



## FLUVANNA COUNTY PLANNING COMMISSION

### REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building  
July 27, 2016 at 7:00 pm

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#### TAB AGENDA ITEMS

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

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#### 3 - DIRECTOR'S REPORT

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

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#### 5 - APPROVAL OF MINUTES

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Minutes of June 22, 2016

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#### 6 - PUBLIC HEARINGS

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**ZTA 16:02:** An ordinance to amend and reenact Chapter 19, Article 9 of the Fluvanna County Code by certain amendments to Sections and Subsections 19-9-6, thereof, amending and reenacting the Fluvanna County Subdivision Ordinance to conform to the current enabling legislation, as amended.

**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 16:01– 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 the entirety of Nahor Village, centered around 2.84 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.

**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.

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**7 - PRESENTATIONS**

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None

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**8 - SITE DEVELOPMENT PLANS**

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**SDP 16:08:** A site development plan request to construct a 250' self-supported lattice tower, with a 12'x16' pre-fabricated concrete shelter, with respect to 100.288 acres of Tax Map 40, Section A, Parcel 16. The property is zoned A-1, Agricultural General, and is located approximately a half-mile from the intersection of West River Road (State Route 6) and Goldmine Road (State Route 671). The property is located in the Fork Union Election District and is within a Rural Preservation Planning Area.

**SDP 16:09:** A Site Development Plan to construct a 300 foot tall self-support lattice tower and peripheral ground-equipment with respect to a portion of 7.6 acres of Tax Map 43, Section A, Parcel 2, subject to the three (3) conditions listed in the staff report. The property is located in the Fork Union Election District and is within a Rural Preservation Planning Area.

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**9 - SUBDIVISIONS**

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*-None*

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**10 - UNFINISHED BUSINESS**

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*-None*

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**11 - NEW BUSINESS**

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*-None*

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**12 – OLD BUSINESS**

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*-None*

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

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**14 - ADJOURN**

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Planning/Zoning Administrator Review

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**PLEDGE OF ALLEGIANCE**

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

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**ORDER**

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.

*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.*



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## COUNTY OF FLUVANNA

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To: Fluvanna County Planning Commission  
From: Jason Stewart, AICP  
Date: July 27, 2016  
Re: Planning Director's Report

### **Board of Supervisors Actions:**

July 6, 2016:

**Proposed Ordinance to Amend Section 5-2-2** of the Fluvanna County Code: amended Chapter 5, Article 2, Section 2, of the Fluvanna County Code to exempt County owned and operated properties from Building Fees; **and amend Chapter 6, Article 1, Section 5**, of the Fluvanna County Code to exempt County owned and operated properties from Fees for Grading and Land Disturbing permits, Plans, and related Reviews: **Approved 5-0-0**

**ZTA 16:01– Amendment of the Fluvanna County Zoning Ordinance** Subsections 22- 20-1: amended 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." **Approved 5-0-0**

**SUP 16:05 - Dominion Virginia Power:** approved a 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, subject to the eleven (11) conditions listed in the staff report. **Approved 5-0-0**

**ZMP 16:03– Columbia Floodplain Ordinance Adoption:** amended 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. **Approved 5-0-0**

## **Board of Zoning Appeals Actions:**

*None*

## **Technical Review Committee for July 14, 2016:**

- 1. ZMP 16:04 Foster Fuels Rezoning**- A request to rezone, from I-1 Industrial Limited, to I-2 Industrial General, 14.77 acres of Tax Map 4, Section A, Parcel 99. The property is located on the north side of Richmond Road (US Route 250), approximately one half mile east of the intersection of Zion Road (State Route 627) and Richmond Road. The parcel is zoned I1. The parcel is within the Zion Community Planning Area and the Columbia Election District.
  
- 2. SUP 16:08 Foster Fuels-Propane Tank** - A request for a special use permit to install a petroleum distribution facility, with respect to 14.77 acres of Tax Map 4, Section A, Parcel 99. The property is located on the north side of Richmond Road (US Route 250), approximately one half mile east of the intersection of Zion Road (State Route 627) and Richmond Road. The parcel is zoned I1. The parcel is within the Zion Community Planning Area and the Columbia Election District
  
- 3. SDP 16:07 – JaZan LLC** – A site development plan request to construct, in three (3) phases, a series of industrial use buildings, with respect to 1.69 acres of Tax Map 5, Section 24, Parcel 2. The property is zoned I-1 Industrial, Limited and is located approximately 500 feet east of the intersection of Richmond Road (US Route 250) and Zion Station Road (State Route 631). The parcel is within the Zion Community Planning Area and the Columbia Election District.
  
- 4. SDP 16:08 – Self-Support Tower**– A site development plan request to construct a 250’ self-supported lattice tower, with a 12’x16’ pre-fabricated concrete shelter, with respect to 100.288 acres of Tax Map 40, Section A, Parcel 16. The property is zoned A-1, Agricultural General, and is located approximately a half-mile from the intersection of West River Road (State Route 6) and Goldmine Road (State Route 671). The property is located in the Fork Union Election District and is within a Rural Preservation Planning Area.

