53	(A)62C	0	
.							
Cunningham							
	<i>Approved</i>						
		SUP 16-004	Home Based Buisness	27	(10) 4	2.049	
.							
	<i>Pending PC Meeting</i>						
		SDP 16-006	Fire & Rescue Station	18A,18	(4), (A), 13B, 38F	8.192	
.							
		ZMP 16-001		17A	(1) F	38.11	
.							
Fork Union							
	<i>Approved</i>						
		BSP 16-003	Physical Survey	50	(A) 71	0	
.							

Thursday, June 16, 2016

Page 1 of 2

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>
Palmyra		BSP 16-004	Boundary Survey	59	(A) 22, 22S	0	
	<i>Pending BOS Meeting</i>						
		SUP 16-005	Relocate Microwave Tower	59	(6) 1,2	0	
	<i>Approved</i>						
		SDP 16-005	Vacant Wooded Parcel	9	(A) 9	12.868	
Rivanna	<i>Pending TRC Meeting</i>						
		ZMP 16-000	ZMP 16-002	18	(A) 10	13.811	

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



FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
APRIL 2016

USE	Apr-15	VALUE	YTD 15	VALUE	Apr-16	VALUE	YTD 16	VALUE	Apr/Diff	VALUE	YTD PERMITS	VALUE
New Homes	9	1,903,000	28	5,524,115	15	2,718,084	44	8,242,199	6	815,084	16	2,718,084
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	2	423,000	0	-	2	423,000	0	-	0	-
Adds&Alterations	28	1,594,370	117	2,942,783	27	825,737	144	3,768,520	-1	(768,633)	27	825,737
Garages & Carports	4	70,000	9	147,500	4	100,000	13	247,500	0	30,000	4	100,000
Accessory Buildings	0	0	4	255,339	2	8,000	6	263,339	2	8,000	2	8,000
Single Wide MH	0	0	0	-	0	-	0	-	0	-	0	-
Swimming Pools	0	0	1	36,500	2	60,000	3	96,500	2	60,000	2	60,000
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	2	100,000	0	-	2	100,000	0	-	0	-
TOTALS	41	3,567,370	163	9,429,237	50	3,711,821	213	13,141,058	9	144,451	51	3,711,821

FEES	Apr-15	PREV TOT	YTD 15	Apr-16	PREV TOT	YTD 16	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 16,037.18	28,793.35	44,830.53	\$ 14,886.94	\$ 28,793.35	\$ 43,680.29	(1,150.24)	(1,150.24)
Land Disturb Permits	\$ 3,425.00	4,075.00	7,500.00	\$ 1,950.00	\$ 4,075.00	\$ 6,025.00	(1,475.00)	(1,475.00)
Zoning Permits/Proffers	\$ 2,600.00	3,850.00	6,450.00	\$ 2,450.00	\$ 3,850.00	\$ 6,300.00	(150.00)	(150.00)
TOTALS	\$ 22,062.18	36,718.35	58,780.53	\$ 19,286.94	\$ 36,718.35	\$ 56,005.29	\$ (2,775.24)	(2,775.24)

	Apr-15	PREVIOUS	YTD 15	Apr-16	PREVIOUS	YTD 16		
INSPECTIONS	214	388	602	157	388	545	-57	-57

Florin Moldovan
Building Official

() represents a negative



FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
MAY 2016

USE	May-15	VALUE	YTD 15	VALUE	May-16	VALUE	YTD 16	VALUE	May/Diff	VALUE	YTD	VALUE
											PERMITS	
New Homes	12	2,546,121	40	8,070,236	9	1,970,179	49	10,040,412	-3	(575,942)	9	1,970,176
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	2	423,000	0	-	2	423,000	0	-	2	(423,000)
Adds&Alterations	21	341,309	138	3,284,092	29	452,212	167	3,736,304	8	110,903	29	452,212
Garages & Carports	0	0	9	147,500	1	25,000	10	172,500	1	25,000	1	25,000
Accessory Buildings	1	60,000	5	315,339	1	500	6	315,839	0	(59,500)	1	500
Single Wide MH	1	51,488	1	51,488	0	-	0	-	-1	(51,488)	-1	(51,488)
Swimming Pools	0	0	1	36,500	0	-	1	36,500	0	-	0	-
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	2	100,000	0	-	0	-	0	-	-2	(100,000)
TOTALS	35	2,998,918	198	12,428,155	40	2,447,891	238	14,876,046	5	(551,027)	39	1,873,400

FEES	May-15	PREV TOT	YTD 15	May-16	PREV TOT	YTD 16	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 13,508.21	44,830.53	58,338.74	\$ 8,446.62	\$ 44,830.53	\$ 53,277.15	(5,061.59)	(5,061.59)
Land Disturb Permits	\$ 1,750.00	7,500.00	9,250.00	\$ 2,250.00	\$ 7,500.00	\$ 9,750.00	500.00	500.00
Zoning Permits/Proffers	\$ 1,500.00	6,450.00	7,950.00	\$ 1,650.00	\$ 6,450.00	\$ 8,100.00	150.00	150.00
TOTALS	\$ 16,758.21	58,780.53	75,538.74	\$ 12,346.62	\$ 58,780.53	\$ 71,127.15	\$ (4,411.59)	(4,411.59)

	May-14	PREVIOUS	YTD 14	May-16	PREVIOUS	YTD 16		
INSPECTIONS	113	567	680	155	602	757	42	77

Floroin Moldovan
Building Official

() represents a negative

Transmittal Report May 2016

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
		<i>Variances</i>		
			ZUP16006	\$3,300.00
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			BSP16004	\$50.00
			<i>Sum:</i>	\$3,350.00
10000013-318316				
	<i>REZON</i>	<i>Rezoning</i>		
			ZMP16001	\$750.00
			ZMP16000	\$1,690.50
			<i>Sum:</i>	\$2,440.50
10000013-318319				
	<i>SIGNPT</i>	<i>Sign Permit</i>		
			ZMP16001	\$90.00
			MSC16005	\$155.00
			ZMP16000	\$90.00
			<i>Sum:</i>	\$335.00
10000013-318337				
	<i>SITEPL</i>	<i>Site Plan Review</i>		
			SDP16006	\$150.00
			<i>Sum:</i>	\$150.00
10000013-318340				
	<i>MISC</i>	<i>Miscellaneous</i>		
			MSC16004	\$155.00
			<i>Sum:</i>	\$155.00
10000013-318341				
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			SUB16007	\$200.00
			<i>Sum:</i>	\$200.00

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
10000013-318348				
	SOIREW	Health Department Review		
			SUB14020	\$925.00
			<i>Sum:</i>	\$925.00
			<i>Total:</i>	\$7,555.50

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
May 25, 2016
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Donald Gaines
Lewis Johnson
Howard Lagomarsino

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
James Newman, Planner
Frederick Payne, Fluvanna County Attorney
Deidre Creasy, Senior Program Support Assistant

ABSENT: Tony O'Brien, Board of Supervisors Representative

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Barry Bibb, Chairman called the meeting to order at 7:00 p.m., followed by reciting the Pledge of Allegiance.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

Board of Supervisors Actions:

May 4, 2016:

None.

May 18, 2016:

Approved 4-0-1 – SUP 16:04, Raymond Bunch– *Request for a special use permit to operate a small home industry with respect to 2.04 acres of Tax Map 27, Section 10, Parcel 4. The affected property is located on the south side of Branch Road (Route 761), approximately one-third of a mile northeast of its intersection with Rolling Road South. The property is located in the Cunningham Election District and is within the Rural Preservation Planning Area.*

Board of Zoning Appeals Actions:

May 10, 2016

Approved 5-0-0-BZA 16:01-Antioch Baptist Church- *A request for a variance to Fluvanna County Code Sec.3-5-2, and Sec. 3-6-1 of the January 1, 1974 Zoning Ordinance to allow for the reduction of the minimum side yard building setback from a corner lot setback required from 50 feet to 20 feet, to allow for the reduction of the setback from the center line of any street from 75 feet to 50 feet, and to allow for the reduction of the minimum rear yard setback from 50 feet to 22'.6" with respect to 9.295 acres of Tax Map 26, Section A, Parcel 15. The affected property is located in the Cunningham Election District at the intersection of State Route 620 (Rolling Road South) and State Route 637 (Antioch Road).*

Technical Review Committee for May 12, 2016:

ZMP 16:01 Nahor Village Amendment- *A request to amend the Nahor Village Master Plan in regards to the number and type of single family dwellings, with respect to 38.11 acres of Tax Map 17, Section A,*

Parcel 1F. The property is zoned R-3 Residential, and is located at the intersection of Village Boulevard and Thomas Jefferson Parkway (State Route 53). The property is located in the Cunningham Election District, and is within the Rivanna Community Planning Area.

SDP 16:06 – Lake Monticello Fire and Rescue Dept. – *A site development plan request to construct an approximately 8,900 square foot building addition and associated parking, with respect to 8.19 acres of Tax Map 18, Section A, Parcel 38F. The property is zoned R-4, Residential Limited, and is located at the intersection of Slice Road and South Boston Road (State Route 600). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.*

PUBLIC COMMENTS #1

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

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

APPROVAL OF MINUTES:

MOTION: Mr. Johnson moved to accept the minutes of the April 27, 2016 meeting as submitted, **Mr. Lagomarsino seconded. The motion carried a vote of 5-0-0. AYES: Bibb, Gaines, Johnson, Zimmer & Lagomarsino NAYS: None. ABSTAIN: None**

PUBLIC HEARINGS:

SUP 16:05-Dominion Power Virginia: Request for a special use permit to relocate a private microwave communications tower with respect to 91.05 acres of Tax Map 59, Section 7, Parcel 1. The affected property is located on Bremono Road, roughly 1 mile west of the intersection of Bremono Road and Glenarvon Drive, and is just north of the James River. The property is located in the Fork Union Election District and is within the Rural Residential Planning Area. **Planner James Newman** conducted a brief presentation and addressed the Board.

Planner James Newman conducted a brief presentation and addressed the Board.

Chairman Bibb gave the applicant a chance to speak

Applicant John Mulligan: Explained that the new cell tower will present increased service capability to Dominion as well as emergency services in the County.

Public Hearing Comments

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

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

Johnson: Advised he was familiar with the area and that the County would benefit greatly from the tower.

Motion:

Mr. Johnson moved to recommend approval of **SUP 16:05–Dominion Power Virginia**, in which **Mr. Zimmer seconded. The motion carried with a vote of 5-0-0. AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

SITE DEVELOPMENT PLANS:

SDP 16:05-Fluvanna Self Storage: Approval of a sketch plan for a three phase project to construct storage facilities and commercial space, in regard to 12.86 acres of Tax Map 9, Section A, Parcel 9. The subject property is located on the south side of Lake Monticello Road (State Route 618), roughly 3,000 feet west of the intersection of Lake Monticello Road and Ashlawn Boulevard.

Planner James Newman Explained this is a three phase project and only one phase is being reviewed for approval tonight; the other phases will come before the Board at another time. He then conducted a brief presentation and addressed the Board.

Chairman Bibb: Inquired about the entrance way needing to be moved to the other end of the property.

Planner James Newman: Explained that VDOT had commented during the TRC and the applicants complied with the request.

Lagomarsino: Confirmed that in the first phase the main road around the building will support emergency apparatus.

Gaines: Confirmed DEQ requirements are met in phase 1 with Engineer, Justin Shimp.

Chairman Bibb: Gave the applicant a chance to address the Board.

Zimmer: Expressed concerns in relation to sidewalk variances.

Fred Payne: Explained that this is not a use that is going to create pedestrian traffic in phase 1, the other phases will be dealt with as they come to the Board.

Administrator Stewart: Reiterated that changes will require the applicant to come back to the Planning Commission during the different phases.

Bibb: Suggested clarifications are made to explain the side walk variance in reference to phase 1.

Motion:

Mr. Gaines moved to approve of **SDP 16:05– Fluvanna Self Storage**, in which **Mr. Zimmer seconded**. The motion carried **with a vote of 5-0-0**. **AYES:** Bibb, Lagomarsino, Johnson, Gaines and Zimmer **NAYS:** None. **ABSTAIN:** None

Motion:

Mr. Zimmer moved to approve of **SDP 16:05– Fluvanna Self Storage Side Walk Waiver**, in which **Mr. Gaines seconded**. The motion carried **with a vote of 5-0-0**. **AYES:** Bibb, Lagomarsino, Johnson, Gaines and Zimmer **NAYS:** None. **ABSTAIN:** None

PRESENTATIONS: None

SUBDIVISIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS: Land Use Policy/Rural Preservation Discussion

Chairman Bibb: Presented an explanation on the importance of the Land Use Policy and how the land use tax works.

OLD BUSINESS: Former Town of Columbia Floodplain Protection Zoning Map Amendment

Motion:

Mr. Gaines moved to approve the Former Town of Columbia Floodplain Protection Zoning Map Amendment, in which **Mr. Lagomarsino seconded**. The motion carried **with a vote of 5-0-0**. **AYES:** Bibb, Lagomarsino, Johnson, Gaines and Zimmer **NAYS:** None. **ABSTAIN:** 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 May 25, 2016 at 7:31 p.m.

Minutes recorded by Deidre Creasy.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZMP 16:01
Tax Map: Tax Map 17, Section A, Parcel 1F

From: James Newman
District: Cunningham
Date: June 22, 2016

General Information:

This request is to be heard by the Planning Commission on Wednesday June 22, 2016 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner/Applicant:

Owner is NVA Properties LLC. Applicant is Southern Development Homes

Representative:

Southern Development Homes

Requested Action:

To amend the Nahor Village Master Plan in regards to the number and type of single-family dwellings, with respect to 38.11 acres of Tax Map 17-A-1F (Attachment A)

Location:

The property is located at the intersection of Village Boulevard and Thomas Jefferson Highway (State Route 600). The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

Existing Zoning:

R-3 Residential, Planned Community (Attachment B)

Proposed Zoning:

Amendment to Master Plan. Not changing zoning.

Existing Land Use:

Housing

Planning Area:

Rivanna Community Planning Area

Adjacent Land Use:

Adjacent properties are zoned A-1, R-4, and B-1.

Zoning History:

ZMP 04:04: Request to rezone property from A1 and B1 to R3. Approved by Planning Commission on September 27, 2004. Approved by Board on April 20, 2005

SUB 05:97: Request for an R-3 Subdivision with congregate care facility. Approved Nov 28 2005 by the Planning Commission.

Neighborhood Meeting:

Neighborhood meeting was held May 11th. There was one (1) attendee. There were no questions; the attendee had come to learn about the project and was satisfied with what he heard. (Attachment D)

Technical Review Committee:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 12, 2016.

1. VDOT asked the applicant to cut down trees on Rt 636 in order to allow for improved line-of-sight.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. The Department of Forestry stated they have no comments
5. Health Dept. stated they have no comments.
6. Erosion and Sediment Control needs a revised plan of impervious surface coverage, using the potential congregate care facility as a base.
(Attachment E)

Analysis:

The applicant is requesting to amend their Master Plan to change the type and density of housing from single-family attached dwellings in favor of single-family detached dwellings. The developer is requesting to reserve the reduced density (26 residential lots) in the 2.16 acre Congregate Care Facility lot. This particular Congregate Care Facility lot will be developed with either option depending on market demand. The total number of lots is unchanged, and open space is increased with this amendment while at the same time decreasing the density of the neighborhood.

The applicant will decrease their attached single family units from 76 to 24 (a loss of 52 units) while increasing detached single-family housing from 26 units to 52 (a gain of 26 units). Additional space for 26 single-family detached homes or a Congregate Care Facility is made available with this amendment. The total number of units stays at 103.

Site Plan appears to conform to the requirements of Fluvanna County Code. Density requirements of Sec. 22-7-8 are met within limitations, and this Nahor Village has been approved in the past by both the Planning Commission and the Board of Supervisors.

(Attachment C)

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property 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”*. While this proposed development amendment is not mixed use, it does encourage the growth of elderly resident living spaces (vis-à-vis the congregate care facility), something Fluvanna County needs.

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 amendment request appears to meet the intent of the Comprehensive Plan in that the proposed rezoning may contribute to *“maintain the rural character of the surrounding area, enhance the country suburban character of the community, promote a vibrant quality of life for residents, and plan for the future”*(pg. 50).

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, as only density, not the total number of units, is changing.

Recommended Conditions

If approved, Staff recommends the following conditions:

1. A new set of updated proffers must be submitted for Board Consideration
2. All proposed development must adhere to Fluvanna County Code requirements
3. Must receive VDOT approval for pertinent development

4. All restrictions listed Attachment F, excepting those invalidated by this amendment (specifically 1-1 and 1-2), must be implemented. Conditions 5 and 6 of this Staff Report further clarify this point:
5. The land owner proffers the attached Master Plan for land use, residential density, structure locations and site improvements. The land owner proffers that a congregate care facility will be built on the parcel as shown on the Master Plan or a maximum of 26 single-family residential units. No other land uses will be allowed.
6. The land owner proffers the attached Master Plan for land use, residential density, structure locations and site improvements. The congregate care facility will consist of 60 to 80 dwellings with communal facilities and services, to include but not limited to; social activities, maintenance and housekeeping services, transportation services, dining services and other support services for its residents. The structure itself shall consist of one to three room units with-out kitchens, a communal dinning facility, recreation areas and facility management. If Nahor Village's Master Plan is approved and rezoned an application for a special use permit for the congregate care facility will be applied for within 90 to 120 days after rezoning.

Suggested Motion:

I move that the Planning Commission recommend [approval/denial/deferral] of ZMP 16:01 a request to amend the Nahor Village Master Plan in regards to the number and type of single-family dwellings and Congregate Care Facility, with respect to approximately 38.11 acres of Tax Map 17, Section A, Parcel 1F, [if approved] subject to the X conditions listed in the staff report.

Attachments:

- A – Application and APO Letter
- B – Aerial Vicinity Map
- C- Site Plan
- D – Neighborhood meeting sign in sheet
- E – TRC comment letter
- F- 2005 Approval Letter

Copy: File

Keith Lancaster at klancaster@southerdevelopment.com

Attachment A

Reset Form

Print Form



COMMONWEALTH OF VIRGINIA COUNTY OF FLUVANNA Application for Rezoning

Received

MAY 02 2016

Planning Dept.