*Awaiting VDOT Comments on all TRC items as of July 22, 2016*

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

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

1. Purpose:

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

2. Speakers:

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

3. Action:

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

## Monthly Approval Report June 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>
	<i>Pending PC Meeting</i>						
		ZTA 16-002	Subdivision Ordinance County fee elimination			0	
<b>Fork Union</b>	<i>Approved</i>						
		SUB 16-014	Ordinance of Vacation	29	21 9, 10	32.05	1
	<i>Pending TRC Meeting</i>						
		SUP 16-006	Commercial Greenhouses	40	(19) D	35.261	

Friday, July 22, 2016

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

No Building Inspections report is available for June due to staffing issues. The June report should be included in the next Planning Commission Packet.

**FLUVANNA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**Circuit Court Room--Fluvanna County Courts**  
**June 22, 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.

**Mr. Bibb explained that the following public hearing items will be deferred until next meeting:**

**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.*

**ZTA 16:02– Fluvanna County (Subdivision Ordinance)-** Amendment of the Fluvanna County Subdivision Ordinance Subsections 19-9-6 to exempt County owned property used for County purposes from the applicable fee schedule of the Subdivision Ordinance.

**PLANNING DIRECTOR'S REPORT (Mr. Stewart)**

**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

**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 May 25, 2016 meeting as submitted, Mr. Gaines seconded. The motion carried a vote of 5-0-0. AYES: Bibb, Gaines, Johnson, Zimmer & Lagomarsino NAYS: None. ABSTAIN: None**

**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.

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

Fred Payne: Explained that this rezoning is applying FEMA standards to the zoning map and confirmed with Mr. Bibb that it was for flood insurance purposes.

**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.

**Motion:**

**Mr. Zimmer moved to recommend approval of ZMP 16:03–Columbia Floodplain Ordinance Adoption, 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**

**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.

**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.

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

**Chairman Bibb:** Expressed concerns related to Planning's budget and funding these types of projects.

**Fred Payne:** Assured the Chairman that the Board has already taken the fees into account.

**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.**

**Motion:**

**Mr. Gaines moved to** recommend approval of **ZTA 16:01–Fluvanna County (Zoning Ordinance)**, in which **Mr. Johnson seconded**. The motion carried **with a vote of 5-0-0**. **AYES: Bibb, Lagomarsino, Johnson, Gaines and Zimmer NAYS: None. ABSTAIN: None**

**SITE DEVELOPMENT PLAN:**

**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.

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

**Chairman Bibb:** Gave the applicant a chance to speak and the applicant declined.

**Motion:**

**Mr. Zimmer moved to** approve **SDP 16:06– Lake Monticello Fire and Rescue Dept.**, 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:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**PUBLIC COMMENTS #2**

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

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

**ADJOURN**

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of June 22, 2016 at 7:17 p.m.

Minutes recorded by Deidre Creasy.



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# COUNTY OF FLUVANNA

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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** ZTA 16:02

**From:** James Newman  
**Date:** July 27, 2016

*General Information:* This request is to be heard by the Fluvanna County Planning Commission on Wednesday July 27, 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 ordinance subsections 19-9-6

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

The amendment will affect subdivision ordinance subsections 19-9-6

### **Background**

#### Project Timeline:

No public hearings before July 27, 2016.

### **Analysis**

The proposed amendment amends the Fluvanna County Subdivision Ordinance. The amendments are made 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 Subdivision 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 that the Planning Commission recommend [approval/denial/deferral] of ZTA 16:02, an amendment and accompanying resolution to the Fluvanna County Subdivision Ordinance entitled “AN ORDINANCE TO AMEND AND REENACT CHAPTER 19, ARTICLE 9 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 19-9-6, THEREOF, AMENDING AND REENACTING THE FLUVANNA COUNTY SUBDIVISION ORDINANCE TO CONFORM TO THE CURRENT ENABLING LEGISLATION, AS AMENDED.”

### **Attachments:**

A: Proposed Subdivision Ordinance Amendment

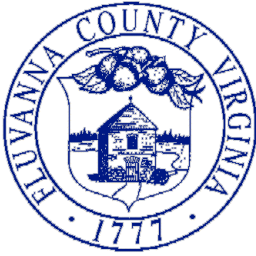
**ATTACHMENT A  
AN ORDINANCE TO AMEND CHAPTER 19 OF THE FLUVANNA COUNTY CODE IN  
SECTION 19-9-6 REGARDING FEES FOR SUBDIVISION REVIEWS FOR PROPERTY  
OWNED AND OPERATED BY THE COUNTY**

BE IT ORDAINED by the Board of Supervisors that Chapter 19 of the County Code be, and it is hereby, amended, in Section 19-9-6, as follows:

**Sec. 19-9-6. Fees.**

The following schedule of fees shall be applicable for subdivision submittals; provided, however, that, except as otherwise expressly provided by law, none of the fees provided for in this Chapter shall apply to any property owned by the County and used for County purposes.-

<b>Subdivisions</b>	
Major	\$1,000.00 plus \$ 50.00 per lot(GIS Fee)
Minor	\$500.00 plus \$ 50.00 per lot(GIS Fee)
Family	\$200.00 plus \$ 50.00 per lot(GIS Fee)
Resubmission of Preliminary or Final Plat	\$100.00
Subdivision Ordinance Exception	\$300.00
Ordinance of Vacation	\$225.00
Road Maintenance Agreement Reviews	\$200.00
Revisions	\$ 50.00
Dedication Common Lands Doc. Reviews	\$200.00
Resubmissions	\$ 50.00
Homeowner Association Document Review	\$200.00
Resubmissions	\$ 50.00
Health Department Subdivision Revisions	\$250.00 plus \$25.00 lot
Existing System Review	\$ 50.00
<b>Boundary Adjustment</b>	\$100.00
<b>Physical Survey</b>	\$ 50.00



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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 16:06  
**Tax Map:** Tax Map 40, Section 19, Parcel D

**From:** James Newman  
**District:** Fork Union  
**Date:** July 27, 2016

**General Information:** This request is to be heard by the Planning Commission on Wednesday, July 27, 2016 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Owner/Applicant:** Silver Lining Flowers LLC/Murray Buckner

**Representative:** Murray Buckner

**Requested Action:** 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. (Attachment A)

**Location:** 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.

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

**Existing Land Use:** Forested with fields

**Planning Area:** Rural Preservation Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1

**Zoning History:** None

## **Comprehensive Plan:**

### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Rural Preservation Planning Area. According to this chapter:

*“The rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community, be available for rural uses such as farming, wildlife, and recreation, and minimize or exclude utilities such as wells and septic fields or reserve areas.*

*Large subdivisions in the rural preservation areas should be discouraged. Rural roads, two-story structures, single-family dwellings, home occupations, and country stores are examples of the most intense developments that should generally occur.”*

The applicant proposes to construct a series of greenhouse structures within a 5 acre area of the parcel, which is delineated in his sketch plan submission. The proposed location of the greenhouses is within a wooded and fielded area downslope from residential properties. The proposed commercial greenhouse use appears to be compatible with Rural Preservation guidelines as a less-intensive agricultural/horticultural-style use.

The proposed greenhouses will be 30'-40' wide and 96' long, with a height of between 14'-18'. The applicant also plans to construct an office, 20'x20', and a cold storage area attached to the office (also 20'x20'). All would be contained within a 5 acre area of the 35 acre parcel. The applicant proposes to screen the sight with a variety of plants (see Attachment A).

The site will have around 10 employees if business goes well. The applicant has offered to take care of the maintenance of the private road due to increased vehicular traffic. The applicant also proposes to have a Hydrangea Festival, as well as use the property as a location for weddings (any more than 199 people for either event would require a Special Use Permit for an outdoor gathering).

### **Economic Development:**

Goal B.1: *Work with large landowners to utilize their land for larger-scale agricultural, horticultural, or forestall activities that will economically benefit the county, landowner, and business, and help preserve the rural character of the county.*

Goal B.3: *Support the development of local economies, locally owned businesses, and entrepreneurial opportunities, particularly those that are of a rural character and will require little provision of infrastructure.*

## **Analysis:**

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.

This proposed use of a rural, agricultural character. It should not be an emitter of loud noises or noxious pollutants. The site is downslope of homes and will be screened with plants. The applicant does propose to take care of the roads

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

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

The proposed use is compatible with A1 zoning uses. The surrounding area features a mix of residential and agricultural uses. This proposed use will not change the character nor the established pattern of the area or community, as there are farms and other less-intensive agricultural uses in the area.

Commercial greenhouses are allowed by SUP in the A-1 district. By-right uses that are similar, in operation or size of structures, to this application may include home occupations, equestrian facilities, farm sales, non-commercial greenhouses, and accessory dwellings. The zoning ordinance allows for one accessory dwelling unit per subject property, similar to locating the garage behind the primary dwelling. In general, small home industries differ from home occupations in that non-family employees can be hired and the business may take up more than 25% of the gross floor area of the dwelling.

Sec. 22-1-2 of the zoning ordinance states that the purpose of the zoning ordinance is “*to protect against over-crowding of land*”. Furthermore, the zoning ordinance states its purpose is to “*facilitate the creation of a convenient, attractive and harmonious community*” requiring the upkeep of the property, free from debris. Additionally, the zoning ordinance states its purpose as “*encouraging economic development activities*”. The applicants may provide a service to the community by employing several people, and by providing their clients with florist and greenhouse services they would have to travel a further distance to acquire.

The property is accessible via a private 50’ right-of-way, the maintenance of which is listed in a Road Maintenance Agreement (Attachment C). While the proposed use is allowed to contribute up 50 vehicles per day (per VDOT’S TRC comment), the Hydrangea Festival and Wedding Venue may exert much more pressure, depending on attendance.

Based on conversations with the County Attorney, to the extent that the Planning Commission/Board of Supervisors think that the commercial/industrial traffic to be imposed on the entrance road by the use poses an unfair burden on the other owners, but that the use is



otherwise approvable, they can impose an additional maintenance burden on the road as a condition of the permit. They have a right to impose conditions that they find necessary, and, unlike the situation with a proffered rezoning, the applicant's agreement is not necessary

### **Neighborhood Meeting:**

There were zero (0) attendees for this item at the June 8, 2016 neighborhood meeting.