Owner of Record: **NVA PROPERTIES LLC**

E911 Address: **4095 VALLEY PIKE WINCHESTER, VA 22602**

Phone: _____ Fax: _____

Email: _____

Applicant of Record: **SOUTHERN DEVELOPMENT HOMES**

E911 Address: **170 SOUTH PANTOPS DR. CVILLE, VA 22911**

Phone: **434-245-0894** Fax: _____

Email: **charlesA@southerndevelopment.com**

Representative: **APPLICANT**

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): **17A-1F**

Deed Book Reference: **849-416**

Acres: **38.11** Zoning: **R3**

Deed Restrictions? ☐ No ☐ Yes (Attach copy)

Location of Parcel: **ROUTE 53 SOUTH OF LAKE MONTICELLO**

Requested Zoning: **R3 (EX)**

Proposed use of Property: **RESIDENTIAL**

Affidavit to Accompany Petition for Rezoning

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

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

Date: **4/27/2016**

Signature of Owner/Applicant: _____

Subscribed and sworn to before me this **27th** day of **April**, 20 **16** Register # **7500531**

My commission expires: **7/31/2019** Notary Public: **Wanda S. Brown**

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: 05/02/16	Pre-Application Meeting: <input checked="" type="checkbox"/>	PH Sign Deposit Received: <input checked="" type="checkbox"/>	Application #: ZMP 16-001
\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner (APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: Cunningham	Planning Area: Fluvanna CPA		
Planning Commission		Board of Supervisors	
Advertisement Dates: May 30th (June 4th & 16th)	Advertisement Dates: June 13th (June 23rd & 30th)		
APO Notification: June 6th	APO Notification: June 21st		
Date of Hearing: June 22nd	Date of Hearing: July 6th		
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

Wanda S. Brown
Commonwealth of Virginia
Notary Public
Commission No. 7500551



Received

MAY 6

Planning

Attachment A

Memorandum

DATE: June 07, 2016
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 June 22, 2016 Planning Commission Meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

June 6, 2016

«Name»
«Address»
«City_State» «ZIP»
TMP#«TMP»

Re: Public Hearing on ZMP 16:01

Dear «Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item as noted below:

Purpose:	Planning Commission Public Hearing
Day/Date:	Wednesday, June 22 2016
Time:	7:00 PM
Location:	Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant's representative will be present at the Planning Commission meeting for the special use permit request that is described as follows:

ZMP 16:01– Nahor Village Amendment- A request to amend the Nahor Village Master Plan in regards to the number and type of single family dwellings, with respect to 38.11 acres of Tax Map 17, Section A, Parcel 1F. The property is zoned R-3 Residential, and is located at the intersection of Village Boulevard and Thomas Jefferson Parkway (State Route 53). The property is located in the Cunningham Election District, and is within the Rivanna Community Planning Area.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <http://fluvannacounty.org/government/pc/agendasactionsminutes>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this special use permit application or the Public Hearing, please contact me at 434–591–1910.

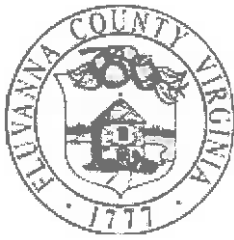
Sincerely,

Jason Stewart
Planning and Zoning Administrator

Attachment A

Trp	Name	Address	City, State	Zip
17A 1 40	Wayne & Marilyn Carney	166 Village PL	Palmyra, Va	22963
17A 1 41	Bruce & Susan Countryman	172 Village Blvd	Palmyra, Va	22963
17A 1 42	McVay Asset Protection Trust	176 Village Blvd	Palmyra, Va	22963
17A 1 43	Lawrence & Susan Held	180 Village Blvd	Palmyra, Va	22963
17A 1 44	Ronald E. Santoro	194 Village Blvd	Palmyra, Va	22963
17A 1 45	Tony Garrett & Kathleen Trust	20645 N. Enchantment	Maricopa, AZ	85138
17A 1 46	George Jr. & Annemarie Rindos	202 Village Blvd	Palmyra, Va	22963
17A 1 47	The Smith Trust	212 Village Blvd	Palmyra, Va	22963
17A 1 76	NVA PROPERTIES LLC	4095 VALLEY PIKE	Winchester, Va	22602
	Diane Caton: Management Servcies Corp.	P.O. Box 5306	Charlottesville, Va	22905
17 A 10A	Glorystone LLC	6440 THOMAS JEFFERSON	PALMYRA, VA	22963 22963
17 9 1	Lisa Haden	2195 PENDLETON PL	SUWANEE, GA 30024	30024
17 A 8E	Neal & Carolyn Ley	6650 THOMAS JEFFERSON	PALMYRA, VA	22963 22963
17A 1 76	NVA PROPERTIES LLC	4095 VALLEY PIKE	WINCHESTER, VA 22	22602

Print Form



Received
MAY 11 2016
Planning Dept.

All maps and plans submitted are to be either 8 1/2" x 11" or 11" x 17". One original of any size may be provided to staff for use at the Public Hearing.

COUNTY STAFF USE ONLY

- ☒ Completed Rezoning Application signed by the current owner of the property or a separate statement signed by the current owner authorizing the application (Affidavit to accompany Petition for Rezoning).
- ☒ Copy of plat(s) showing existing and proposed improvements
- ☐ Copy of Tax Map (preferred)
- ☐ Copy of deed restrictions (if applicable)
- ☒ Description of proposed use
- ☒ Preliminary site plan (10 required, 18 preferred)
- ☐ Any applicable contracts, easements, etc.
- ☒ Application fee in full made payable to **Fluvanna County**.

Review of the Application

- ☒ Preliminary review by planning staff for completeness and content.
- ☒ Copies of application: office, agencies and county attorney
- ☒ Government agency review and comment (not an inclusive listing)
- | | |
|---|---|
| <input checked="" type="checkbox"/> VDOT | <input type="checkbox"/> Aqua Virginia |
| <input checked="" type="checkbox"/> Health Department | <input type="checkbox"/> School Superintendent |
| <input checked="" type="checkbox"/> Fire Chief | <input type="checkbox"/> Army Corp of Engineers |
| <input type="checkbox"/> FUSD Manager | <input type="checkbox"/> County Administrator |
- ☒ Any concerns addressed by the governmental agencies shall be discussed in a meeting with the applicant and a representative from the agency.
- ☐ Placed as a Public Hearing on the next available agenda of the Planning Commission.
- ☐ Notification of the scheduled Public Hearing to the following:
- | | |
|--|---|
| <input type="checkbox"/> Applicant | <input type="checkbox"/> All adjacent property owners |
| <input type="checkbox"/> Advertise in accordance with VA Code § 15.1-431 | |
- ☐ Staff Report to include, but not be limited to:
- | |
|---|
| <input type="checkbox"/> Is the need for change necessary? |
| <input type="checkbox"/> Is the change consistent with good planning practices? |
| <input type="checkbox"/> Is the change consistent with the comprehensive plan? |
| <input type="checkbox"/> Is the change consistent with the adjacent land uses? |
| <input type="checkbox"/> Will the change constitute spot zoning? |
| <input type="checkbox"/> Are proffers necessary? |
| <input type="checkbox"/> Is there any detriment to the health, safety and welfare of the community? |

<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	

<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	Sent to applicable agencies via TRC meeting email May 9, 2016.
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Attachment A

COUNTY STAFF USE ONLY

- ☐ Applicant for a representative must appear at the scheduled hearing. The Planning Commission may: defer the request pending further consideration or recommend to the Board of Supervisors: Approval; Approval subject to submittal or correction; or denial.
- ☐ Notification to the applicant regarding the Planning Commission's decision.
- ☐ Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- ☐ Staff Report and Planning Commission recommendation forwarded to the Board of Supervisors.
- ☐ Notification of the scheduled Public Hearing to the following:
- ☐ Applicant ☐ All adjacent property owners
- ☐ Advertise in accordance with VA Code § 15.1-431
- ☐ Applicant or a representative must appear at the scheduled hearing. After considering all relevant information from the applicant and the public, the Board of Supervisors will deliberate on points addressed in the Staff Report.
- ☐ The Board of Supervisors may: Approve; Deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

Actions

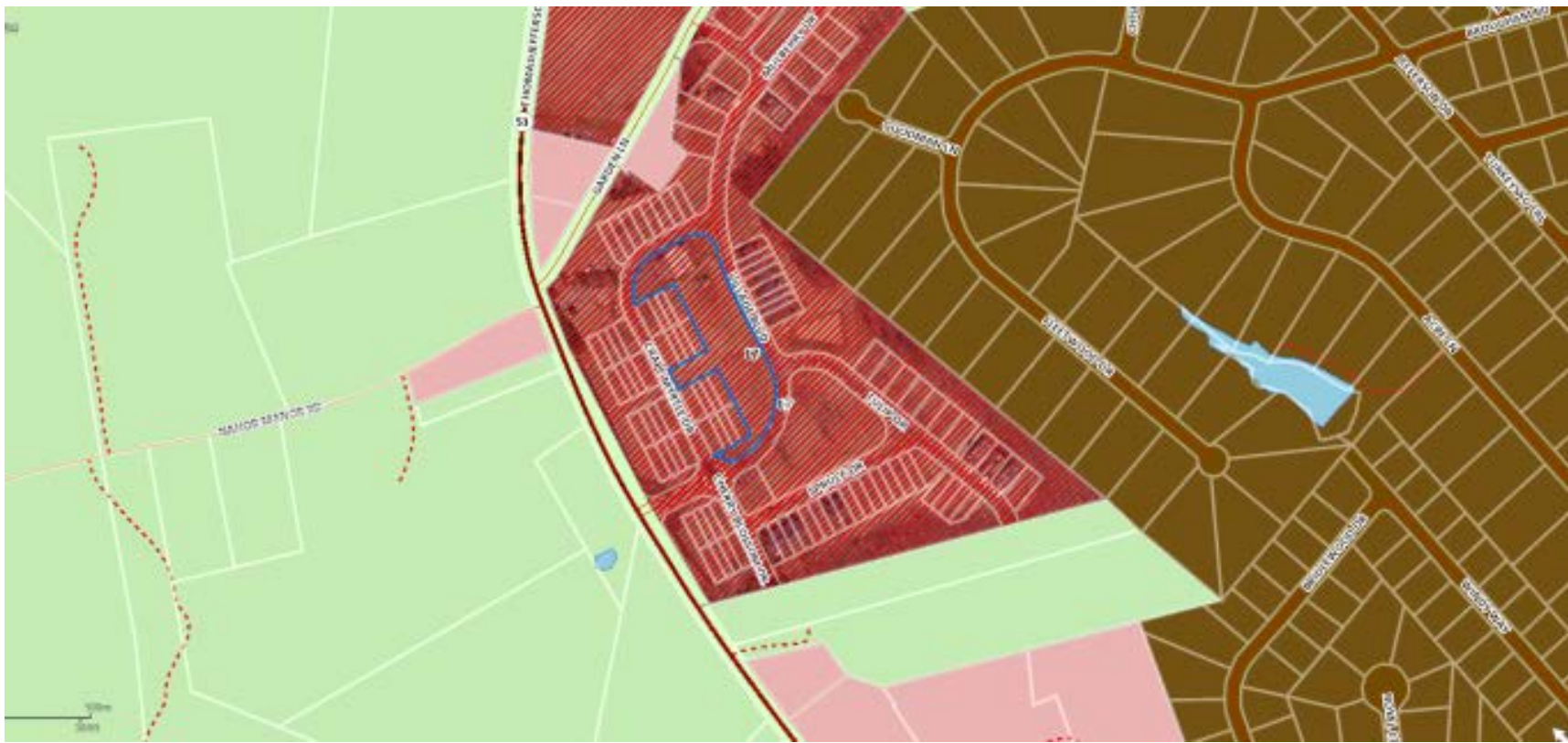
- ☐ With approval, the development may proceed.
- ☐ If denied, an appeal to the Courts may be prescribed by law.
- ☐ No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.

Received

MAY 11 2016

Planning Dept.

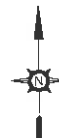
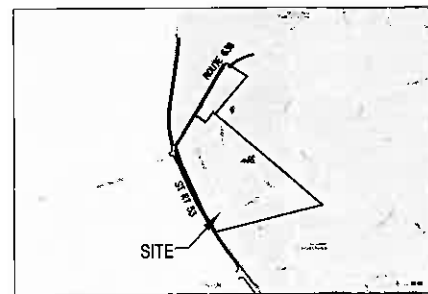
Attachment B



SCALE: 1" = 10000'



SCALE: 1" = 1000'



OWNER

NVA PROPERTIES, LLC
4095 VALLY PIKE
WINCHESTER, VA 22602

DEVELOPER:

SOUTHERN DEVELOPMENT HOMES
170 SOUTH PANTOPS DRIVE
CHARLOTTESVILLE, VA 22911

SOURCE OF TITLE: DB 849 PG 416

MAGISTERIAL DISTRICT: CUNNINGHAM DISTRICT

SOURCE OF BOUNDARY SURVEY: DOMINION ENGINEERING

SOURCE OF TOPOGRAPHY: LOUISA AERIAL SURVEYS 03/12/03. FIELD VERIFIED BY DOMINION ENGINEERING 7/13/12.

THIS PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN A FLOOD PLAIN. IT APPEARS TO LIE IN ZONE X
AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP #51003C0287D DATED FEBRUARY 4, 2005

THIS PROPERTY IS NOT LOCATED WITHIN A RESERVOIR WATERSHED.

ZONING: R3

AREA SUMMARY:

MASTER PLAN AMENDMENT:

LOTS (INCLUDES PARCEL X).....	13.90 ACRES	(36.5%)
PUBLIC R/W.....	5.16 ACRES	(13.5%)
PRIVATE R/W.....	1.40 ACRES	(3.7%)
OPEN SPACE.....	15.49 ACRES	(40.6%)
CONGREGATE CARE.....	2.16 ACRES	(5.7%)
TOTAL.....	38.11 ACRES	(100%)

ORIGINAL SITE:

TMP 17-A-17.....	1.05 ACRES
TMP 17-A-19.....	4.48 ACRES
TMP 17-A-19A.....	1.53 ACRES
TMP 17-A-18.....	22.55 ACRES
TMP 18A-11A-A.....	4.87 ACRES
TMP 18A-11A-B.....	3.06 ACRES
Existing R/W.....	0.56 ACRES
TOTAL.....	38.11 ACRES

DENSITY CALCULATIONS:

ORIGINAL MASTER PLAN DATED 08/01/2005

SINGLE FAMILY DETACHED	26 UNITS
SINGLE FAMILY ATTACHED	76 UNITS
CONNGREGATE CARE FACILITY	1 UNIT
TOTAL	103 UNITS
DENSITY	$103/38.11 = 2.70 \text{ DU/AC.}$

MASTER PLAN AMENDMENT 5/1/16

SINGLE FAMILY DETACHED	52 UNITS
SINGLE FAMILY ATTACHED	24 UNITS
ADDED RESIDENTIAL DENSITY TO CCF	26 UNITS
LOT A	1 UNIT
TOTAL	103 UNITS
DENSITY	2.70 DU/AC.

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED = 25.0%
PROPOSED OPEN SPACE PROVIDED = 40.6% > 25% OK

INTERVIEWS ARE:

APPROVED MASTER PLAN = 614,783 SF*
MASTER PLAN AMENDMENT = 564,571 SF

*BASED ON RECALCULATION OF IMPERVIOUS AREAS AS SHOWN ON APPROVED MASTER PLAN

SP1	COVER SHEET
SP2	AMENDED MASTER PLAN
SP3	SITE PLAN
SP4	SITE PLAN
SP5	SITE PLAN
SP6	SITE PLAN
SP7	SITE PLAN


MASTER PLAN AMENDMENT NARRATIVE:

The purpose of this master plan amendment is to reduce the number of single family-attached dwellings in favor of single-family detached dwellings to address current market demand. The developer is requesting to reserve the reduced density (26 residential lots) in the 2.16-acre Congregate Care Facility lot. The lot will be developed with either option depending on market demand. The total number of lots is unchanged, and open space is increased with this amendment.

SIGNATURE BLOCK

DIRECTOR OF PLANNING _____ DATE _____

PLANNING COMMISSION _____ DATE _____



**Dominion
Engineering**

775 Soaks Parkway Dr.
Charlottesville, VA 22909
434.579.6121
434.579.1031
DOMINIONENG.COM

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

[illegible]

MASTER PLAN AMENDMENT FOR
NAHOR VILLAGE SUBDIVISION
CUNNINGHAM DISTRICT, FLOYD COUNTY, VA

COVER SHEET

DOM. PROJECT NO:17-18

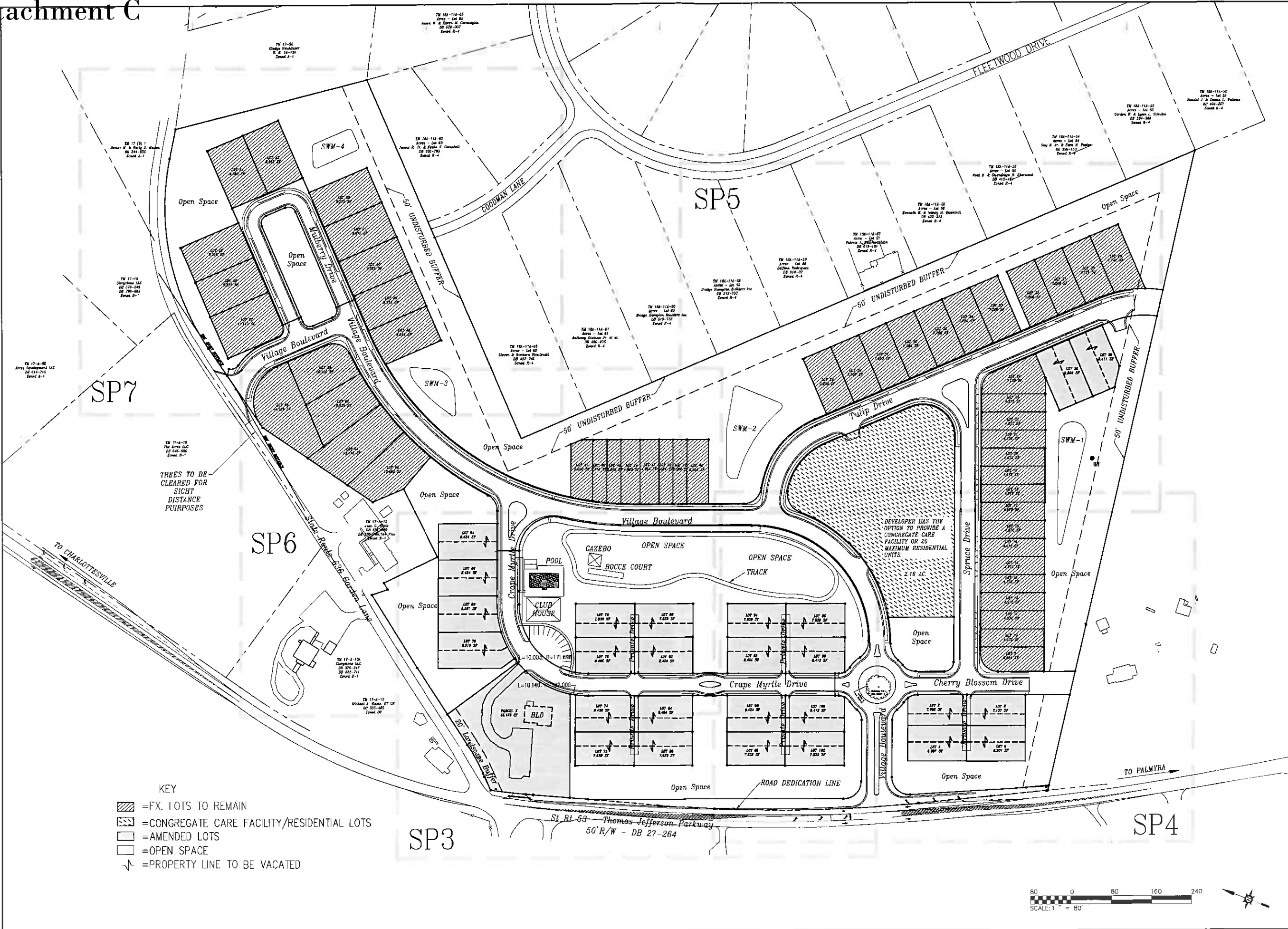
INDEX TITLE:

SP1

SHEET NO: 1 OF 7

DATE: 5/1/16

Attachment C



DOMINION ENGINEERING

172 South Ridge Drive
Charlottesville, VA 22903
434.573.1451 (F)
DOMINIONENG.COM

PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS

Lic. No. 33028

PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE	BY	CHECKED BY
1	17-17-18	5/1/16	BRY	BRY