### **Technical Review Committee:**

The following comments were made at the June 9, 2016 Technical Review Committee meeting:

1. Planning staff wanted to know the hours of operation and how many deliveries/pickups the applicant thinks will occur on a daily basis. Applicant replied that their hours of operation will be 7am-5pm Monday-Sunday, and that deliveries and pickups will occur 7am-5pm Monday-Friday. Applicant also stated that screening would be applied to block view of site from road.
2. Fire Chief wanted to know if large amounts of fertilizer or other hazardous materials would be stored on site. Applicant stated that regular amounts of fertilizer would be on site, and Fire Chief was satisfied with explanation.
3. Erosion and Sediment Control had no comments.
4. VDOT: Rte. 640 (Haden Martin Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2015 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 1100 vehicles.

The existing entrance serving TMP 40-19-D is Carlton Court. The existing gravel entrance for Carlton Court will qualify as a Low Volume Commercial Entrance standards (50 vehicles per day or less). The sight triangles are presently cleared, mowed, well maintained and there is approximately 500 ft. of Intersection Sight Distance in both directions.

VDOT understands that the proposed business is a wholesale operation and that there will be no large delivery trucks using the entrance, only vans picking up and delivering their product off site. The business plan is to start slow and phase in growth of the business. Hours of operation are Summer 7 a.m. to 5 p.m. and Winter 8 a.m. to 4 or 5 p.m. VDOT does not have any objections or concerns at this time. Should the business grow to where over 50 vehicle trips per day (25 In and 25 Out) are being generated VDOT may need to re-evaluate and require an upgrade of the entrance some time in the future.

5. Health Department had no comments.

The full list of Technical Review Committee comments is attached to this staff report. (Attachment D)

## **Conclusion:**

The Planning Commission should consider any potential adverse impacts, such as potential visual impacts to adjacent properties, and traffic concerns.

## **Recommended Conditions**

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. Hours of operation shall be 7am-5pm Monday-Sunday, and deliveries and pickups will occur 7am-5pm Monday-Friday.
4. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. All outdoor storage of materials shall be screened from the view of public roads, rights-of-way, and adjacent properties as required by Sec. 22-24-7 3. iii of the Zoning Ordinance.
6. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time
7. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.
8. For so long as the use permitted by this special use permit shall remain in effect, the owner of such use shall be solely responsible for maintenance of the private road serving the subject property.

## **Condition Analysis**

The applicant stated in their application that:

*“There will be some increased traffic by workers. We have volunteered to take over maintenance of private road...”*

As stated before in this report, based on conversations with the County Attorney, to the extent that the Planning Commission/Board of Supervisors think that the commercial/industrial traffic to be imposed on the entrance road by the use poses an unfair burden on the other owners, but that the use is otherwise approvable, they can impose an additional maintenance burden on the road as a condition of the permit. They have a right to impose conditions that they find necessary, and, unlike the situation with a proffered rezoning, the applicant's agreement is not necessary.

The applicant has informed staff that while they are willing to maintain the road voluntarily, they do not wish to be responsible for repairing or rebuilding the road if a natural disaster; Act of God; or other such event were to occur. They are willing to maintain the road, but not to have to

rebuild it. Condition 8 of the *Recommended Conditions Section* of this staff report should be considered in light of this information.

**Suggested Motion:**

I move that the Planning Commission recommend [approval/denial/deferral] of SUP 16:06, 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, [if approved] subject to the eight (8) conditions listed in the staff report.

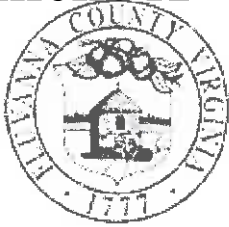
**Attachments:**

- A – Application, APO Letter, Plat and screening plants
- B – Zoning map and Aerial Map
- C – Road Maintenance Agreement
- D – TRC Comment Letter

Cc: Murray Buckner at [silverliningflowers@gmail.com](mailto:silverliningflowers@gmail.com)  
File

# Attachment A

Received



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

JUN 01 2016

## Application for Special Use Permit (SUP)

Planning Dept.

**Owner of Record:** CONSTANCE A HELLINGER **Applicant of Record:** MURRAY BUCKNER/RANDY LANFORD  
**E911 Address:** 40 19D (1841 RURITAN LAKE RD SCOTTSVILLE, VA 24590) **E911 Address:** 10164 JAMES MADISON HWY PALMYRA, VA 22966  
**Phone:** 434-589-2980 **Fax:** \_\_\_\_\_ **Phone:** 434-242-3136 **Fax:** \_\_\_\_\_  
**Email:** NONE **Email:** SILVER LINING FLOWERS @ GMAIL . COM  
**Representative:** SAME AS 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):** 40 19D **Deed Book Reference:** \_\_\_\_\_  
**Acreeage:** 35.261 **Zoning:** A1 **Deed Restrictions?**  No  Yes (Attach copy)

**Request for a SUP in order to:** COMMERCIAL GREENHOUSES **Proposed use of Property:** CUT FLOWERS

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

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

**Date:** 6/1/16 **Signature of Owner/Applicant:** Murray D. N  
 Subscribed and sworn to before me this 1st day of June, 2016  
**Notary Public:** Kelly Belanger Harris **Register #** 7587854  
**My commission expires:** 8/31/2018



**Certification: Date:** \_\_\_\_\_  
**Zoning Administrator:** James Rume

**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>6/1/16</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>✓ \$1021</u>	Application #: SUP <u>16</u> : <u>006</u>
\$800.00 fee plus mailing costs paid: <u>✓ \$1020</u>		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid: _____		\$5,500 w/Consultant Review paid: _____	
Election District: <u>Fluvanna</u>	Planning Area: <u>Rural Preservation</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>July 1st (July 14th &amp; 21st)</u>	Advertisement Dates: <u>July 25th (Aug 4th &amp; 11th)</u>		
APO Notification: <u>July 1st</u>	APO Notification: <u>Aug 1st</u>		
Date of Hearing: <u>July 27th</u>	Date of Hearing: <u>Aug 17th</u>		
Decision: _____	Decision: _____		

# Attachment A

May 31, 2016

TO: County of Fluvanna

FROM: Constance A Hellinger, Exec. Carlton C Young Estate

RE: Special Use Permit Application (TM 40 19 D)  
Carlton C Young Estate, Constance A Hellinger Exec  
Plat 2-214, Ac 35.261, "Carlton Place"

Signature below indicates authorization to Fluvanna County designating the applicant, Silver Lining Flowers, LLC (Murray Buckner & Randolph Lanford, MD) as the authorized agent for all matters concerning the request that shall be filed with the Special Use Permit application for the above referenced property.

Constance A. Hellinger, Exec.      6/1/16  
Carlton C Young Estate, by Constance A Hellinger, Exec.      Date

Received

JUN 01 2016

Planning Dept.

# Attachment A

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

NEW GREENHOUSES ARE TO BE CONSTRUCTED, THEIR SIZE WILL BE 30'-40' WIDE X 96' LONG X 14'-18' HIGH. A SMALL OFFICE 20' X 20' AND COLD STORAGE AREA ATTACHED TO OFFICE. COLD STORAGE WOULD BE APPROXIMATELY 20' X 20'. THESE WOULD ALL BE CONTAINED IN A 5 ACRE AREA.

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

1. WE GROW CUT FLOWERS. THE GREENHOUSES ARE NECESSARY TO FORCE THE PLANTS TO FLOWER EARLIER + LATER EXTENDING THE SEASON TO MEET THE DEMAND OF SPRING + LATE FALL EVENTS.
2. WE WOULD LIKE TO HAVE A HYDRANGEA FESTIVAL (UP TO 199 PEOPLE)
3. ALSO MAY USE SPACE FOR WEDDINGS (UNDER 199 PEOPLE)

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

THERE WILL BE SOME INCREASED TRAFFIC BY WORKERS. WE HAVE VOLUNTEERED TO TAKE OVER MAINTENANCE OF PRIVATE ROAD. THE GREENHOUSES MAY BE SEEN BY NEIGHBORS. WE ARE GOING TO SCREEN THEM FROM VIEW.

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

WE WILL EMPLOY PEOPLE TO CONSTRUCT THE GREENHOUSES AND GROW + CUT THE FLOWERS. THIS EMPLOYMENT AND TAXES WILL BENEFIT THE COUNTY. WE WILL ALSO BE A SOURCE FOR LOCAL PLANTS + FLOWERS, WE ARE A GREEN INDUSTRY USING BEST PRACTICES FOR WATER CONSERVATION + MINIMAL OR NO PESTICIDES.

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

SEE PLANS

Received

JUN 01 2016

Planning Dept.

# Attachment A

## Special Use Permit Checklist

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

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

### STAFF USE ONLY

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

### Review of the Application

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

### STAFF USE ONLY

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Received

JUN 01 2015

Planning Dept.

# Attachment A

## Meetings for the processing of the application

Applicant or a representative must appear at the scheduled hearing. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to submittal or correction; or denial of the special use permit. 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.

Notification of the scheduled Public Hearing to the following:

- Applicant
- All adjacent property owners
- Local Newspaper advertisement

Applicant or a representative must appear at the scheduling hearing. After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

## Actions

With approval, the development may proceed.

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

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

The Special Use Permit Application fee is made payable to the **County of Fluvanna**.



Received

JUN 01 2016

Planning Dept.