MASTER PLAN AMENDMENT FOR
NAHOR VILLAGE SUBDIVISION
CUNNINGHAM DISTRICT, FLUVANNA CO. VA

SHEET TITLE:
AMENDED MASTER PLAN

DOM. PROJECT NO: 17-18

INDEX TITLE:
SP2

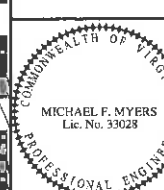
SHEET NO: 2 OF 7

DATE: 5/1/16

[illegible]

SEE SP5

SEE SP4

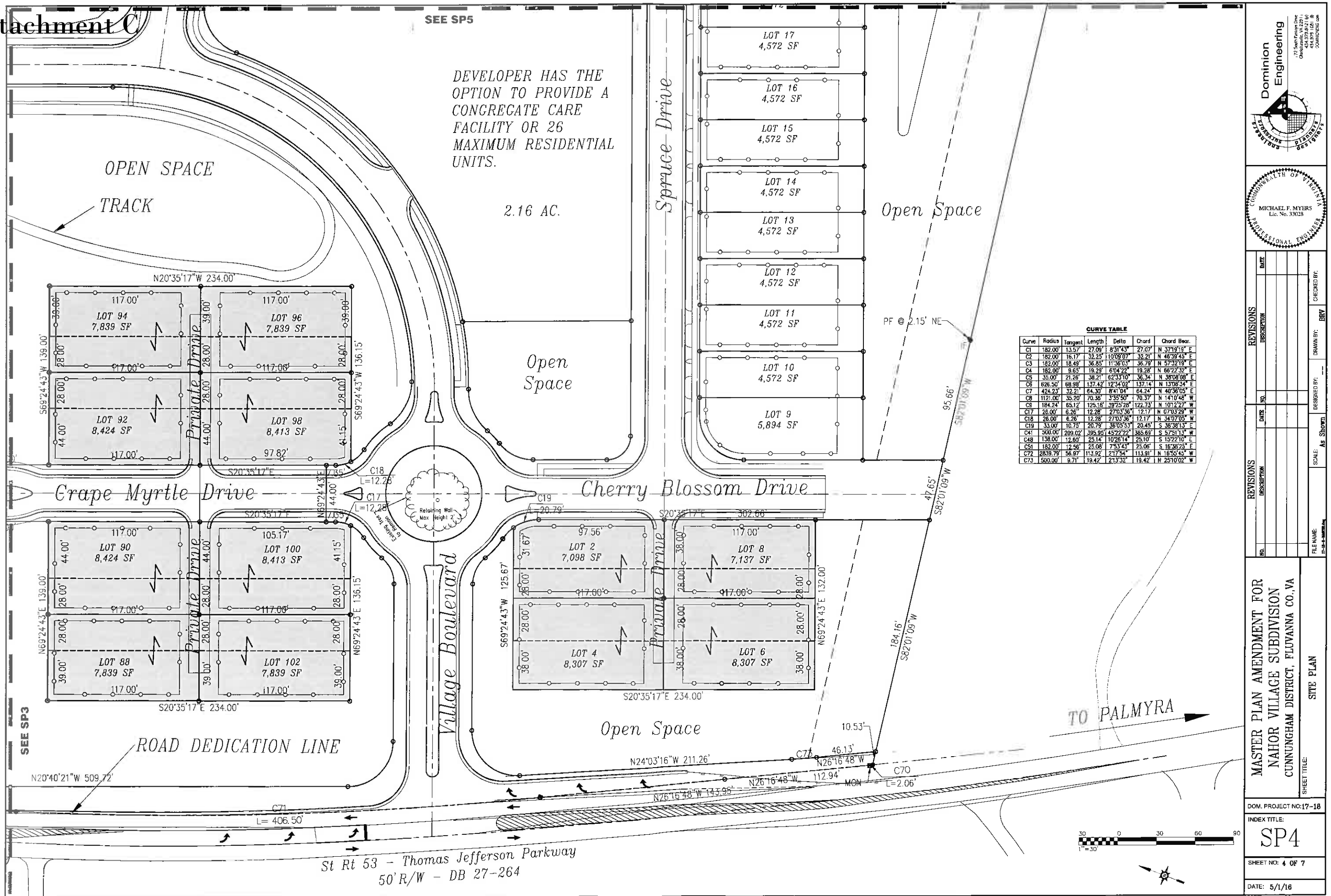
[illegible]

MASTER PLAN AMENDMENT FOR
NAHOR VILLAGE SUBDIVISION
CUNNINGHAM DISTRICT, FLUVANNA CO., VA

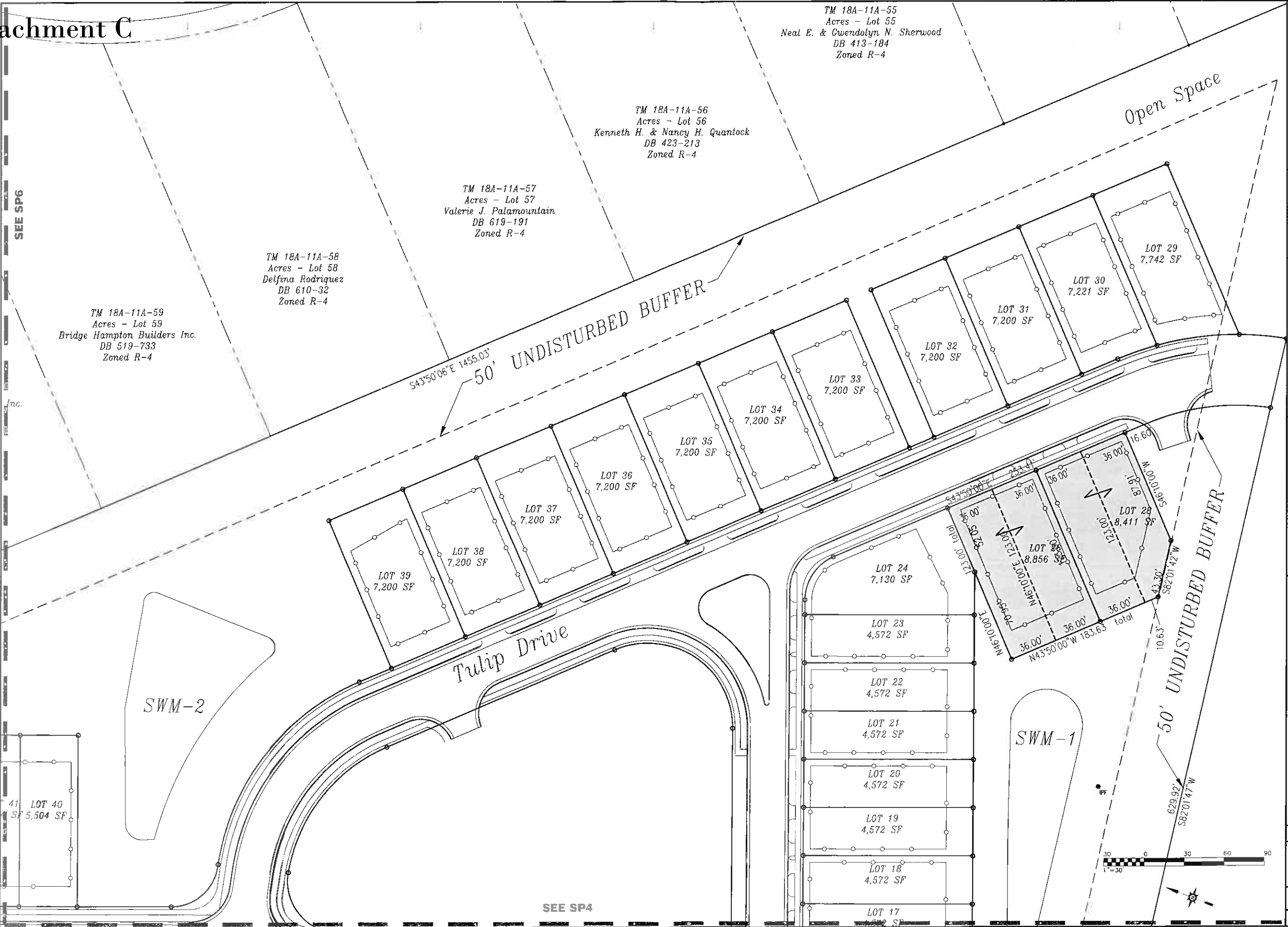
TITLE: SITE PLAN

DOM. PROJECT NO: 17-
INDEX TITLE:
SP3
SHEET NO: 3 OF 7
DATE: 5/1/16

Attachment C



Attachment C



Dominion Engineering
17350 Park Drive
Crestwood, VA 22111
434-370-1211
DOMINION-ENG.COM

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

NO.	REVISIONS	DATE	DESCRIPTION

NO.	REVISIONS	DATE	DESCRIPTION

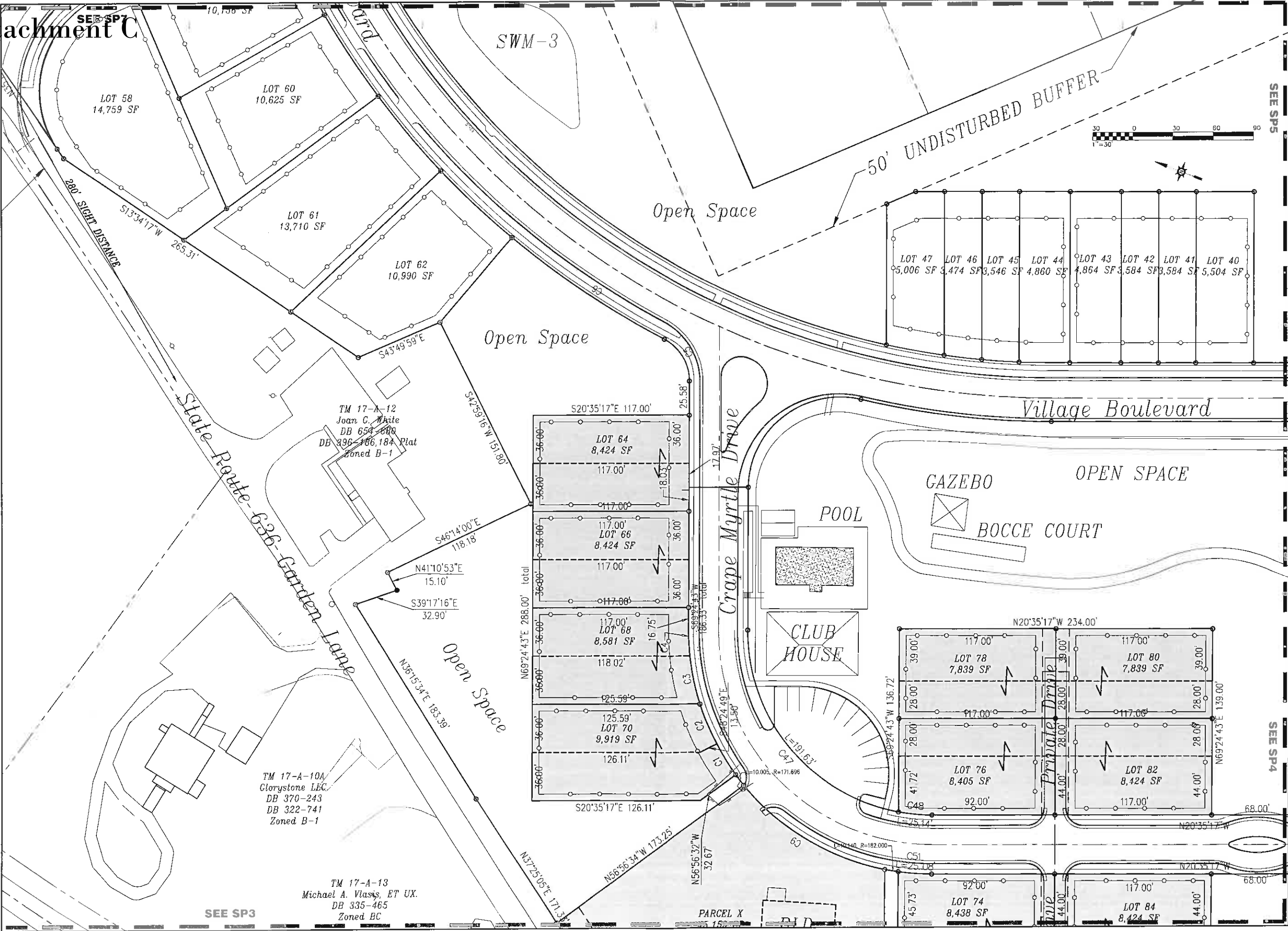
FILE NAME: 17-18-3-NAHOR.VA
SCALE: As Shown
DESIGNED BY:
DRAWN BY: BRV
CHECKED BY:

**MASTER PLAN AMENDMENT FOR
NAHOR VILLAGE SUBDIVISION
CUNNINGHAM DISTRICT, FLUVANNA CO., VA**

SHEET TITLE: **SITE PLAN**

DOM. PROJECT NO: 17-18
INDEX TITLE: **SP5**
SHEET NO: 5 OF 7
DATE: 5/1/18

Attachment C



Dominion Engineering
172546 Raleigh Drive
Chantrelle, VA 22911
434-379-8131
DOMINIONENGINEERING.COM

PROFESSIONAL ENGINEER
MICHAEL F. MYERS
Lic. No. 33028

NO.	DATE	DESCRIPTION

FILE NAME: 17-A-13-SP6.dwg

SCALE: As Shown

DESIGNED BY: ---

DRAWN BY: BRY

CHECKED BY: ---

MASTER PLAN AMENDMENT FOR NAHOR VILLAGE SUBDIVISION CUNNINGHAM DISTRICT, FLUVANNA CO., VA

SHEET TITLE: **SITE PLAN**

DOM. PROJECT NO: 17-18

INDEX TITLE: **SP6**

SHEET NO: 6 OF 8

DATE: 5/1/18

Attachment C

The site plan illustrates a residential development layout. It features a central road, Mulberry Drive, which curves through the site. To the left of Mulberry Drive is a large area labeled "Open Space". To the right of Mulberry Drive is a row of lots, including LOT 52 (9,375 SF), LOT 51 (9,375 SF), LOT 50 (9,375 SF), LOT 49 (9,375 SF), LOT 48 (9,244 SF), LOT 59 (10,156 SF), and LOT 60 (10,625 SF). To the left of the "Open Space" are lots LOT 54 (9,563 SF), LOT 53 (9,563 SF), LOT 55 (9,375 SF), LOT 56 (9,375 SF), and LOT 57 (11,177 SF). The development is bordered by Village Boulevard to the south and Goodman Lane to the east. A 50' undisturbed buffer is indicated along Goodman Lane. The plan also shows surrounding properties: TM 17 (9) 1 (James M. & Betty S. Haden, DB 244-635, Zoned A-1) to the northwest, TM 17-10 (Clorystone LLC, DB 370-243, DB 290-683, Zoned B-1) to the southwest, TM 18A-11A-63 (James R. Jr. & Kayla S. Campbell, DB 620-789, Zoned R-4) to the northeast, and TM 18A-11A-62 (Steven & Barbara Wesolovski, DB 452-246, Zoned R-4) to the southeast. A scale bar (1"=30') and a north arrow are located in the bottom right corner. The text "SEE SP6" is in the bottom left corner.

TM 17 (9) 1
James M. & Betty S. Haden
DB 244-635
Zoned A-1

TM 17-10
Clorystone LLC
DB 370-243
DB 290-683
Zoned B-1

TM 18A-11A-63
Acres - Lot 63
James R. Jr. & Kayla S. Campbell
DB 620-789
Zoned R-4

TM 18A-11A-62
Acres - Lot 62
Steven & Barbara Wesolovski
DB 452-246
Zoned R-4

Open Space

Open Space

Mulberry Drive

Village Boulevard

Village Boulevard

GOODMAN LANE

50' UNDISTURBED BUFFER

LOT 54 9,563 SF

LOT 53 9,563 SF

LOT 52 9,375 SF

LOT 51 9,375 SF

LOT 50 9,375 SF

LOT 49 9,375 SF

LOT 48 9,244 SF

LOT 59 10,156 SF

LOT 60 10,625 SF

LOT 55 9,375 SF

LOT 56 9,375 SF

LOT 57 11,177 SF

LOT 58 14,759 SF

SEE SP6

1"=30'

North Arrow

PROJECT NO: 17-18 INDEX TITLE: SP7 SHEET NO: 7 OF 7 DATE: 5/1/18
--

Attachment D

Michael R Montgomery 180 Village Blvd KAHMVO@AOL.COM

ZMP 16:01 Neighborhood Meeting May 11, 2016

No questions



May 12, 2016

Keith Lancaster
170 South Pantops Drive
Charlottesville VA, 22911

Delivered via email klancaster@southern-development.com

Re: ZMP 16:01-Nahro Village Master Plan Amendment
Tax Map: 17, Section A, Parcel 1F

Dear Mr. Lancaster:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 12, 2016.

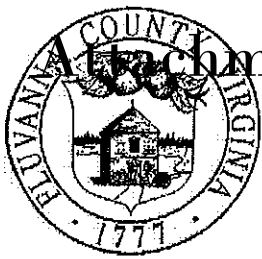
1. VDOT asked the applicant to cut down trees on Rt 636 in order to allow for improved line-of-sight.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. The Department of Forestry stated they have no comments
5. Health Dept. stated they have no comments.
6. Erosion and Sediment Control needs a revised plan of impervious surface coverage, using the potential congregate care facility as a base.

The Planning Commission will have a meeting to discuss this item at their Wednesday, June 22, 2016 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,
James Newman
Planner
Dept. of Planning & Zoning

cc: File



Attachment F

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

Steven Biel
Director of Planning & Community Development
sbiel@co.fluvanna.va.us

April 21, 2005

Acres Development, LLC
Attn: Keith Smith
929 Lake Monticello Road
Palmyra, VA 22963

REF: ZMP 04:04

Dear Mr. Smith:

Please accept this letter as notification of the action taken on April 20, 2005 by the Board of Supervisors in regards to the request referenced above. Your request was **approved** with the following 14 proffers:

1. Acres Development L.L.C. proffers the attached Master Plan for land use, residential density, structure locations and site improvements.
 1. **Acres Development L.L.C. proffers that only a congregate care facility will be built on the parcel as shown on the Master Plan. No other land uses will be allowed.**
 2. The congregate care facility will consist of 60 to 80 dwellings with communal facilities and services, to include but not limited to; social activities, maintenance and housekeeping services, transportation services, dining services and other support services for its residents. The structure itself shall consist of one to three room units with- out kitchens, a communal dinning facility, recreation areas and facility management. If Nahor Village's Master Plan is approved and rezoned an application for a special use permit for the congregate care facility will be applied for within 90 to 120 days after rezoning.
2. "Nahor Village" will be an age restrictive master planned community for residents 50-55 years or older. This restriction shall apply for
3. Acres Developments L.L.C. will provide the right of ways (R.O.W.) for the upgrade and re-alignment of Rt. 636 (Garden Lane) as shown on the attached Master Plan and in accordance with VDOT's requirements and the attached traffic study. All required R.O.W.'s from Acres Development L.L.C. will be dedicated to VDOT as per VDOT's requirements.
4. Acres Developments L.L.C. will pave the existing Rt. 636 from the entrance of Rt. 636 and Rt. 53 to the furthest boundary line of Nahor Village on Rt. 636 in

Attachment F

accordance with VDOT's requirements. The intent is to eliminate road dust, increase safety and the current road stone bed will not be altered.