SUP 16006

# Attachment A Public Hearing Processing Checklist

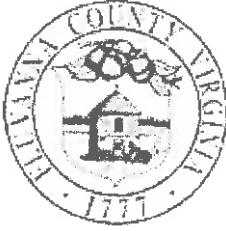
(Rezoning, Special Use Permits, Variances, and Text Amendments)  
Planning & Zoning Department

Initials	Responsible	Action
		<b>BEFORE PC PUBLIC HEARING</b>
	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 <sup>st</sup> working day of the month by 5 p.m.
DL	Program Asst	Review application for completeness and process all fees.
DL	Program Asst	Enter project information into the DID
DL	Program Asst	Schedule public hearing advertisement dates.
DL	Program Asst	Schedule Adjoining Property Owner (APO) notification dates.
DL	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.
DL	Planner	Review the DID for accuracy of all the scheduled dates.
DL	Staff	Notify adjacent property owners of the subject property.
DL	Staff	Schedule neighborhood meeting on 2 <sup>nd</sup> Wednesday of the month at 4:30 p.m. in the Morris Room.
DL	Staff	Schedule Technical Review Committee meeting on the 2 <sup>nd</sup> Thursday of the month at 10 a.m. in the Historic Courthouse.
DL	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
DL	Staff	Compile all comments from the TRC meeting.
DL	Staff	Notify applicant in writing about TRC comments.
DL	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
DL	Planner	Prepare legal ad and email to Senior Program Assistant.
DL	Program Asst	Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled.

# Attachment A

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

# Attachment A



Received

JUN 01 2016

COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

Planning Dept.

Name: MURRAY BUCKNER  
Address: 3330 ROSEDELL LN  
City: CHARLOTTESVILLE  
State: VIRGINIA Zip Code: 22903

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.

Murray O. Buckner  
Applicant Signature

5/31/2016  
Date

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

OFFICE USE ONLY

Application #: BZA \_\_\_\_\_ : CPA \_\_\_\_\_ : SUP 16 : 066 ZMP \_\_\_\_\_ : ZTA \_\_\_\_\_

\$90 deposit paid per sign\*:  # 1021

Approximate date to be returned: 08/18/16

# Attachment A



## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

### MEMORANDUM

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

The following meetings have been scheduled to consider this request:

**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 within a Rural Preservation Planning Area and the Fork Union 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.**

# Attachment A



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

June 3, 2016

Murray Buckner

10164 James Madison Highway

Palmyra VA, 22963

Delivered via email to [silverliningflowers@gmail.com](mailto:silverliningflowers@gmail.com)

Mr. Murray,

The presence of either yourself or a duly-appointed (in writing) agent as regards your Special Use Permit, is **required** for the **Neighborhood Meeting** to be held at **4:30pm, Wednesday June 8, 2016** in the **Morris Room** of the Fluvanna County VA, Administrative Building. The purpose of this meeting is for you or the agent to answer any questions adjacent property owners may have about your project.

Also, the presence of either yourself or a duly-appointed (in writing) agent as regards your Special Use Permit, is **required** for the **Technical Review Committee** to be held at **10am, Thursday June 9, 2016** in the **Historic Courthouse** of the in Palmyra, Fluvanna County VA. The purpose of this meeting is for you or the agent to answer any questions the Committee members may have about your project.

If you have any questions or comments, please email me at [jnewman@fluvannacounty.org](mailto:jnewman@fluvannacounty.org), or call me at 434 591 1910. Thank you.

Sincerely,

James Newman

Planner

Dept. Planning and Community Development

Copy: File

# Attachment A



Received

JUN 01 2016

Planning Dept.

# Attachment A---Potential plants to be used as screening



*Hydrangea paniculata* 'Limelight'



*Arborvitae* 'Green Giant'



*Cotinus coggygria* 'Golden Spirit'

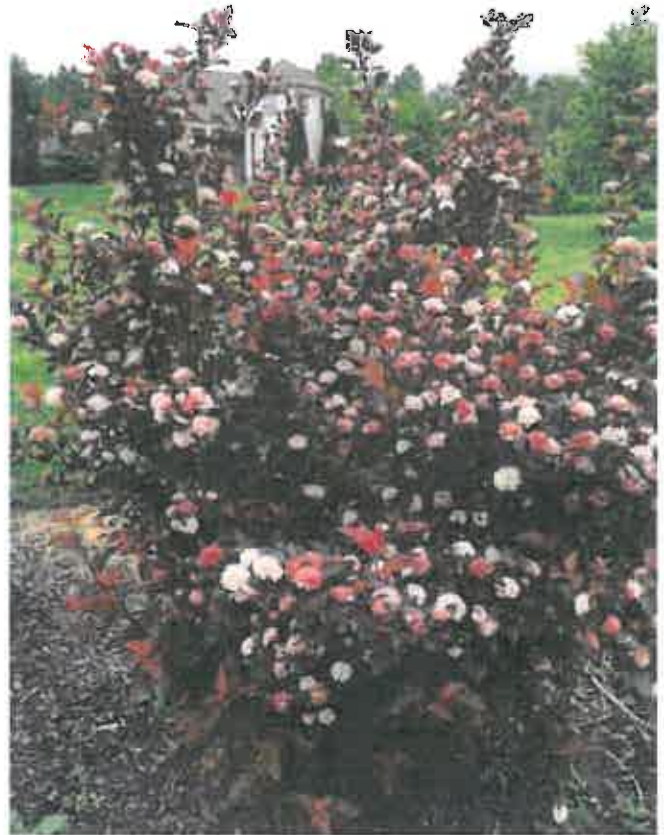


*Cotinus x* 'Grace'

# Attachment A---Potential plants to use as screening



Osmanthus 'goshiki'



Physocarpus opulifolius 'Center Glow'



Ilex 'Oak Leaf'



Cedrus deodara

Received

JUN 01 2016

Planning Dept.



# Attachment A

Planning Dept.

JUN 01 2016

Received





# Attachment A

Planning Dept.

# Attachment A

THE PLATTING AND SUBDIVISION OF TM 40 PARCEL 66 LOCATED IN THE FORK UNION MAGISTERIAL DISTRICT AND RECORDED IN WB 41 ON PAGE 798 CONTAINING 100.798 ACRES AND DESIGNATED CARLTON PLACE IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER. THE STREET SHOWN ON THIS PLAT IS A PRIVATE ROAD NOT OFFERED FOR DEDICATION TO PUBLIC USE.

Constance Hellinger Date

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF FLUVANNA CO., VA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

V.D.O.T. Date

THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

Dir of Planning & Development Date

OWNER/DEVELOPER:  
CARLTON C. YOUNG ESTATE  
C/O CONSTANCE HELLINGER  
1841 RURITAN LAKE ROAD  
SCOTTSVILLE, VA 24590  
589-2980

ZONED: A-1

This subdivision is approved for individual on site sewage systems in accordance with the provisions of CODE OF VIRGINIA and the SEWAGE HANDLING and DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., "REGULATIONS"), (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances)

This subdivision was submitted to the health department for review pursuant to sec. 32.1-163.5 of the CODE OF VIRGINIA which requires the health department to accept private soil evaluations and designs an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an ( for residential development. The Department is not required to perform a field check of such evaluation. This subdivision was certified as being in compliance with the Board of Health's regulations by:

AOSE# \_\_\_\_\_

This subdivision approval is issued in reliance upon that certification. Pursuant to sec. 360 of the REGULATIONS this approval is not an assurance the Sewage Disposal System Construction Permits will be issued for any lot in the subdivision UNLESS that lot is specifically identified as having an approved site on site sewage disposal system, and unless all conditions and circumstances are present at the time application for a permit as are present at the time for approval. This subdivision may contain lots that not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "Traditional and/or Alternative Engineered Systems", however, actual system designs may be different at time construction permits are issued.

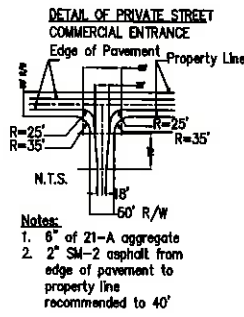
HEALTH DEPARTMENT DATE

\* NOTES:  
NEW WORK NOT ON ORIGINAL PLAT IN RED  
USED ONLY FOR GRAPHIC PURPOSES

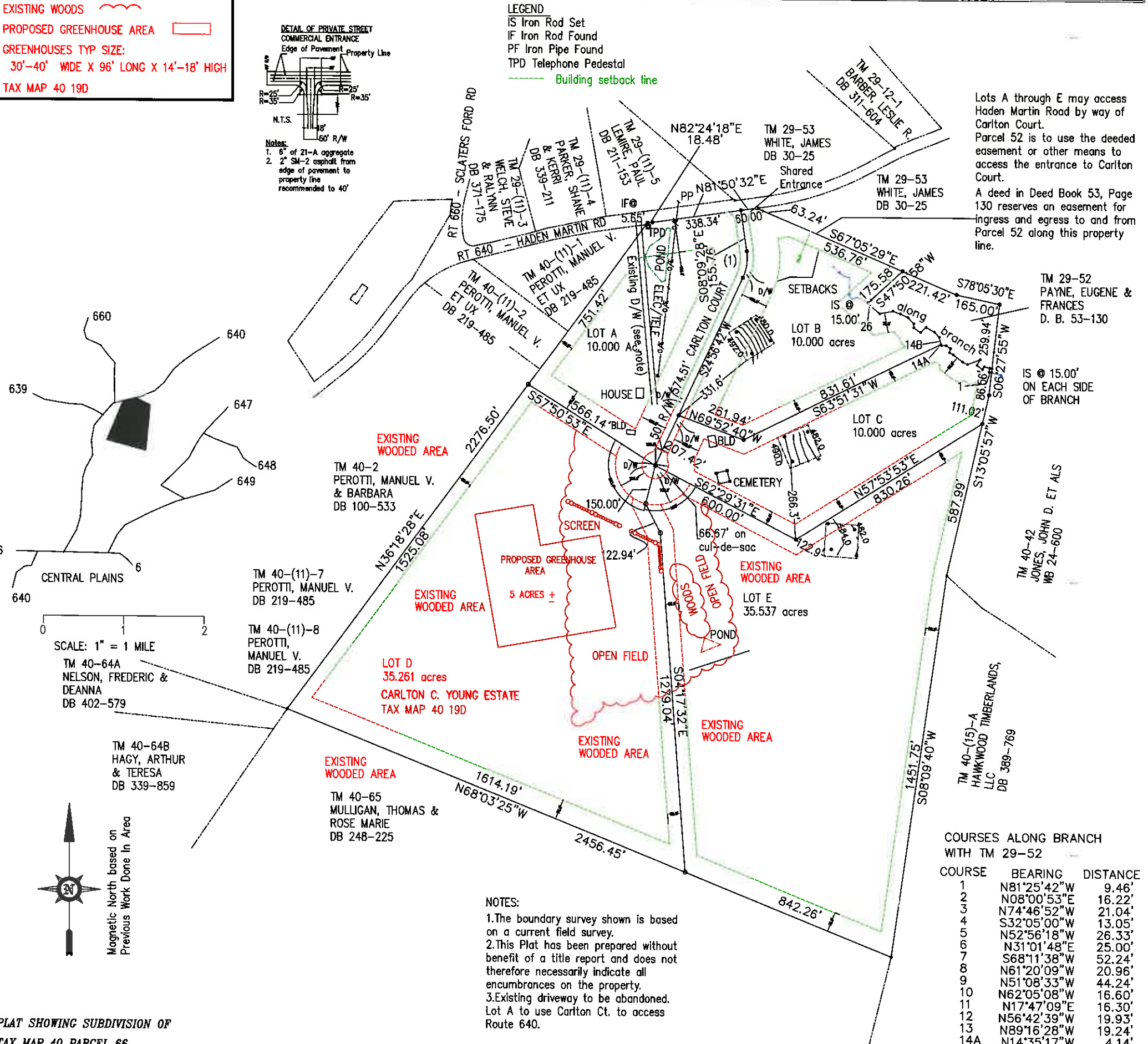
PLANTED SCREEN   
EXISTING WOODS   
PROPOSED GREENHOUSE AREA   
GREENHOUSES TYP SIZE:  
30'-40' WIDE X 96' LONG X 14'-18' HIGH  
TAX MAP 40 19D