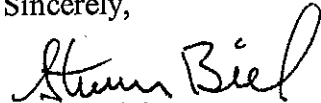
5. Acres Development L.L.C. will improve the portion of Rt. 53 as shown on Master Plan in accordance with VDOT's requirements and the attached traffic study. In addition and if permissible by VDOT we would like to create a pedestrian walkway of a minimum of 5 feet wide from the entrance of Nahor Village to as close to Food Lion as feasible. All required R.O.W.'s from Acres Development L.L.C. will be dedicated to VDOT as per VDOT's requirements.
6. Acres Development L.L.C. will provide a water and sewer tap for CPV's future power plant and/or others as shown on the Master plan. CPV and or /others will be responsible for application for service, application fee, connection fee and any required engineering.
7. Acres Development L.L.C. will provide a water and sewer connection for "Haden Place". "Haden Place" and or /others will be responsible for application for service, application fee, connection fee and any required engineering.
8. Acres Development L.L.C. will provide a water and sewer connection for "Management Recruiters of Piedmont". "Management Recruiters of Piedmont" and or /others will be responsible for application for service, application fee, connection fee and any required engineering.
9. Acres Development L.L.C. will provide a deeded access easement to "Management Recruiters of Piedmont" matching the current road bed of Rt. 636 (Garden Lane) from the new commercial entrance to the end of the adjoining property with "Management Recruiters of Piedmont". Acres Development L.L.C. will build the commercial entrance to VDOT's specifications. "Management Recruiters of Piedmont" and or /others will be responsible for the maintenance of the access easement.
10. Acres Development L.L.C. has agreed with "Management Recruiters of Piedmont" to install screening along its adjoining property line, either in a form of a fence or landscaping. The type, location and style of the screening will be shown on the recorded plat / site plan.
11. Acres Development L.L.C. will provide a water and sewer connection for "Ground Effects". "Ground Effects" and or /others will be responsible for application for service, application fee, connection fee and any required engineering. Acres Development L.L.C. will convey fee simple at "Ground Effects" at no cost its half of the existing road bed.
12. Acres Development L.L.C. will maintain the Undisturbed Buffers, Landscaped Buffers and Open Spaces as per attached "Open Space Plan" of the Master Plan.

Attachment F

13. Acres Development L.L.C. will proffer to VDOT \$50,000.00 at VDOT's request and per. VDOT's requirements for the installation of a future traffic light at the entrance of Turkey-sag Trail and Rt. 53.
14. Acres Development L.L.C. will construct a water pressure booster station for Nahor Village. As per the attached letter from Aqua Virginia, this booster station will also serve the residents at The Acres at Lake Monticello.

If I can be of any further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Biel". The signature is fluid and cursive, with the first name "Steven" and last name "Biel" clearly distinguishable.

Steven Biel
Planning Director

Copy: File



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: ZMP 16:03

Tax Map: All parcels within former town limits of Columbia

From: James Newman

District: Columbia

Date: June 22, 2016

General Information:

This request is to be heard by the Planning Commission on Wednesday June 22, 2016 at 7:00 pm in the Circuit Court Room in the Courts Building. Request is to bring Columbia into Fluvanna County Flood Protection Overlay District. **This is required by the State.**

Owner/Applicant:

County of Fluvanna

Representative:

County of Fluvanna

Requested Action:

Approve an ordinance to amend the Fluvanna County Zoning map to include within the Special Flood Hazard Districts of the Flood Plain Overlay District the area within the limits of the former Town of Columbia

Location:

The former town of Columbia, located in the eastern edge of the County. The town is centered around Route 6. (Attachment B).

Existing Zoning:

A-1, B-1, R-1

Proposed Zoning:

Ordinance to amend the Zoning Map Special Flood Hazard District

Existing Land Use:

Housing, Commercial, Vacant, Forested

Planning Area:

Columbia Community Planning Area

Adjacent Land Use:

Adjacent properties are zoned A-1

Zoning History:

Town voted to disband on March 17, 2015, General Assembly approved disbanding of Town Charter on March 4, 2016. On May 25, 2016, the Planning Commission voted 5-0-0 to hold a public hearing on this item. Updates to the County Flood Protection section of the ordinance were approved on December 19, 2007 (Attachment E)

Affected Tax Map Parcels:

53 A 62C, 53 A 63A, 53 A 63B, 53 A 64, 53 A 64A, 53 A 65, 54 A 77, 54 A 82, 54A 1 1, 54A 1 2, 54A 1 9, 54A 1 11, 54A 1 12, 54A 1 13, 54A 1 14, 54A 1 14A, 54A 1 15, 54A 1 16, 54A 1 17, 54A 1 18, 54A 1 19, 54A 1 29, 54A 1 29A, 54A 1 3, 54A 1 4, 54A 1 30, 54A 1 31A, 54A 1 32, 54A 1 33, 54A 1 35, 54A 1 36A, 54A 1 36B, 54A 1 37, 54A 1 39, 54A 1 41, 54A 1 42, 54A 1 44, 54A 1 45, 54A 1 46, 54A 1 47, 54A 1 47A, 54A 1 48, 54A 1 48A, 54A 1 51, 54A 1 52, 54A 1 57, 54A 1 59, 54A 1 60, 54A 1 60A, 54A 1 60B, 54A 1 61, 54A 1 61A, 54A 1 61B, 54A 1 62, 54A 1 62A, 54A 1 63, 54A 1 63A, 54A 1 63B, 54A 1 63C, 54A 1 64, 54A 1 64A, 54A 1 65, 54A 1 66, 54A 1 67, 54A 1 71, 54A 1 71A, 54A 1 72A, 54A 1 73A, 54A 1 74A, 54A 1 75, 54A 1 76, 54A 1 77, 54A 1 78A, 54A 1 78B, 54A 1 79, 54A 1 80, 54A 1 80A, 54A 1 82, 54A 1 91, 54A 1 91A, 54A 1 92, 54A 1 93, 54A 1 96, 54A 1 97, 54A 1 114B, 54A A 2, 54A A 3, 54A A 4, 54A A 6, 54A A 7, 54A A 8, 54A A 9, 54A A 10, 54A A 11, 54A A 11A, 54A A 112, 54A A 113

Neighborhood Meeting:

Neighborhood meeting was held June 8th. There were four (4) attendees. Attendees asked if Statewide Building Code Improvements were to be implemented as part of the Floodplain Adoption. They also wanted to know if insurance rates would be affected by this ordinance.

Neither their insurance rates nor the building code are affected by this. It merely allows property owners to continue to receive or apply for Federal Floodplain Insurance.

(Attachment C)

Technical Review Committee:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, June 9, 2016.

1. VDOT stated they have no comments.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. The Department of Forestry stated they have no comments
5. Health Dept. stated they have no comments.
6. Erosion and Sediment Control stated they have no comments.

(Attachment D)

Analysis:

This amendment is **required** by the Virginia Department of Environmental Quality. This will allow property owners to continue to receive or apply for Federal Flood Insurance. The purpose of the amendment is to ensure that the existing zoning ordinance continues to conform to federal flood insurance regulations and county Code requirements, such as section 22-17-8A et seq...

Recommended Conditions

Staff has no conditions for this item.

Suggested Motion:

I move that the Planning Commission recommend [approval/denial/deferral] of ZMP 16:03 an ordinance to amend the Fluvanna County Zoning Map to include within the Special Flood Hazard Districts of the Flood Protection Overlay District the area within the limits of the former Town of Columbia, pursuant to County Code Section 22-17-8A et seq..., along with the accompanying resolution for the Board of Supervisors.

Attachments:

- A – Application and APO Letter
- B – FIRM Map
- C – Neighborhood meeting sign in sheet
- D – TRC comment letter
- E– County Flood Protection, Sec 22-17-8A

Copy: File



Attachment A **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

Columbia Floodplain Ordinance Adoption

RESOLUTION

Be it resolved by the Fluvanna County Board of Supervisors, pursuant to Fluvanna County Code Sec. 22-20-1(c) and Sec. 22-17-8A.10., that the Planning Commission recommends approval to the Board of Supervisors the following amendment to the Fluvanna County Zoning Map:

AN ORDINANCE TO AMEND THE FLUVANNA COUNTY ZONING MAP TO INCLUDE WITHIN THE SPECIAL FLOOD HAZARD DISTRICTS OF THE FLOOD PROTECTION OVERLAY DISTRICT (SEC. 22-17-8A, ET SEQ.) THE AREA WITHIN THE LIMITS OF THE FORMER TOWN OF COLUMBIA: Tax Map Parcels 53 A 62C, 53 A 63A, 53 A 63B, 53 A 64, 53 A 64A, 53 A 65, 54 A 77, 54 A 82, 54A 1 1, 54A 1 2, 54A 1 9, 54A 1 11, 54A 1 12, 54A 1 13, 54A 1 14, 54A 1 14A, 54A 1 15, 54A 1 16, 54A 1 17, 54A 1 18, 54A 1 19, 54A 1 29, 54A 1 29A, 54A 1 3, 54A 1 4, 54A 1 30, 54A 1 31A, 54A 1 32, 54A 1 33, 54A 1 35, 54A 1 36A, 54A 1 36B, 54A 1 37, 54A 1 39, 54A 1 41, 54A 1 42, 54A 1 44, 54A 1 45, 54A 1 46, 54A 1 47, 54A 1 47A, 54A 1 48, 54A 1 48A, 54A 1 51, 54A 1 52, 54A 1 57, 54A 1 59, 54A 1 60, 54A 1 60A, 54A 1 60B, 54A 1 61, 54A 1 61A, 54A 1 61B, 54A 1 62, 54A 1 62A, 54A 1 63, 54A 1 63A, 54A 1 63B, 54A 1 63C, 54A 1 64, 54A 1 64A, 54A 1 65, 54A 1 66, 54A 1 67, 54A 1 71, 54A 1 71A, 54A 1 72A, 54A 1 73A, 54A 1 74A, 54A 1 75, 54A 1 76, 54A 1 77, 54A 1 78A, 54A 1 78B, 54A 1 79, 54A 1 80, 54A 1 80A, 54A 1 82, 54A 1 91, 54A 1 91A, 54A 1 92, 54A 1 93, 54A 1 96, 54A 1 97, 54A 1 114B, 54A A 2, 54A A 3, 54A A 4, 54A A 6, 54A A 7, 54A A 8, 54A A 9, 54A A 10, 54A A 11, 54A A 11A, 54A A 112, 54A A 113

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FLUVANNA COUNTY, VIRGINIA, that the Fluvanna County Zoning Map be, and it is hereby, amended to include within the Special Flood Hazard Districts of the Flood Protection overlay district those portions of the former Town of Columbia;

And be it further resolved that the public purpose for the proposed amendment is to ensure that the zoning ordinance continues to conform to federal flood insurance regulations.

Attachment A

Memorandum

DATE: June 07, 2016
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 June 22, 2016 Planning Commission Meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

June 6, 2016

«Name»
«Address»
«City_State» «ZIP»
TMP#«TMP»

Re: Public Hearing on ZMP 16:03

Dear «Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item as noted below:

Purpose: Planning Commission Public Hearing
Day/Date: Wednesday, June 22 2016
Time: 7:00 PM
Location: Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant's representative will be present at the Planning Commission meeting for the special use permit request that is described as follows:

ZMP 16:03- Columbia Floodplain Adoption- Pursuant to Fluvanna County Code Sec. 22-20-1(c) and Sec. 22-17-8A.10., the Planning Commission intends to propose the following amendment to the Fluvanna County Zoning Map:

AN ORDINANCE TO AMEND THE FLUVANNA COUNTY ZONING MAP TO INCLUDE WITHIN THE SPECIAL FLOOD HAZARD DISTRICTS OF THE FLOOD PROTECTION OVERLAY DISTRICT (SEC. 22-17-8A, ET SEQ.) THE AREA WITHIN THE LIMITS OF THE FORMER TOWN OF COLUMBIA

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <http://fluvannacounty.org/government/pc/agendasactionsminutes>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this special use permit application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

Jason Stewart
Planning and Zoning Administrator

Attachment A

TMP	Name	Address	City, State, Zip
54A 1 65	ARTHUR, HANK W & GWEN P	2727 TURNER RD	GOOCHLAND, VA 23063
54A 1 52	BLAND, HENRY L ET ALS	PO BOX 794	COLUMBIA, VA 23038
54A 1 29A	BRIDGEFORTH, MYRTLE H LE ET AL	14041 S. CARRIAGE LANE	MIDLOTHIAN, VA 23114
54A 1 12	Bush Real Estate Investments LLC	141 WASHINGTON ST	COLUMBIA, VA 23038
54A 1 61B	Catholic Diocese of Richmond Va	7800 CAROUSEL LN	HENRICO, VA 23294
54A 1 19	COLUMBIA BAPTIST CHURCH	116 Rivanna St.	COLUMBIA, VA 23038
54A 1 37	COLUMBIA BAPTIST CHURCH	116 Rivanna St.	COLUMBIA, VA 23038
54A 1 3,4	COLUMBIA Baptist Church, Trustees	116 Rivanna St.	COLUMBIA, VA 23038
54A A 9	Columbia Memorial Baptist Church	50 Old Columbia Rd	COLUMBIA, VA 23038
53 A 63B	CSX TRANSPORTATION	500 WATER ST.	JACKSONVILLE, FL 32202
53 A 63A	CSX TRANSPORTATION	500 WATER ST.	JACKSONVILLE, FL 32202
54A A 112	CSX TRANSPORTATION	500 WATER ST.	JACKSONVILLE, FL 32202
54A A 113	CSX TRANSPORTATION	500 WATER ST.	JACKSONVILLE, FL 32202
53 A 64	DAVIS, JAMES T	PO BOX 852	COLUMBIA, VA 23038
54A 1 71	ERTL FAMILY TRUST ET AL	1010 BRANDON CT	DANVILLE, VA 24540
54A 1 73A	ERTL FAMILY TRUST ET AL	1010 BRANDON CT	DANVILLE, VA 24540
54 A 77	FLYNN, WENDELL BOWMAN III	7601 ELKO RD	SANDSTON, VA 23150
54A 1 42	GRADY, PAUL J JR	PO BOX 109	IVY, VA 22945
54A 1 59	GRADY, PAUL J JR	PO BOX 109	IVY, VA 22945
54A 1 57	GRADY, PAUL J JR	PO BOX 109	IVY, VA 22945
54A 1 41	GRADY, PAUL J JR	P O BOX 109	IVY, VA 22945
54A A 8	HAMMOND, JOHN & KERRY	79 ROSS LANE	COLUMBIA, VA 23038
54A 1 35	HANCOX, SAMUEL C & KATHLEEN C	121 TAMMANY ST	COLUMBIA, VA 23038
54A 1 78A	HARRY, DONNA & RICHARD SR	467 MARTIN KING RD	Charlottesville,Va 22902
54A 1 36A	HARRY, DOUGLAS C	620 SKYVIEW DR	ANNA, TX 75409
54A 1 47A	HARRY, RICHARD T	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 48	HARRY, RICHARD T	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 48A	HARRY, RICHARD T	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 77	HARRY, RICHARD T & DONNA	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 39	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 9	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 39	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 114B	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A A 2	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 60A	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 62	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 91	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 64	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 114B	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 64A	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 74A	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 75	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 76	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 78B	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 39	HARRY, RICHARD T & DONNA M	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 63	HARRY, RICHARD T JR	PO BOX 2141	LOUISA, VA 23093

Attachment A

54A 1 63A	HARRY, RICHARD T JR	PO BOX 2141	LOUISA, VA 23093
54A A 10	HARRY, RICHARD T JR	PO BOX 2141	LOUISA, VA 23093
54A 1 96	HARRY, RICHARD T JR	PO BOX 2141	LOUISA, VA 23093
54A 1 97	HARRY, RICHARD T JR	PO BOX 2141	LOUISA, VA 23093
54A 1 80	HARRY, RICHARD T JR	PO BOX 2141	LOUISA, VA 23093
54A 1 79	HARRY, RICHARD T JR	PO BOX 2141	LOUISA, VA 23093
54A 1 82	HARRY, RICHARD T JR ET AL	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 67	HARRY, RICHARD T JR ET AL	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 92	HARRY, RICHARD T JR ET AL	467 MARTIN KINGS RD	Charlottesville,Va 22902
53 A 64A	HARRY, RICHARD T SR	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 63B	HARRY, RICHARD T SR	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 36B	HARRY, RICHARD T SR ET AL	467 MARTIN KINGS RD	Charlottesville,Va 22902
54A 1 47	HODGSON, JAMES R T JR	13910 SAGEBROOK RD	MIDLOTHIAN, VA 23112
54A 1 15	WalterIV & Courtney Howard	67 CAMERON ST	COLUMBIA, VA 23038
54A 1 16	WalterIV & Courtney Howard	67 CAMERON ST	COLUMBIA, VA 23038
54A 1 51	JOHNSON, ALLEN	609 GALLATIN ST., N.W.	WASHINGTON, DC 20011
54A 1 13	KIDD, JERRY W & SERVILLA S	67 JORDAN STORE RD	KENTS STORE, VA 23084
54A 1 14	KIDD, JERRY W & SERVILLA S	67 JORDAN STORE RD	KENTS STORE, VA 23084
54A 1 14A	KIDD, JERRY W & SERVILLA S	67 JORDAN STORE RD	KENTS STORE, VA 23084
54A 1 29	KIDD, JERRY W & SERVILLA S	67 JORDAN STORE RD	KENTS STORE, VA 23084
54A 1 30	KIDD, JERRY W & SERVILLA S	67 JORDAN STORE RD	KENTS STORE, VA 23084
54A 1 91A	KIDD, NASH L JR & DEBRA D	P.O. BOX 752	COLUMBIA, VA 23038
54A 1 80A	KIDD, NASH L JR & DEBRA D	P O BOX 752	COLUMBIA, VA 23038
54A 1 31A	KIDD, NASH L JR ET AL	144 OLD COLUMBIA RD	COLUMBIA, VA 23038
54A A 4	KIDD, NASH L., JR. & DEBRA D	P.O. BOX 752	COLUMBIA, VA 23038
54A A 3	Elizabeth & Nathaniel Layne	P O BOX 818	COLUMBIA, VA 23038
54A 1 61	LEWIS, ELLEN VALENTINE	P O BOX 805	COLUMBIA, VA 23038
54A 1 61A	LEWIS, ELLEN VALENTINE	P O BOX 805	COLUMBIA, VA 23038
54A 1 33	LEWIS, WILLIAM F ET AL	467 MARTIN KINGS RD.	Charlottesville,Va 22902
54A 1 17	MEALY, ROSA D	P O BOX 25655	RICHMOND, VA 23260
54A 1 18	MEALY, ROSA D	P O BOX 25655	RICHMOND, VA 23260
54A A 11	NA, CHAI HYUNG & TAESUN	86 WILLOW CREEK DR	RUCKERSVILLE, VA 22968
54A A 11A	NA, CHAI HYUNG & TAESUN	86 WILLOW CREEK DR	RUCKERSVILLE, VA 22968
54A 1 32	NEWTON, JOSEPH M. & IRENE	P.O. BOX 784	COLUMBIA, VA 23038
54A 1 66	NICHOLAS, JOHN ET AL	467 MARTIN KINGS RD.	Charlottesville,Va 22902
53 A 65	PACE, HAROLD & JOYCE ANN	84 TIMBER RD	COLUMBIA, VA 23038
54A 1 60	PALMER, DAVID E. & GILDA J.	3849 COURTHOUSE RD	PALMYRA, VA 22963
54A 1 63C	PALMORE, CURTIS W JR	250 KENTS STORE RD	KENTS STORE, VA 23084
53 A 62C	POINT OF FORK FARM LP	PO BOX 847	COLUMBIA, VA 23038
54A A 6	REARDON, ANGELA & RONALD	33 ROSS LANE	COLUMBIA, VA 23038
54A A 7	SAUNDERS, BENNETT Q & CATHY G	64 LEIGH ST	COLUMBIA, VA 23038
54A 1 62A	SCHOEW, KATHERINE CABELL ETAL	467 MARTIN KING RD	Charlottesville,Va 22902
54A 1 11	ST. JOHN'S EPISCOPAL CHURCH	P O BOX 853	COLUMBIA, VA 23038
54A 1 44	ST. JOHN'S EPISCOPAL CHURCH	P O BOX 853	COLUMBIA, VA 23038
54A 1 46	ST. JOHN'S EPISCOPAL CHURCH	P O BOX 853	COLUMBIA, VA 23038
54A 1 60B	ST. John's Episcopal Church Trustee	P O BOX 853	COLUMBIA, VA 23038
54A 1 45	ST. JOSEPH'S CATHOLIC CHURCH	28 Cameron St	COLUMBIA, VA 23038

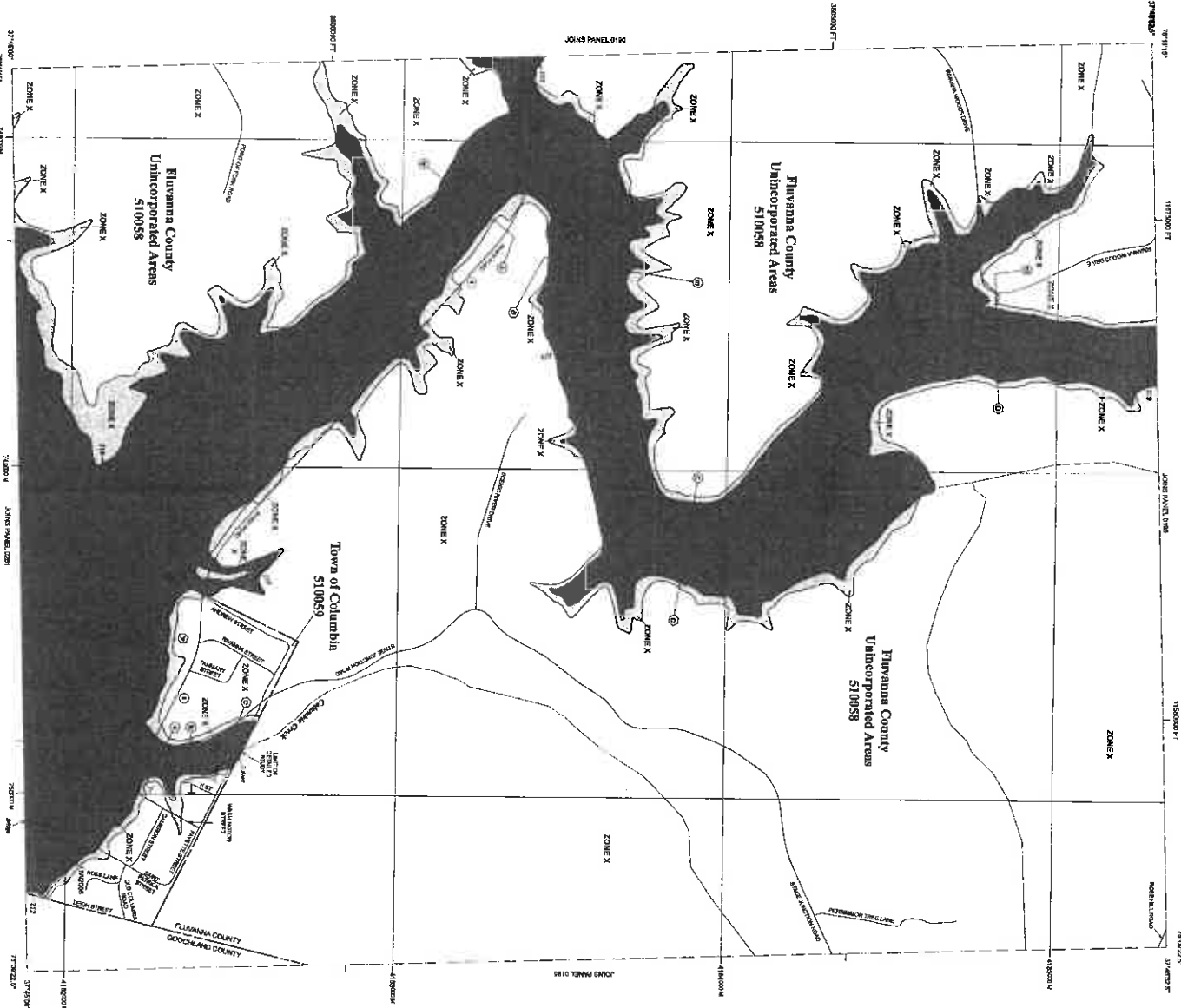
Attachment A

54	A	82	ST. Joseph's Roman Catholic Church	28 Cameron St	COLUMBIA, VA 23038
54A	1	1	WELLS, ALICE MEALY	6615 SEQUOYAH RD	RICHMOND, VA 23225
54A	1	2	WELLS, ALICE MEALY	6615 SEQUOYAH RD	RICHMOND, VA 23225

This ratio is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The extremity map repository should be considered for possible inclusion on individual flood hazard maps.

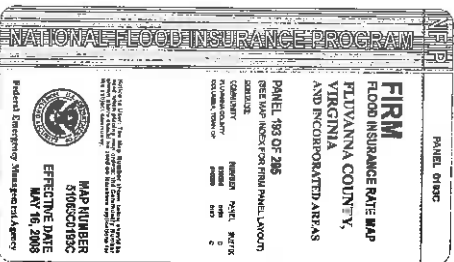
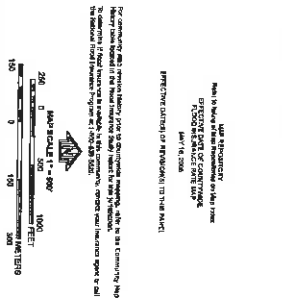
[illegible]

To obtain current elevation, description, and/or location information for lands within the National Wetlands Inventory, contact the National Wetlands Inventory, National Geographic Society, at (481) 753-3342, or call 1-800-368-6868.

[illegible]

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

[illegible]

Attachment C

Fluvanna County Neighborhood Meeting June 8, 2016

Sign In Sheet

Items:

1. **SUP 16:06- Silver Linings LLC**-Request for a special use permit for a **commercial greenhouse**. 35.26 Acres of A1 property, tmp 40 19 D, northeast of intersection Haden Martin/Forest Glen
2. **SUP 16:07 Sycamore Square**-Request for a special use permit to operate an **assisted living facility**. 3.36 Acres of R3 property, tmp 9 A 14. Intersection of Ashlawn Blvd/Lake Mont. Rd.
3. **ZMP 16:02 Rivanna Heights Rezoning**- Request to **rezone** parcel 18 A 10 from **A1 to R3**, Residential Planned Community. 13.81 acres, tmp 18 A 10, located on S. Boston Rd.
4. **ZMP 16:03 Columbia Floodplain Adoption**: Bringing Columbia into the Fluvanna County Flood Ordinance. All of former town, allows federal flood plain insurance

Name	Address	Contact info	Item interested in
1 <i>Carroll Morris Kent Store</i>		<i>434-589-4106</i>	<i>Columbia Floodplain</i>
2 <i>MURRAY BUCKNER IVY</i>		<i>434-242-3136</i>	<i>SILVER LINING</i>
3 <i>Bryan Chambers Keswick</i>		<i>434-462-3747</i>	<i>Rivanna Heights</i>
4 <i>Kerry Murphy-Hammond</i>		<i>434-842-1097</i>	<i>Columbia Floodplain</i>
5 <i>Miko Brown</i>	<i>Charlottesville VA</i>	<i>434-531-4724</i>	<i>RIVANNA HEIGHTS</i>
6 <i>KT HARRY</i>	<i>467. martin rd</i>		
7 <i>Ch VA 22902</i>		<i>434-589-4710</i>	<i>Flood Plain</i>
8 <i>Paul Gandy</i>	<i>P.O. Box 109 IVY 22945</i>	<i>434-996-6630</i>	<i>COLUMBIA</i>
9 <i>Sherry L.C. Callison</i>	<i>3 Hilltop Cir. Lake Monticello</i>		
10 <i>dixiebo@gmail.com</i>		<i>434/607-2117</i>	<i>Rivanna Hts. Rezoning</i>
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			

Attachment D

Columbia Floodplain-ZMP 16:03

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, June 9, 2016.

1. VDOT stated they have no comments.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. The Department of Forestry stated they have no comments
5. Health Dept. stated they have no comments.
6. Erosion and Sediment Control stated they have no comments.

Attachment E

ZONING

6-8-16

If in any district established under this chapter, a use is not specifically permitted and an application is made by a property owner to the administrator for such use, the administrator shall refer the application to the planning commission. Thereafter, the said application shall be treated as a resolution of the planning commission in accordance with Section 22-20-1(C) of this Chapter.

Sec. 22-17-6. Widening of highways and streets.

Whenever there shall be plans in existence for a project in the Secondary or Primary Six Year Plan that has been approved by the Virginia Department of Transportation and the governing body for the widening of any street or highway, the administrator may require additional front yard setbacks for any new construction or for any structures altered or remodeled adjacent to the future planned right of way, in order to preserve and protect the right of way for such proposed street or highway widening. (Ord. 12-16-15)

Sec. 22-17-7. Reserved.

Sec. 22-17-8A. FLOOD PROTECTION.¹⁷

This section is adopted pursuant to the authority granted to localities by section 15.2-2280 of the Code of Virginia. (Ord. 6-17-15)

Sec. 22-17-8A.1. Purpose.

The purpose of these provisions is to prevent: the loss of life and property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by

(A) regulating uses, activities, and development which, alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies;

(B) restricting or prohibiting certain uses, activities, and development from locating within districts subject to flooding;

¹⁷ Section 22-17-8. and all subsections (22-17-8.1. through 22-22-17-8.9., inclusive) were repealed and Section 22-17-8A., including subsections thereof, was adopted by 12-19-07 Ordinance.

Attachment E

ZONING

6-8-16

(C) requiring all those uses, activities, and developments that do occur in flood-prone districts to be protected and/or flood-proofed against flooding and flood damage; and,

(D) protecting individuals from buying land and structures which are unsuited for intended purposes because of flood hazards.

(Ord. 12-19-07; Ord. 6-17-15)

Sec. 22-17-8A.2. Applicability.

These provisions shall apply to all privately and publicly held lands within the jurisdiction of Fluvanna County and identified as areas of special flood hazard according to the flood insurance rate map (FIRM) that is provided to Fluvanna by the Federal Emergency Management Agency (FEMA). (Ord. 12-19-07; Ord. 5-7-08; Ord. 6-17-15)

Sec. 22-17-8A.3. Definitions.

For purposes of this Section 22-17-8A., the following terms shall be defined as follows:

(A) Base flood - The flood having a one percent chance of being equaled or exceeded in any given year.

(B) Base flood elevation - The FEMA designated one hundred (100) year water surface elevation. The water surface elevation of the Base flood in relation to the datum specified on the Fluvanna County FIRM. For purposes of this ordinance, the base flood is the one percent (1%) annual chance of flood. (Ord. 6-17-15)

(C) Basement - Any area of the building having its floor sub-grade (below ground level) on all sides.

(D) Board of Zoning Appeals - The board appointed to review appeals made by individuals with regard to decisions of the Zoning Administrator in the interpretation of this ordinance.

(E) REPEALED (Ord. 5-7-08)

(F) Development - Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Attachment E

ZONING

6-8-16

(G) Elevated building - A non-basement building built to have the lowest floor elevated above the ground level by means of solid foundation perimeter walls, pilings, or columns (posts and piers).

(H) Existing construction- For the purposes of the insurance program, structures for which the “start of construction” commenced before August 15, 1978. “Existing construction” may also be referred to as “existing structures” or “pre-FIRM.” (Ord. 6-17-15)

(I) Flood or flooding -

(1) A general or temporary condition of partial or complete inundation of normally dry land areas from

(a) the overflow of inland or tidal waters; or,

(b) the unusual and rapid accumulation or runoff of surface waters from any source.

(c) mudflows which are proximately caused by flooding as defined in paragraph(1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. (Ord. 6-17-15)

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph 1 (a) of this definition. (Ord. 6-17-15)

(J) Flood Insurance Rate Map (FIRM) – An official map of a community, on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM). (Ord. 6-17-15)

(K) Flood Insurance Study (FIS) – A report by FEMA that examines, evaluates and

Attachment E

ZONING

6-8-16

determines flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudflow and/or flood-related erosion hazards. (Ord. 6-17-15)

(L) Floodplain or flood-prone area - Any land area susceptible to being inundated by water from any source.

(M) Flood-proofing- Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. (Ord. 6-17-15)

(N) Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point. (Ord. 6-17-15)

(O) Freeboard - A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization in the watershed.

(P) Highest adjacent grade – the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. (Ord. 6-17-15)

(Q) Historic structure - Any structure that is

(1) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,

Attachment E

ZONING

6-8-16

(4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either

(a) by an approved state program as determined by the Secretary of the Interior; or,

(b) directly by the Secretary of the Interior in states without approved programs.

(R) REPEALED (Ord. 5-7-08)

(S) Hydrologic and Hydraulic Engineering Analysis – Analyses performed by a licensed professional engineer, in accordance with standard engineering practices that are accepted by the Virginia Department of Conservation and Recreation and FEMA, used to determine the base flood, or other frequency floods, flood elevations, floodway information and boundaries, and flood profiles. (Ord. 6-17-15)

(T) Letters of Map Change (LOMC) – A Letter of Map change is an official FEMA determination, by letter, that amends or revises an effective Flood Insurance Rate Map (FIRM) or Flood Insurance Study (FIS). LOMC include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective FIRM and establishes that a Land as defined by metes and bounds or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, flood-plain and floodway delineations, and planimetric features. A Letter of Map Revision Based on Fill (LOMR-F), is a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer exposed to flooding associated with the base flood. In order to qualify for this determination, the fill must have been permitted and placed in accordance with Fluvanna County's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective FIRM or FIS.

Attachment E

ZONING

6-8-16

(Ord. 6-17-15)

(U) Lowest adjacent grade - The lowest natural elevation of the ground surface next to the walls of a structure. (Ord. 6-17-15)

(V) Lowest floor - The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Federal Code 44CFR §60.3.

(W) Manufactured home - A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term manufactured home also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.

(X) Manufactured home park or subdivision - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale. (Ord. 6-17-15)

(Y) Mean Sea Level - An elevation point that represents the average height of the ocean's surface (such as the halfway point between the mean high tide and the mean low tide) which is used as a standard in reckoning land elevation. (Ord. 6-17-15)

(Z) New construction - For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after August 15, 1978, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. Such structure is also referred to as "post-FIRM." (Ord. 6-17-15)

(AA) Post-FIRM structures - A structure for which construction or substantial improvement occurred on or after August 15, 1978. (Ord. 6-17-15)

(BB) Pre-FIRM structures - A structure for which construction or substantial improvement occurred before August 15, 1978. (Ord. 6-17-15)

(CC) Recreational vehicle - A vehicle which is

(1) built on a single chassis;

Attachment E

ZONING

6-8-16

- (2) 400 square feet or less when measured at the largest horizontal projection;
- (3) designed to be self-propelled or permanently towable by a light duty truck; and,
- (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use.

(DD) Repetitive Loss Structure – A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions in a ten (10) year period, in which the cost of the repair, on the average, equaled or exceeded twenty-five percent (25%) of the market value of the structure at the time of each such flood event; and at the time of the second incidence of flood-related damage, the contract for flood insurance contains increased cost of compliance coverage. (Ord. 6-17-15)

(EE) Severe Repetitive Loss Structure - A structure that:

- (a) is covered under a contract for flood insurance made available under the NFIP; and
- (b) has incurred flood related damage –
 - a) for which four (4) or more separate claims payments have been made under flood insurance coverage with the amount of each such claim exceeding \$5,000, and with the cumulative amount of such claims payments exceeding \$20,000; or
 - b) for which at least two (2) separate claims payments have been made under such coverage, with the cumulative amount of such claims exceeding the market value of the insured structure. (Ord. 6-17-15)

(FF) Special flood hazard area - The land in the floodplain subject to a one percent (1%) or greater chance of being flooded in any given year as determined in Article 17, Section 22-17-8A. of this ordinance. (Ord. 6-17-15)

(GG) Start of construction - The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, substantial improvement or other improvement was within 180 days of the permit date. The

Attachment E

ZONING

6-8-16

actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of the construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

(HH) Structure – For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. (Ord. 6-17-15)

(II) Substantial damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

(JJ) Substantial improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either:

- (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined above must comply with all ordinance requirements that do not preclude the structure's continued designation as a historic structure. Documentation that a specific ordinance requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic Places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from ordinance requirements will be

Attachment E

ZONING

6-8-16

the minimum necessary to preserve the historic character and design of the structure.
(Ord. 6-17-15)

(KK) Violation - the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 22-17-8A. of this ordinance is presumed to be in violation until such time as that documentation is provided. (Ord. 6-17-15)

(LL) Watercourse - A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.
(Ord. 12-19-07; Ord. 5-7-08; Ord. 6-17-15)

Sec. 22-17-8A.4. Compliance and Liability.

(A) No land shall hereafter be developed and no structure shall be located, relocated, constructed, reconstructed, enlarged, or structurally altered except in full compliance with the terms and provisions of this ordinance and any other applicable ordinances and regulations which apply to uses within the jurisdiction of this ordinance.

(B) The degree of flood protection sought by the provisions of this ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that districts outside the floodplain district, or that land uses permitted within such district will be free from flooding or flood damages.

(C) Records of actions associated with administering this ordinance shall be kept on file and maintained by the Zoning Administrator in his duties as Floodplain Administrator.
(Ord. 6-17-15)

(D) This ordinance shall not create liability on the part of Fluvanna County or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.
(Ord. 12-19-07; Ord. 6-17-15)

Sec. 22-17-8A.4.1. Penalty for Violations.

Attachment E

ZONING

6-8-16

Any person who fails to comply with any of the requirements or provisions of this article or directions of the Director of Planning or any authorized employee of Fluvanna County shall be guilty of the appropriate violation and subject to the penalties therefore.

The VA USBC addresses building code violations and the associated penalties in Sections 104, 115. Violations and associated penalties of the Fluvanna County Zoning Ordinance are addressed in Article 19, Section 22-19.

In addition to the above penalties, all other actions are hereby reserved, including an action in equity for the proper enforcement of this article. The imposition of a fine or penalty for any violation of, or noncompliance with, this article shall not excuse the violation or noncompliance or permit it to continue; and all such persons shall be required to correct or remedy such violations within a reasonable time. Any structure constructed, reconstructed, enlarged, altered or relocated in noncompliance with this article may be declared to be a public nuisance and abatable as such. Flood insurance may be withheld from structures constructed in violation of this article.

(Ord. 6-17-15)

Sec. 22-17-8A.5. Abrogation and Greater Restrictions.

This ordinance supersedes any ordinance currently in effect in flood-prone districts. However, any underlying ordinance shall remain in full force and effect to the extent that its provisions are more restrictive than this ordinance. (Ord. 12-19-07)

Sec. 22-17-8A.6. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance shall be declared invalid for any reason whatever, such decision shall not affect the remaining portions of this ordinance. The remaining portions shall remain in full force and effect; and for this purpose, the provisions of this ordinance are hereby declared to be severable. (Ord. 12-19-07)

Sec. 22-17-8A .7. Establishment of Zoning Districts.

(Ord. 6-17-15)

Sec. 22-17-8A .7.1. Description of Special Flood Hazard Districts.

(A) Basis of Districts

Attachment E

ZONING

6-8-16

The various special flood hazard districts shall include special flood hazard areas (SFHAs). The basis for the delineation of these districts shall be the Flood Insurance Study (FIS) and the Flood Insurance Rate Maps (FIRM) for Fluvanna County, Virginia and Incorporated Areas prepared by the Federal Emergency Management Agency, dated as of May 16, 2008, as amended or revised. (Ord. 5-7-08)

Fluvanna County may identify and regulate local flood hazard or ponding areas that are not delineated on the FIRM. These areas may be delineated on a “Local Flood Hazard Map” using best available topographic data and locally derived information such as flood of record, historic high water marks or approximate study methodologies.

- (1) The Floodway District is in an AE Zone and is delineated, for purposes of this ordinance, using the criterion that certain areas within the floodplain must be capable of carrying the waters of the one percent annual chance flood without increasing the water surface elevation of that flood more than one foot (1') at any point. The areas included in this District are specifically defined in the above-referenced FIS and shown on the accompanying FIRM.

The following provisions shall apply within the Floodway District of an AE Zone:

- (a) Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently-accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough review by the Floodplain Administrator.
- (b) Development activities which increase the water surface elevation of the base flood may be allowed, provided that the applicant first applies – with Fluvanna County’s endorsement – for a Conditional Letter of Map Revision (CLOMR), and receives the approval of FEMA.

If Section 22-17-8A.7.1(A)(1)(a) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 22-17-8A.12., 22-17-8A.13., 22-17-8A.14., and 22-17-8A.19..

Attachment E

ZONING

6-8-16

(c) The following uses are prohibited in the Floodway District:

1. Dwellings, and
2. Manufactured homes, mobile homes or trailers.

(d) The following uses may be permitted within the Floodway District in accordance with the requirements of this section and as specifically provided in the underlying zoning district:

1. General farming, agriculture, dairying and forestry.
2. Parks and playground.
3. Preserves and conservation areas.
4. Small boat docks (with repair).
5. Off-street parking as required by this ordinance.
6. Accessory uses, as defined by this ordinance.

(e) The following uses shall be permitted only by special use permit approved by the governing body pursuant to Article 17 of this chapter:

1. Lodges, hunting clubs, boating clubs, camping facilities, and golf clubs.
2. Public utilities: Poles, lines, transformers, pipes, meters and related or similar facilities; public water and sewer transmission lines, treatment facilities, and pumping facilities; electrical power transmission lines and substation; oil and gas transmission lines and substation; oil and gas transmission pipelines and pumping stations; microwave transmission and relay towers and substations; unmanned telephone exchange centers.
3. Extraction of sand, gravel and other material (except no increase in level of flooding or velocity is caused thereby).

(Ord. 12-19-07; Ord. 5-7-08)

(2) The AE, or AH Zones on the FIRM accompanying the FIS shall be those areas for

Attachment E

ZONING

6-8-16

which one-percent annual chance flood elevations have been provided and the floodway has not been delineated. The following provisions shall apply within an AE or AH Zone [44 CFR 60.3(c)]*:

Until a regulatory floodway is designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within the areas of special flood hazard, designated as Zones A1-30 and AE or AH on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within Fluvanna County.

Development activities in Zones A1-30 and AE or AH, on Fluvanna County's FIRM which increase the water surface elevation of the base flood by more than one foot may be allowed, provided that the applicant first applies, with Fluvanna County's endorsement, for a Conditional Letter of Map Revision, and receives the approval of FEMA.

* The requirement in 63.3(c)(10) only applies along rivers, streams, and other watercourses where FEMA has provided base flood elevations. The requirement does not apply along lakes, bays and estuaries, and the ocean coast.

- (3) The A Zone on the FIRM accompanying the FIS shall be those areas for which no detailed flood profiles or elevations are provided, but the one percent annual chance floodplain boundary has been approximated. For these areas, the following provisions shall apply [44 CFR 60.3(b)]:

The Approximated Floodplain District shall be that floodplain area for which no detailed flood profiles or elevations are provided, but where a one hundred (100)-year floodplain boundary has been approximated. Such areas are shown as Zone A on the maps accompanying the FIS. For these areas, the base flood elevations and floodway information from federal, state, and other acceptable sources shall be used, when available. Where the specific one percent annual chance flood elevation cannot be determined for this area using other sources of data, such as the U. S. Army Corps of Engineers Floodplain Information Reports, U. S. Geological Survey Flood-Prone Quadrangles, etc., then the applicant for the proposed use, development and/or activity shall determine this base flood elevation. For development proposed in the approximate floodplain the applicant must use technical methods that correctly reflect currently accepted non-detailed technical concepts, such as point on boundary, high water marks, or detailed methodologies hydrologic and hydraulic analyses. Studies,

Attachment E

ZONING

6-8-16

analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough review by the Floodplain Administrator.

The Floodplain Administrator reserves the right to require a hydrologic and hydraulic analysis for any development. When such base flood elevation data is utilized, the lowest floor shall be elevated to no lower than three feet above the highest adjacent grade or one foot above the base flood level, whichever is higher. (Ord. 5-7-08)

During the permitting process, the Floodplain Administrator shall obtain:

- a) The elevation of the lowest floor (including the basement) of all new and substantially improved structures; and,
- b) If the structure has been flood-proofed in accordance with the requirements of this article, the elevation (in relation to mean sea level) to which the structure has been flood-proofed.

Base flood elevation data shall be obtained from other sources or developed using detailed methodologies comparable to those contained in a FIS for subdivision proposals and other proposed development proposals (including manufactured home parks and subdivisions) that exceed fifty lots or five acres, whichever is the lesser.

- (4) The AO Zone on the FIRM accompanying the FIS shall be those areas of shallow flooding identified as AO on the FIRM. For these areas, the following provisions shall apply [44 CFR 60.3(c)]:
 - a) All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to or above the flood depth specified on the FIRM, above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. If no flood depth number is specified, the lowest floor, including basement, shall be elevated no less than two feet above the highest adjacent grade.
 - b) All new construction and substantial improvements of non-residential structures shall
 - i. have the lowest floor, including basement, elevated to or above the flood depth specified on the FIRM, above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least

Attachment E

ZONING

6-8-16

two feet above the highest adjacent grade; or,

- ii. together with attendant utility and sanitary facilities be completely flood-proofed to the specified flood level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

- c) Adequate drainage paths around structures on slopes shall be provided to guide floodwaters around and away from proposed structures.

(Ord. 12-19-07; Ord. 5-7-08; Ord. 6-17-15)

Sec. 22-17-8A.8. Overlay concept.

(A) The Floodplain Districts described above shall be overlays to the existing underlying districts as shown on the Official Zoning Ordinance Map, and as such, the provisions for the floodplain districts shall serve as a supplement to the underlying district provisions.

(B) If there is any conflict between the provisions or requirements of the Floodplain Districts and those of any underlying district, the more restrictive provisions and/or those pertaining to the floodplain districts shall apply.

(C) In the event any provision concerning a Floodplain District is declared inapplicable as a result of any legislative or administrative actions or judicial decision, the basic underlying provisions shall remain applicable. (Ord. 12-19-07)

Sec. 22-17-8A.9. Official Flood Hazard Area and Floodplain Map.

The boundaries of the Special Flood Hazard Area and Floodplain Districts are established as shown on the Flood Boundary and Floodway Map and/or Flood Insurance Rate Map which is declared to be a part of this ordinance and which shall be kept on file at the Fluvanna County offices. (Ord. 12-19-07)

Sec. 22-17-8A.10. District boundary changes.

The delineation of any of the Floodplain Districts may be revised by Fluvanna County where natural or man-made changes have occurred and/or where more detailed studies have been conducted or undertaken by the U. S. Army Corps of Engineers or other qualified agency, or an individual documents the need for such change. However, prior to

Attachment E

ZONING

6-8-16

any such change, approval must be obtained from the Federal Emergency Management Agency. (Ord. 12-19-07; Ord. 6-17-15)

Sec. 22-17-8A.11. Interpretation of district boundaries.

Initial interpretations of the boundaries of the Floodplain Districts shall be made by the Zoning Administrator. Should a dispute arise concerning the boundaries of any of the Districts, the Board of Zoning Appeals shall make the necessary determination. The person questioning or contesting the location of the District boundary shall be given a reasonable opportunity to present his case to the Board and to submit his own technical evidence if he so desires. (Ord. 12-19-07; Ord. 5-7-08)

Sec. 22-17-8A.12. Permit and application requirements.

All uses, activities, and development occurring within any floodplain district, including placement of manufactured homes, shall be undertaken only upon the issuance of a zoning permit. Such development shall be undertaken only in strict compliance with the provisions of this Code, including, without limitation, this Chapter and Chapter 19: Subdivisions, and with all other applicable codes and ordinances, as amended, such as the Virginia Uniform Statewide Building Code (VA USBC). Prior to the issuance of any such permit, the Floodplain Administrator shall require all applications to include compliance with all applicable state and federal laws and shall review all sites to assure they are reasonably safe from flooding. No use, activity, and/or development will be permitted which would adversely affect the capacity of the channels or floodways of any watercourse, drainage ditch, or any other drainage facility or system.

(A) Site Plans and Permit Applications

All applications for development within any floodplain district and all building permits issued for the floodplain shall incorporate the following information:

- (1) For structures to be elevated, the elevation of the lowest floor (including basement).
- (2) For structures to be flood-proofed (non-residential only), the elevation to which the structure will be flood-proofed.
- (3) The elevation of the one hundred (100)-year flood (base flood) at the site. (Ord. 12-19-07)

Attachment E

ZONING

6-8-16

- (4) Topographic information showing existing and proposed ground elevations.

(Ord. 12-19-07; Ord. 6-17-15)

Sec. 22-17-8A.13. General standards.

The following provisions shall apply to all permits issued under Section 22-17-8A.12.:

(A) New construction and substantial improvements shall be according to the Virginia Uniform Statewide Building Code, and anchored to prevent flotation, collapse or lateral movement of the structure. (Ord. 5-7-08)

(B) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.

(C) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(D) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

(E) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(F) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

(G) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

(H) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

In addition to provisions A-H above, in all special flood hazard areas, the additional provisions shall apply:

Attachment E

ZONING

6-8-16

(I) Prior to any proposed alteration or relocation of any channels or of any watercourse, stream, etc., within this jurisdiction a permit shall be obtained from the U.S. Corps of Engineers, the Virginia Department of Environmental Quality, and the Virginia Marine Resources Commission (a joint permit application is available from any of these organizations). Furthermore, in riverine areas, notification of the proposal shall be given by the applicant to all affected jurisdictions, the Department of Conservation and Recreation (Division of Dam Safety and Floodplain Management), other required agencies, and FEMA.

(J) The flood carrying capacity within an altered or relocated portion of any watercourse shall be maintained.

(Ord. 12-19-07; Ord. 5-7-08; Ord. 6-17-15)

Sec. 22-17-8A.14. Elevation and construction standards.

In all identified flood hazard areas where base flood elevations have been provided in the Flood Insurance Study (FIS) or generated in accordance with Section 22-17-8A.7.1(A)(3) the following provisions shall apply:

(A) Residential Construction

New construction or substantial improvement of any residential structure (including manufactured homes) in Zones A1-30, AE, AH, and A with detailed base flood elevations shall have the lowest floor, including basement, elevated no lower than one foot above the base flood elevation.

(B) Non-Residential Construction

New construction or substantial improvement of any commercial, industrial, or non-residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation.

Non-residential buildings located in all A1-30, AE, and AH zones may be flood-proofed in lieu of being elevated provided that all areas of the building components below the elevation corresponding to the base flood elevation plus one foot are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification, including the specific elevation (in relation to mean sea level) to which such structures are flood-proofed, shall be maintained by the Floodplain Administrator.

Attachment E

ZONING

6-8-16

(C) Space Below the Lowest Floor

In zones A, AE, AH, AO, and A1-30, fully enclosed areas, of new construction or substantially improved structures, which are below the regulatory flood protection elevation shall:

- (1) not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator);
- (2) be constructed entirely of flood resistant materials below the regulatory flood protection elevation; and
- (3) include measures to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet the following minimum design criteria: (Ord. 5-7-08)
 - a) Provide a minimum of two openings on different sides of each enclosed area subject to flooding.
 - b) The total net area of all openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding.
 - c) If a building has more than one enclosed area, each area must have openings to allow floodwaters to automatically enter and exit.
 - d) The bottom of all required openings shall be no higher than one (1) foot above the adjacent grade.
 - e) Openings may be equipped with screens, louvers, or other opening coverings or devices, provided they permit the automatic flow of floodwaters in both directions.
 - f) Foundation enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not

Attachment E

ZONING

6-8-16

require openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires openings as outlined above.

(D) Standards for Manufactured Homes and Recreational Vehicles

(1) All manufactured homes placed, or substantially improved, must meet all the requirements for new construction, including the elevation and anchoring requirements in 22-17-8A.13. and 22-17-8A.14.

(2) All recreational vehicles placed on sites must either

a) be on the site for fewer than 180 consecutive days, be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions); or,

b) meet all the requirements for manufactured homes in 22-17-8A.14(D)(1).

(Ord. 12-19-07; Ord. 5-7-08; Ord. 6-17-15)

Sec. 22-17-8A.15. REPEALED. (Ord. 12-19-07; Ord. 5-7-08; Ord. 6-17-15)

Sec. 22-17-8A.16. REPEALED. (Ord. 12-19-07; Ord. 5-7-08)

Sec. 22-17-8A.17. REPEALED. (Ord. 12-19-07; Ord. 5-7-08; Ord. 6-17-15)

Sec. 22-17-8A.18. REPEALED. (Ord. 12-19-07; Ord. 5-7-08)

Sec. 22-17-8A.19. Standards for subdivision proposals.

(A) All subdivision proposals shall be consistent with the need to minimize flood damage;

(B) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

(C) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and

Attachment E

ZONING

6-8-16

(D) Base flood elevation data shall be obtained from other sources or developed using detailed methodologies, hydraulic and hydrologic analysis, comparable to those contained in FIS for subdivision proposals and other proposed development proposals (including manufactured home parks and subdivisions) that exceed fifty (50) lots or five (5) acres, whichever is the lesser.
(Ord. 12-19-07; Ord. 6-17-15)

Sec. 22-17-8A.20. Existing structures in floodplain areas.

A structure or use of a structure or premises which lawfully existed before the enactment of these provisions, but which is not in conformity with these provisions, may be continued subject to the following conditions:

(A) Existing structures in the Floodway Area shall not be expanded or enlarged unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed expansion would not result in any increase in the base flood elevation.

(B) Any modification, alteration, repair, reconstruction, or improvement of any kind to a structure and/or use located in any floodplain areas to an extent or amount of less than fifty percent (50%) of its market value shall conform to the VA USBC and the appropriate provisions of this ordinance.

(C) The modification, alteration, repair, reconstruction, or improvement of any kind to a structure and/or use, regardless of its location in a floodplain area to an extent or amount of fifty percent (50%) or more of its market value shall be undertaken only in full compliance with this ordinance and shall require the entire structure to conform to the VA USBC.
(Ord. 6-17-15)

Sec. 22-17-8A.20.1 Variances.

Variances shall be issued only upon (i) a showing of good and sufficient cause, (ii) after the Board of Zoning Appeals has determined that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) after the Board of Zoning Appeals has determined that the granting of such variance will not result in (a) unacceptable or prohibited increases in flood heights, (b) additional threats to public safety, (c) extraordinary public expense; and will not (d) create nuisances, (e) cause fraud or victimization of the public, or (f) conflict with local laws or ordinances.

While the granting of variances generally is limited to a lot size less than one-half acre, deviations from that limitation may occur. However, as the lot size increases beyond one-half

Attachment E

ZONING

6-8-16

acre, the technical justification required for issuing a variance increases. Variances may be issued by the Board of Zoning Appeals for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the provisions of this section.

Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of this section are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

In passing upon applications for variances, the Board of Zoning Appeals shall satisfy all relevant factors and procedures specified in other sections of the zoning ordinance and consider the following additional factors:

(A) The danger to life and property due to increased flood heights or velocities caused by encroachments. No variance shall be granted for any proposed use, development, or activity within any Floodway District that will cause any increase in the one percent (1%) chance flood elevation.

(B) The danger that materials may be swept on to other lands or downstream to the injury of others.

(C) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.

(D) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.

(E) The importance of the services provided by the proposed facility to the community.

(F) The requirements of the facility for a waterfront location.

(G) The availability of alternative locations not subject to flooding for the proposed use.

(H) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

Attachment E

ZONING

6-8-16

(I) The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.

(J) The safety of access by ordinary and emergency vehicles to the property in time of flood.

(K) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.

(L) The historic nature of a structure. Variances for repair or rehabilitation of historic structures may be granted upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(M) Such other factors which are relevant to the purposes of this ordinance.

The Board of Zoning Appeals may refer any application and accompanying documentation pertaining to any request for a variance to any engineer or other qualified person or agency for technical assistance in evaluating the proposed project in relation to flood heights and velocities, and the adequacy of the plans for flood protection and other related matters.

Variances shall be issued only after the Board of Zoning Appeals has determined that the granting of such will not result in (a) unacceptable or prohibited increases in flood heights, (b) additional threats to public safety, (c) extraordinary public expense; and will not (d) create nuisances, (e) cause fraud or victimization of the public, or (f) conflict with local laws or ordinances.

Variances shall be issued only after the Board of Zoning Appeals has determined that the variance will be the minimum required to provide relief.

The Board of Zoning Appeals shall notify the applicant for a variance, in writing that the issuance of a variance to construct a structure below the one percent (1%) chance flood elevation (a) increases the risks to life and property and (b) will result in increased premium rates for flood insurance.

Attachment E

ZONING

6-8-16

A record shall be maintained of the above notification as well as all variance actions, including justification for the issuance of the variances. Any variances that are issued shall be noted in the annual or biennial report submitted to the Federal Insurance Administrator.
(Ord. 6-17-15)

Sec. 22-17-8A.21. Administration. (Ord. 6-17-15)

Sec. 22-17-8A.21.1. Designation of the Floodplain Administrator. [44 CFR 59.22(b)]

The Zoning Administrator is hereby appointed to administer and implement these regulations and is referred to herein as the Floodplain Administrator. The Floodplain Administrator may:

(A) Do the work themselves. In the absence of a designated Floodplain Administrator, the duties are conducted by Fluvanna County's Administrator.

(B) Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees.

(C) Enter into a written agreement or written contract with another community or private sector entity to administer specific provisions of these regulations. Administration of any part of these regulations by another entity shall not relieve Fluvanna of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. Section 59.22.

(Ord. 6-17-15)

Sec. 22-17-8A-21.2. Duties and responsibilities of the Floodplain Administrator. [44 CFR 60.3]

The duties and responsibilities of the Floodplain Administrator shall include but are not limited to:

(A) Review applications for permits to determine whether proposed activities will be located in the Special Flood Hazard Area (SFHA).

(B) Interpret floodplain boundaries and provide available base flood elevation and flood hazard information.

(C) Review applications to determine whether proposed activities will be reasonably safe from flooding and require new construction and substantial improvements to meet the requirements of these regulations.

Attachment E

ZONING

6-8-16

(D) Review applications to determine whether all necessary permits have been obtained from the Federal, State or local agencies from which prior or concurrent approval is required; in particular, permits from state agencies for any construction, reconstruction, repair, or alteration of a dam, reservoir, or waterway obstruction (including bridges, culverts, structures), any alteration of a watercourse, or any change of the course, current, or cross section of a stream or body of water, including any change to the 100-year frequency floodplain of free-flowing non-tidal waters of the State.

(E) Verify that applicants proposing an alteration of a watercourse have notified adjacent communities, the Department of Conservation and Recreation (Division of Dam Safety and Floodplain Management), and other appropriate agencies (VADEQ, USACE) and have submitted copies of such notifications to FEMA.

(F) Advise applicants for new construction or substantial improvement of structures that are located within an area of the Coastal Barrier Resources System established by the Coastal Barrier Resources Act that Federal flood insurance is not available on such structures; areas subject to this limitation are shown on FIRMs as Coastal Barrier Resource System Areas (CBRS) or Otherwise Protected Areas (OPA).

(G) Approve applications and issue permits to develop in flood hazard areas if the provisions of these regulations have been met, or disapprove applications if the provisions of these regulations have not been met.

(H) Inspect or cause to be inspected, buildings, structures, and other development for which permits have been issued to determine compliance with these regulations or to determine if non-compliance has occurred or violations have been committed.

(I) Review Elevation Certificates and require incomplete or deficient certificates be corrected.

(J) Submit to FEMA, or require applicants to submit to FEMA, data and information necessary to maintain FIRMs, including hydrologic and hydraulic engineering analyses prepared by or for Fluvanna County, within six months after such data and information becomes available if the analyses indicate changes in base flood elevations.

(K) Maintain and permanently keep records that are necessary for the administration of these regulations, including:

- (1) Flood Insurance Studies, Flood Insurance Rate Maps (including historic studies and maps and current effective studies and maps) and Letters of Map Change; and

Attachment E

ZONING

6-8-16

(2) Documentation supporting issuance and denial of permits, Elevation Certificates, documentation of the elevation (in relation to the datum on the FIRM) to which structures have been flood-proofed, other required design certifications, variances, and records of enforcement actions taken to correct violations of these regulations.

(L) Enforce the provisions of these regulations, investigate violations, issue notices of violations or stop work orders, and require permit holders to take corrective action.

(M) Advise the Board of Zoning Appeals regarding the intent of these regulations and, for each application for a variance, prepare a staff report and recommendation.

(N) Administer the requirements related to proposed work on existing buildings:

(1) Make determinations as to whether buildings and structures that are located in flood hazard areas and that are damaged by any cause have been substantially damaged.

(2) Make reasonable efforts to notify owners of substantially damaged structures of the need to obtain a permit to repair, rehabilitate, or reconstruct, and prohibit the non-compliant repair of substantially damaged buildings except for temporary emergency protective measures necessary to secure a property or stabilize a building or structure to prevent additional damage.

(O) Undertake, as determined appropriate by the Floodplain Administrator due to the circumstances, other actions which may include but are not limited to: issuing press releases, public service announcements, and other public information materials related to permit requests and repair of damaged structures; coordinating with other Federal, State, and local agencies to assist with substantial damage determinations; providing owners of damaged structures information related to the proper repair of damaged structures in special flood hazard areas; and assisting property owners with documentation necessary to file claims for Increased Cost of Compliance coverage under NFIP flood insurance policies.

(P) Notify the Federal Emergency Management Agency when the corporate boundaries of Fluvanna County have been modified and:

(1) Provide a map that clearly delineates the new corporate boundaries or the new area for which the authority to regulate pursuant to these regulations has either been assumed or relinquished through annexation; and

Attachment E

ZONING

6-8-16

(2) If the FIRM for any annexed area includes special flood hazard areas that have flood zones that have regulatory requirements that are not set forth in these regulations, prepare amendments to these regulations to adopt the FIRM and appropriate requirements, and submit the amendments to the governing body for adoption; such adoption shall take place at the same time as or prior to the date of annexation and a copy of the amended regulations shall be provided to Department of Conservation and Recreation (Division of Dam Safety and Floodplain Management) and FEMA.

(Q) Upon the request of FEMA, complete and submit a report concerning participation in the NFIP which may request information regarding the number of buildings in the SFHA, number of permits issued for development in the SFHA, and number of variances issued for development in the SFHA.

(R) It is the duty of the Floodplain Administrator to take into account flood, mudslide and flood-related erosion hazards, to the extent that they are known, in all official actions relating to land management and use throughout the entire jurisdictional area of Fluvanna County, whether or not those hazards have been specifically delineated geographically (e.g. via mapping or surveying).
(Ord. 6-17-15)

Sec. 22-17-8A-21.3. Use and interpretation of FIRMs. [44 CFR 60.3]

The Floodplain Administrator shall make interpretations, where needed, as to the exact location of special flood hazard areas, floodplain boundaries, and floodway boundaries. The following shall apply to the use and interpretation of FIRMs and data:

(A) Where field surveyed topography indicates that adjacent ground elevations:

(1) Are below the base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as special flood hazard area and subject to the requirements of these regulations;

(2) Are above the base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the SFHA.

(B) In FEMA-identified special flood hazard areas where base flood elevation and floodway data have not been identified and in areas where FEMA has not identified SFHAs,

Attachment E

ZONING

6-8-16

any other flood hazard data available from a Federal, State, or other source shall be reviewed and reasonably used.

(C) Base flood elevations and designated floodway boundaries on FIRMs and in FISs shall take precedence over base flood elevations and floodway boundaries by any other sources if such sources show reduced floodway widths and/or lower base flood elevations.

(D) Other sources of data shall be reasonably used if such sources show increased base flood elevations and/or larger floodway areas than are shown on FIRMs and in FISs.

(E) If a Preliminary Flood Insurance Rate Map and/or a Preliminary Flood Insurance Study has been provided by FEMA:

(1) Upon the issuance of a Letter of Final Determination by FEMA, the preliminary flood hazard data shall be used and shall replace the flood hazard data previously provided from FEMA for the purposes of administering these regulations.

(2) Prior to the issuance of a Letter of Final Determination by FEMA, the use of preliminary flood hazard data shall be deemed the best available data pursuant to Section 22-17-8A-7.1(A)(3) and used where no base flood elevations and/or floodway areas are provided on the effective FIRM.

(3) Prior to issuance of a Letter of Final Determination by FEMA, the use of preliminary flood hazard data is permitted where the preliminary base flood elevations or floodway areas exceed the base flood elevations and/or designated floodway widths in existing flood hazard data provided by FEMA. Such preliminary data may be subject to change and/or appeal to FEMA.

(Ord. 6-17-15)

Sec. 22-17-8A.21.4. Jurisdictional boundary changes. [44 CFR 59.22, 65.3]

The county floodplain ordinance in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements for participation in the National Flood Insurance Program. Municipalities with existing floodplain ordinances shall pass a resolution acknowledging and accepting responsibility for enforcing floodplain ordinance standards prior to annexation of any area containing identified flood hazards. If the FIRM for any annexed area includes special flood hazard areas that have flood zones that have regulatory requirements that are not set forth in these regulations, prepare amendments to these regulations to adopt the FIRM and appropriate requirements, and submit the

Attachment E

ZONING

6-8-16

amendments to the governing body for adoption; such adoption shall take place at the same time as or prior to the date of annexation and a copy of the amended regulations shall be provided to the Department of Conservation and Recreation(Division of Dam Safety and Floodplain Management) and FEMA.

In accordance with the Code of Federal Regulations, Title 44 Subpart (B) § 59.22(a)(9)(v) all NFIP participating communities must notify the Federal Insurance Administration and optionally the State Coordinating Office in writing whenever Fluvanna's boundaries have been modified by annexation or the county has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area.

In order that all FIRMs accurately represent the community's boundaries, a copy of a map of the county suitable for reproduction, clearly delineating the new corporate limits or new area for which the county has assumed or relinquished floodplain management regulatory authority must be included with the notification.
(Ord. 6-17-15)

Sec. 22-17-8A.21.5. Submitting technical data. [44 CFR 65.3]

Fluvanna County's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six (6) months after the date such information becomes available, the county shall notify FEMA of the changes by submitting technical or scientific data. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.
(Ord. 6-17-15)

Sec. 22-17-8A.21.6. Letters of Map Revision.

When development in the floodplain will cause or causes a change in the base flood elevation, the applicant, including state agencies, must notify FEMA by applying for a Conditional Letter of Map Revision and then a Letter of Map Revision.

Example cases:

- Any development that causes a rise in the base flood elevations within the floodway.
- Any development occurring in Zones A1-30 and AE without a designated floodway, which will cause a rise of more than one foot in the base flood elevation.
- Alteration or relocation of a stream (including but not limited to installing culverts and bridges) 44 Code of Federal Regulations §65.3 and §65.6(a)(12)

Attachment E

ZONING

6-8-16

The public purpose for such amendment is to conform the zoning ordinance to federal flood insurance regulations.
(Ord. 6-17-15)

Sec. 22-17-9. Conditional rezoning.¹⁸

(A) As part of a rezoning or amendment to the zoning map, the owner of any property subject to any application for such rezoning or amendment to the zoning map, may voluntarily proffer, in writing submitted to the zoning administrator prior to a public hearing before the governing body, reasonable conditions for such rezoning or amendment to the zoning map, in addition to the regulations provided for the zoning district by this chapter, provided that such proffered conditions comply in full with all provisions of sections 15.2-2297 and 15.2-2298 of the Code of Virginia.

(B) Once proffered and accepted as part of an amendment to the zoning ordinance, such conditions shall continue in effect until a subsequent amendment changes the zoning on the property covered by such conditions; however, such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance. No amendment or variation of conditions created pursuant to this section shall take effect until after a public hearing before the governing body advertised in accordance with section 15.2-2204 of the Code of Virginia. Except as the governing body may expressly provide in a particular case, each such condition shall be deemed to be integral to, and nonseverable from, the rezoning or amendment to the zoning map to which it applies.

(C) No proffer for the dedication of real property or payment of cash shall be accepted unless the county has adopted a capital improvement program pursuant to section 15.2-2239 of the Code of Virginia. No such dedication or cash payment shall be made until the facilities for which such property is dedicated or cash is tendered are included in the capital improvement program, provided that nothing herein shall prevent the county from accepting proffered conditions which are not normally included in such capital improvement program. If such proffered conditions include the dedication of real property or the payment of cash, the proffered conditions shall provide for the disposition of such property or cash payment in the event the property or cash payment is not used for the purpose for which proffered.

¹⁸ As to state law regarding conditional rezoning, see Code of Va., § 15.2-2296 et seq.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: ZTA 16:01; 16:02

From: James Newman

Date: June 22, 2016

General Information: This request is to be heard by the Fluvanna County Planning Commission on Wednesday June 22, 2016 at 7:00 pm in the Circuit Courtroom in the Fluvanna County Courts Building.

Applicant/Representative: Fluvanna County

Requested Action: Amend the Fluvanna County subdivision subsections 19-6-6 as well as zoning ordinance subsections 22-20-1

- Amends and reenacts the Fluvanna County Zoning Ordinance, as well as the Fluvanna County Subdivision Ordinance, exempt County owned property used for County purposes from the applicable fee schedule of the Zoning Ordinance and from the Subdivision Ordinance.
- Applies to public hearings of both the Planning Commission and the Board of Supervisors (Governing Body).

The amendment will affect subdivision subsections 19-6-6 as well as zoning ordinance subsections 22-20-1

Background

Project Timeline:

This action has not been discussed prior to the June 22, 2016 Planning Commission meeting.

Analysis

The proposed amendment amends both the Fluvanna County Subdivision Ordinance, and the Fluvanna County Zoning Ordinance. The amendments are made in response to stop the county from paying itself fees; money is merely moved from one County account into another County account during Planning and/or Building related projects. This is an unnecessary step, and these amendment changes streamline the permitting process for County projects, which is in the interest of Staff and the Fluvanna populace.

Comprehensive Plan

Fluvanna County's *Vision Statement* includes the following principles:

- That our government should reflect the values and principles of the people.
- That future development be fiscally prudent while respecting individual property rights

By updating our ordinances to reflect these proposed changes, the County can ensure that it funds are being spent wisely and not shuffled around due to a bureaucratic oversight (which this will correct). This allows for quicker action by the County and one less step to have to go through as part of the process for carrying out applications.

Conclusion

The proposed amendment to the Fluvanna County Zoning and Subdivision Ordinances will make for quicker analysis of County projects by removing the need to shift money from one County account to another County account.

The proposed amendment is intended to:

- Help the Zoning Administrator enforce local zoning and subdivision requirements; and
- Reduce the number of steps in the bureaucratic process for County projects

This proposal is consistent with the 2015 Comprehensive Plan.

Suggested Motion

I move to recommend that the Planning Commission recommend [approval/denial/deferral] of an amendment and accompanying resolution to the Fluvanna County Zoning Ordinance entitled "AN ORDINANCE TO AMEND AND REENACT CHAPTER 22, ARTICLE 20 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 22-20-1, THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY ZONING ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED."

I move to recommend that the Planning Commission recommend [approval/denial/deferral] of an amendment and accompanying resolution to the Fluvanna County Subdivision Ordinance entitled "AN ORDINANCE TO AMEND AND REENACT CHAPTER 19, ARTICLE 6, OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 19-6-6 THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY SUBDIVISION ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED."

Attachments:

A: Proposed Zoning Ordinance Amendment

B: Proposed Subdivision Ordinance Amendment

Attachment A

Proposed Zoning Ordinance Amendment

“AN ORDINANCE TO AMEND AND REENACT CHAPTER 22, ARTICLE 20 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 22-20-1, THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY ZONING ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED.”

Attachment B

Proposed Subdivision Ordinance Amendment

“AN ORDINANCE TO AMEND AND REENACT CHAPTER 19, ARTICLE 6, OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 19-6-6 THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY SUBDIVISION ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED.”



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 16:06
Tax Map: Tax Map 18, Section A, Parcel 38F

From: James Newman
District: Cunningham
Date: June 22, 2016

General Information: Request for sketch plan approval to construct an approximately 8,900 square foot building addition and associated parking, with respect to 8.19 acres of Tax Map 18, Section A, Parcel 38F

Owner: Lake Monticello Volunteer Fire and Rescue Department

Applicant/Representative: Applicant is same as owner, Representative is Justin Shimp

Requested Action: Approval of a sketch plan for a building addition and associated parking, for the Lake Monticello Volunteer Fire and Rescue Department.

Location: The subject property is located at the intersection of Slice Road and South Boston Road (State Route 600).

Existing Zoning: R-4, Residential Limited

Existing Land Use: Fire Station

Adjacent Land Uses: Adjacent properties are zoned A-1, R-3, R-4, B-1

Comprehensive Plan: Rivanna Community Planning Area

Zoning History: ZMP 14:05 Lake Monticello Volunteer Fire and Rescue Department, rezoning from A1 to R4. This was approved 5-0-0 by the Planning Commission on March 25, 2015, and the Board of Supervisors 5-0-0 on April 15, 2015.

SDP 15:08 Lake Monticello Volunteer Fire and Rescue Department, site development plan for parking lot expansion. This was approved 5-0-0 by the Planning Commission on June 24, 2015.

Analysis:

According to the submitted plan, the applicant is proposing to construct a second phase of development at the site. A new, approximately 8,903 sq ft addition will be constructed as an attachment to the existing building, and additional parking will be constructed.

An adjacent parcel is zoned A-1, which requires the proposed buildings to be setback a minimum of fifty (50) feet from the property line. According to the sketch plan, this requirement has been met.

(Attachment C)

Parking/Roads

Applicant is constructing a new parking lot along with the building addition. No new roads are being constructed. A new concrete pad is to be installed in front of the building addition's fire truck garage bay doors.

There must be at least 7 handicap spaces in the final site plan; Sec 22-26-4(B)(4) requires a minimum of two handicap parking spaces if there are more than five parking spots, and an additional handicap parking spot for each additional 25 parking spaces. 135 parking spaces are proposed overall.

Landscaping/Screening

All landscaping must be in compliance with the Fluvanna County Zoning Ordinance.

Signage & Outdoor Lighting

Parking lot landscaping must conform to section 22-24-6 of the Code. This includes planting strips and planting islands, as well as screening options for the applicant to choose from. Screening and landscaping options may be mitigated by existing natural tree coverage and maintenance of existing wooded landscape.

Stormwater Management

As part of the final site development plan process, an erosion and sediment control plan will be required for review and approval.

Septic and Water Usage

The facility is serviced by Aqua Virginia for both water and sewage service.

Technical Review Committee: May 12, 2016 (Attachment D)

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 12, 2016:

1. VDOT stated no comments at the meeting.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. The Department of Forestry stated they have no comments
5. Health Dept. stated they have no comments.
6. Erosion and Sediment Control Officer is awaiting DEQ review of a potential combined plan.

Conclusion:

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

Recommended Conditions:

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

Suggested Motions:

I move to approve/deny/defer SDP 16:05, a sketch plan for a building addition and associated parking, for the Lake Monticello Volunteer Fire and Rescue Department, in regard to 8.19 acres of Tax Map 18, Section A, Parcel 38F, subject to the three (3) conditions listed in the staff report.

Attachments:

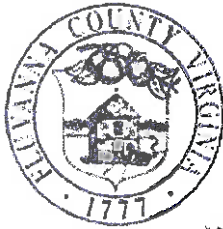
A – Application

B – Aerial Vicinity Map

C – Sketch Site Plan

D - TRC Comment Letter

Copy: Applicant of Record: Justin Shimpat justin@shimp-engineering.com
File

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Received

MAY 02 2016

Planning Dept.

Owner of Record: Volunteer Luke Monticello Fire + Rescue Dept. Applicant of Record: Same as owner

E911 Address: 10 Slice Rd. Palmyra, VA 22963 E911 Address: _____

Phone: _____ Fax: _____ Phone: _____ Fax: _____

Email: _____ Email: _____

Representative: Justin Shimp - Shimp Engineering, P.C. 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, STM, Charlottesville, VA 22902 Is property in Agricultural Forestal District? ☐ No ☐ Yes

Phone: 434-227-5140 Fax: _____ If Yes, what district: _____

Email: justin@shimp-engineering.com

Tax Map and Parcel(s): TMP 18A-4-13B + TMP 18-A-38F Deed Book Reference: TMP 18-A-38F: DB 927-955

Acres: 8.192 Zoning: R-4 Deed Restrictions? ☐ No ☐ Yes (Attach copy)

Location: _____

Description of Property: Ex. Fire + Rescue station

Proposed Structure: Approx 8,903 sf Building addition and associated Parking.

Dimensions of Building: _____ Lighting Standards on Site: ☐ No ☐ Yes

of Employees: _____ # of Parking Spaces: 135

Noise Limitations: _____

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

Keith Smith, agent for L.M.V.F.R. Inc.

Authentication

KEITH SMITH

4/30/2016

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>05/02/2016</u>	Fee Paid: <u>VA# 2436</u>	Application #: <u>SDP16:006</u>
Election District: <u>Cum gratia</u>	Planning Area: <u>Rivanna CA</u>	Number of Lots: _____
Total Fees Due at Time of Submission		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

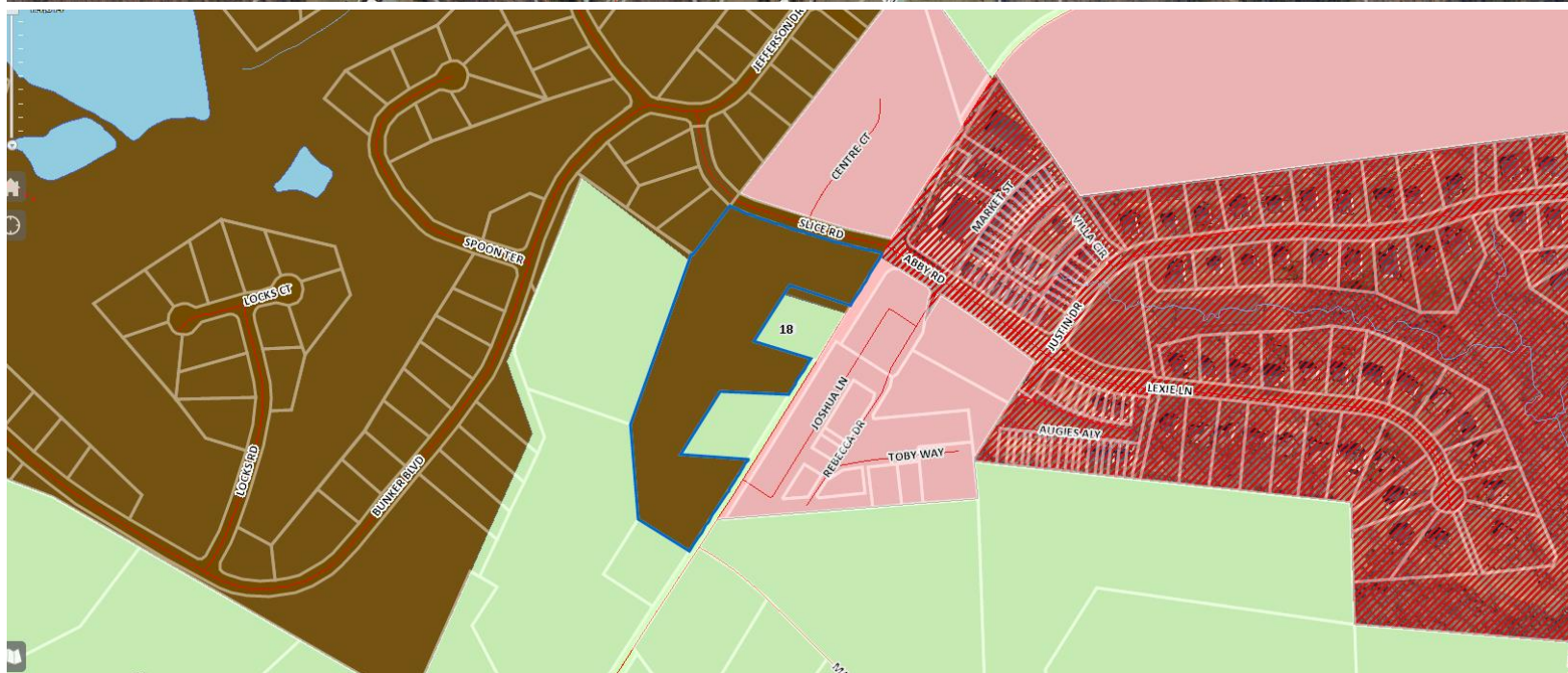
Received

Planning Dept.

Developed from the Zoning Ordinance April 1, 2006

- ☒ A general analysis of the site, showing existing slopes, drainageways, tree stands, site features and amenities to be preserved, conservation areas, historic features, & the like **[22-23-8.A.5.a]**
- ☒ Approximate location and size of the buildings **[22-23-8.A.5.b]**
- ☒ General points of access **[22-23-8.A.5.c]**
- ☒ General street, roadway, and parking layouts **[22-23-8.A.5.d]**
- ☒ Any exterior lighting **[22-23-8.A.5.e]**

Attachment B



MAJOR SKETCH PLAN FOR
LAKE MONTICELLO FIRE AND RESCUE DEPARTMENT
PHASE 2 EXPANSION

TAX MAP 18A, SECTION 4, PARCEL 13B &
TAX MAP 18, SECTION A, PARCEL 38F
CUNNINGHAM DISTRICT
FLUVANNA COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=1,000'



IMAGE PROVIDED BY GOOGLE MAPS

APPROVALS:

Department of Planning and Zoning	Date
Virginia Department of Health	Date
Virginia Department of Transportation	Date

SHEET INDEX

SHEET C1	COVER SHEET
SHEET C2	APPROVED PHASE 1 PLAN
SHEET C3	SITE PLAN

GENERAL NOTES

- THE INFORMATION AND DATA SHOWN OR INDICATED WITH RESPECT TO THE EXISTING UNDERGROUND UTILITIES AT OR CONTIGUOUS TO THE SITE ARE BASED ON INFORMATION AND DATA FURNISHED TO THE OWNER AND ENGINEER BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR OTHERS. THE OWNER OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CONFIRMING THE ACCURACY OF THE DATA, FOR LOCATING ALL UNDERGROUND UTILITIES, FOR COORDINATION OF THE WORK WITH OWNERS OF SUCH UNDERGROUND UTILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF AND REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. ALL OF THESE CONDITIONS SHALL BE MET AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL CONTACT "MISS UTILITIES" OF VIRGINIA AT 1-800-552-7001 PRIOR TO THE START OF WORK.
- WHEN WORKING ADJACENT TO EXISTING STRUCTURES, POLES, ETC., THE CONTRACTOR SHALL USE WHATEVER METHODS THAT ARE NECESSARY TO PROTECT STRUCTURES FROM DAMAGE. REPLACEMENT OF DAMAGED STRUCTURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE STRUCTURES FROM DAMAGE AND COORDINATING WORK SO THAT THE OWNER CAN MAKE NECESSARY ARRANGEMENTS TO MODIFY/PROTECT EXISTING STRUCTURES FROM DAMAGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, ADJACENT LAND OWNERS WHOSE PROPERTY MAY BE IMPACTED AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO COMPLETING ANY OFF-SITE WORK.
- CONTRACTOR SHALL NOTIFY AND COORDINATE ALL WORK INVOLVING EXISTING UTILITIES WITH UTILITY OWNERS, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS TO THE OWNER AND ENGINEER.
- CONTRACTOR SHALL SUBMIT FOR THE APPROVAL OF THE OWNER SUBMITTALS OF ALL SPECIFIED MATERIALS LISTED IN THE PLANS, TO INCLUDE SHOP DRAWINGS, MANUFACTURER'S SPECIFICATIONS AND LABORATORY REPORTS. THE OWNER'S APPROVAL OF SUBMITTALS WILL BE GENERAL AND WILL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF ADHERENCE TO THE CONTRACT AND FOR ANY ERROR THAT MAY EXIST.

LEGEND

EXIST NEW DESCRIPTION

12" TC	TOP OF CURB ELEVATION
12"	SPOT ELEVATION
12" TW	TOP OF WALL ELEVATION
12" BW	BOTTOM OF WALL ELEVATION
BENCHMARK	BENCHMARK

STORM SEWER	ROOF DRAIN
SEWER LINE	WATER LINE
GAS LINE	OVERHEAD ELECTRIC WIRE
UNDERGROUND ELECTRIC	OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE	

DRAIN INLET (DI)	STORM/SANITARY MANHOLE
PLUG	WATER VALVE & BOX
FIRE HYDRANT	WATER METER

LIGHT POLE	UTILITY POLE
------------	--------------

PROPERTY LINE	ADJACENT PROPERTY LINE
VACATED PROPERTY LINE	BUILDING SETBACK
PARKING SETBACK	

SANITARY EASEMENT	GRADING EASEMENT
DRAINAGE EASEMENT	UTILITY EASEMENT
WATER EASEMENT	ACCESS EASEMENT
STORM DRAINAGE EASEMENT	

TREE LINE	FENCE
STREAM	

12" INTERVAL CONTOUR	10' INDEX CONTOUR
----------------------	-------------------

CG-2 STANDARD 6" CURB	CG-5 COMBINATION 6" CURB & GUTTER
-----------------------	-----------------------------------

CONCRETE PAVEMENT / SIDEWALK	RIPRAP
ASPHALT	GRASS
EC-2 MATTING	EC-3 MATTING
WETLAND	

10' PARKING COUNT	CROSSWALK
HANDICAP ACCESSIBLE AISLE	CG-12 HANDICAP PARKING

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER

Lake Monticello Volunteer Fire and Rescue Department
10 Slice Road
Palmyra, VA 22963

DEVELOPER

Lake Monticello Volunteer Fire and Rescue Department
10 Slice Road
Palmyra, VA 22963

ZONING

18A-4-13B: R-4
18-A-38F: R-4, Per Approved ZMP 14-05, Proffers Approved 04/15/15.

Proffer Statement (ZMP 14-05 on 04/15/15):
1. Permitted uses: Single-family detached, single-family attached, townhouse and multi-family dwellings shall not be permitted (by right or by special use) on this property.

Phasing:
This plan adds phase 2 and replaces the approved phase 1 plan.

DISTRICTS

Magisterial: Cunningham
Voting: Cunningham

LEGAL REFERENCE

Source of Title:
18A-4-13B: D.B. 194-743
18-A-38F: D.B. 927-955

BENCHMARK

Contours are based on assumed elevations

SOURCE OF BOUNDARY & TOPO

Topographic information provided by a current field survey by Stanley Land Surveys, PLC.
Boundary information by Stanley Land Surveys, PLC.
Boundary survey is based on recorded plats.

EXISTING USE

18A-4-13B: Volunteer Fire and Rescue Station
18-A-38F: Vacant

PROPOSED USE

Combined Parcels: Existing Volunteer Fire and Rescue Station with New Building Addition and Expanded Parking.

BUILDING HEIGHT

Buildings and structures may have a maximum building height of 35'

SETBACKS

Front: 25'
Side: 10'
Rear: 25'

SIGNS

All street and parking signs shall conform with the MUTCD Guidelines.
No sign shall be erected, altered, refaced or relocated unless a sign permit has been approved by the Fluvanna County Zoning Administrator.
Contractor shall provide stop signs as shown on plan.

PARKING SCHEDULE

Required Parking:
Unspecified Use: Sufficient number of spaces for average number of employees and visitors
Min. 2 Handicap Spaces + 1 Handicap Space per 25 Total Spaces
Existing Phase 1 Parking Totals: 132 Spaces (Includes 2 Van and 4 Reg. Handicap Spaces)
Phase 2 Parking Totals: 135 Spaces (Includes 2 Van and 3 Reg. Handicap Spaces)

FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date May 16, 2006 (Community Panel 51065C0068C), this property does not lie in a Zone A 100-year flood plain.

RESERVOIR WATERSHED

This site is not within a reservoir watershed.

WATER & SANITARY SERVICES

Public water and sewer shall be serviced by Aqua Virginia.

OUTDOOR LIGHTING

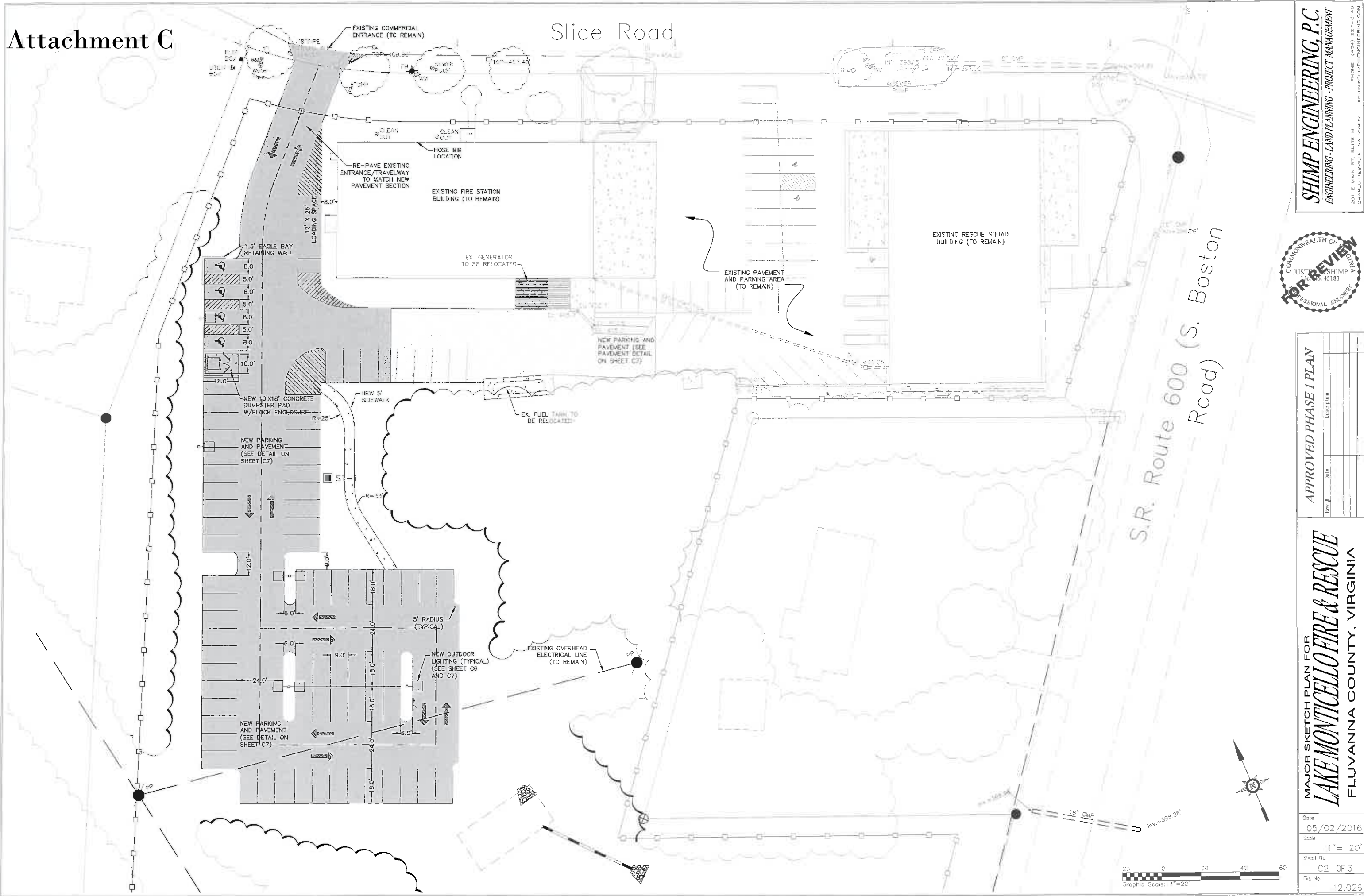
New outdoor light pole locations are shown on sheet C2 & 3.

MATERIALS

All curb, gutter, pavement and stone applications, and drainage structures shall be in conformance with VDOT standards and specifications, unless otherwise noticed.



Attachment C



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E MAIN ST. SUITE 111
CHARLOTTEVILLE, VA 22902
PHONE: (434) 527-9140
JUSTIN@SHIMP-ENGINEERING.COM

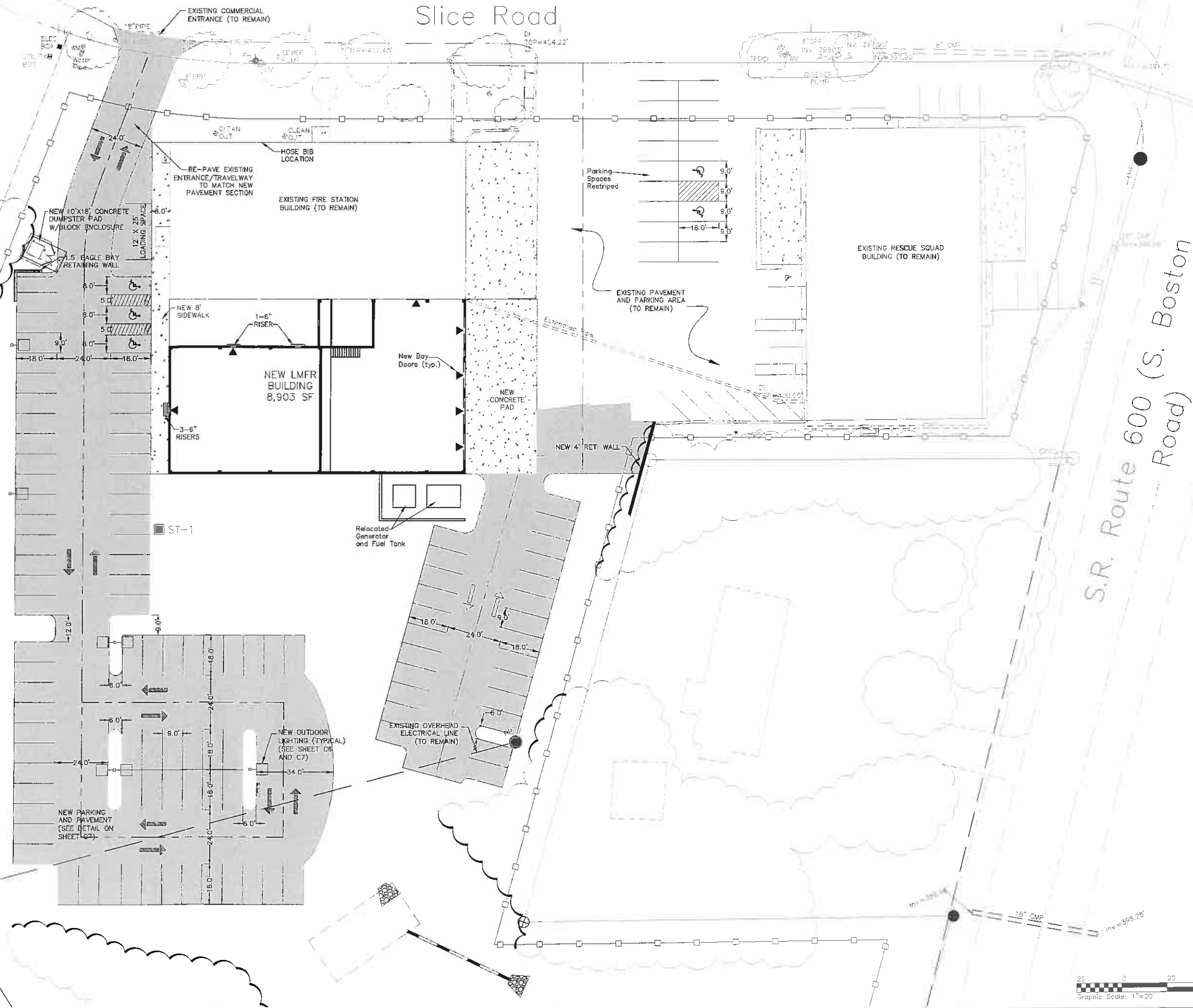


APPROVED PHASE I PLAN		
Rev #	Date	Description

MAJOR SKETCH PLAN FOR
LAKE MONTICELLO FIRE & RESCUE
FLUVANNA COUNTY, VIRGINIA

Date	05/02/2016
Scale	1" = 20'
Sheet No.	C2 OF 3
Fis No.	12.026

Attachment C



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

PHONE: (434) 257-6140
JUSTIN@SHIMP-ENGINEERING.COM

201 E MAIN ST, SUITE M
CHARLOTTESVILLE, VA 22902

[illegible]

MAJOR SKETCH PLAN FOR
LAKE MONTICELLO FIRE & RESCUE
FLUVANNA COUNTY, VIRGINIA

Date	05/02/2016
Scale	1" = 20'
Sheet No.	C3 OF 3
File No	12.026



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

May 12, 2016

Justin Shimp
201 E. Main Street
Charlottesville VA, 22902

Delivered via email to Justin@shimp-engineering.com

Re: SDP 16:06- Lake Monticello Volunteer Fire Department
Tax Map: 18A, Section 4, Parcel 13B

Dear Mr. Shimp:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 12, 2016:

1. VDOT stated no comments at the meeting.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. The Department of Forestry stated they have no comments
5. Health Dept. stated they have no comments.
6. Erosion and Sediment Control Officer is awaiting DEQ review of a potential combined plan.

The Planning Commission will have a meeting to discuss this item at their Wednesday, June 22, 2016 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,
James Newman
Planner
Dept. of Planning & Zoning

cc: File