Neither the County of Fluvanna nor the Virginia Dept. of Transportation is responsible for the maintenance of the private road (Carlton Court).

USE OF THE HIGHWAY ENTRANCE BY 6 LOTS IS BY ACTION OF THE FLUVANNA COUNTY BOARD OF SUPERVISORS DATED 8-3-2005.



LEGEND  
IS Iron Rod Set  
IF Iron Rod Found  
PF Iron Pipe Found  
TPD Telephone Pedestal  
Building setback line



Lots A through E may access Haden Martin Road by way of Carlton Court.  
Parcel 52 is to use the deeded easement or other means to access the entrance to Carlton Court.  
A deed in Deed Book 53, Page 130 reserves an easement for ingress and egress to and from Parcel 52 along this property line.

TM 29-52  
PAYNE, EUGENE &  
FRANCES  
D. B. 53-130

IS @ 15.00'  
ON EACH SIDE  
OF BRANCH

TM 40-42  
JONES, JOHN D. ET ALS  
WB 24-600

COURSES ALONG BRANCH WITH TM 29-52

COURSE	BEARING	DISTANCE
1	N81°25'42"W	9.46'
2	N08°00'53"E	16.22'
3	N74°46'52"W	21.04'
4	S32°05'00"W	13.05'
5	N52°56'18"W	26.33'
6	N31°01'48"E	25.00'
7	S68°11'38"W	52.24'
8	N61°20'09"W	20.96'
9	N51°08'33"W	44.24'
10	N62°05'08"W	16.60'
11	N17°47'09"E	16.30'
12	N56°42'39"W	19.93'
13	N89°16'28"W	19.24'
14A	N14°35'17"W	4.14'
14B	N14°35'17"W	27.68'
15	N43°07'04"W	26.10'
16	N60°36'44"W	36.35'
17	S46°59'09"W	28.83'
18	N54°40'15"W	31.64'
19	N03°45'47"E	15.22'
20	N44°47'56"W	32.53'
21	N66°04'11"W	31.17'
22	N69°32'11"W	29.73'
23	S79°13'00"W	51.39'
24	N49°28'26"W	35.17'
25	N43°49'43"W	24.57'
26	N47°50'58"E	175.58'

NOTES:  
1. The boundary survey shown is based on a current field survey.  
2. This Plat has been prepared without benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.  
3. Existing driveway to be abandoned. Lot A to use Carlton Ct. to access Route 640.

NO.	RAD	TAN	ARC	DELTA	CHORD	CH. BEARING
1	175.00'	51.99'	101.08'	33°05'41"	99.69'	S08°22'40"W



SCALE: 1" = 400'

PLAT SHOWING SUBDIVISION OF  
TAX MAP 40 PARCEL 66

## CARLTON PLACE

FORK UNION DISTRICT, FLUVANNA COUNTY, VIRGINIA

SCALE: 1" = 300' DATE: OCTOBER 15, 2004

400066.dwg REVISED 12/23/04  
REVISED 8/16/05 note added about easement.  
LUM'S LAND SURVEYS, INC.

P.O. BOX 154, PALMYRA, VA. 22963-0154

PHONE: (434) 589-8395

# Attachment B



# Attachment B



Parcel 40 19 D and all surrounding parcels are zoned A-1, Agricultural General

# Attachment B



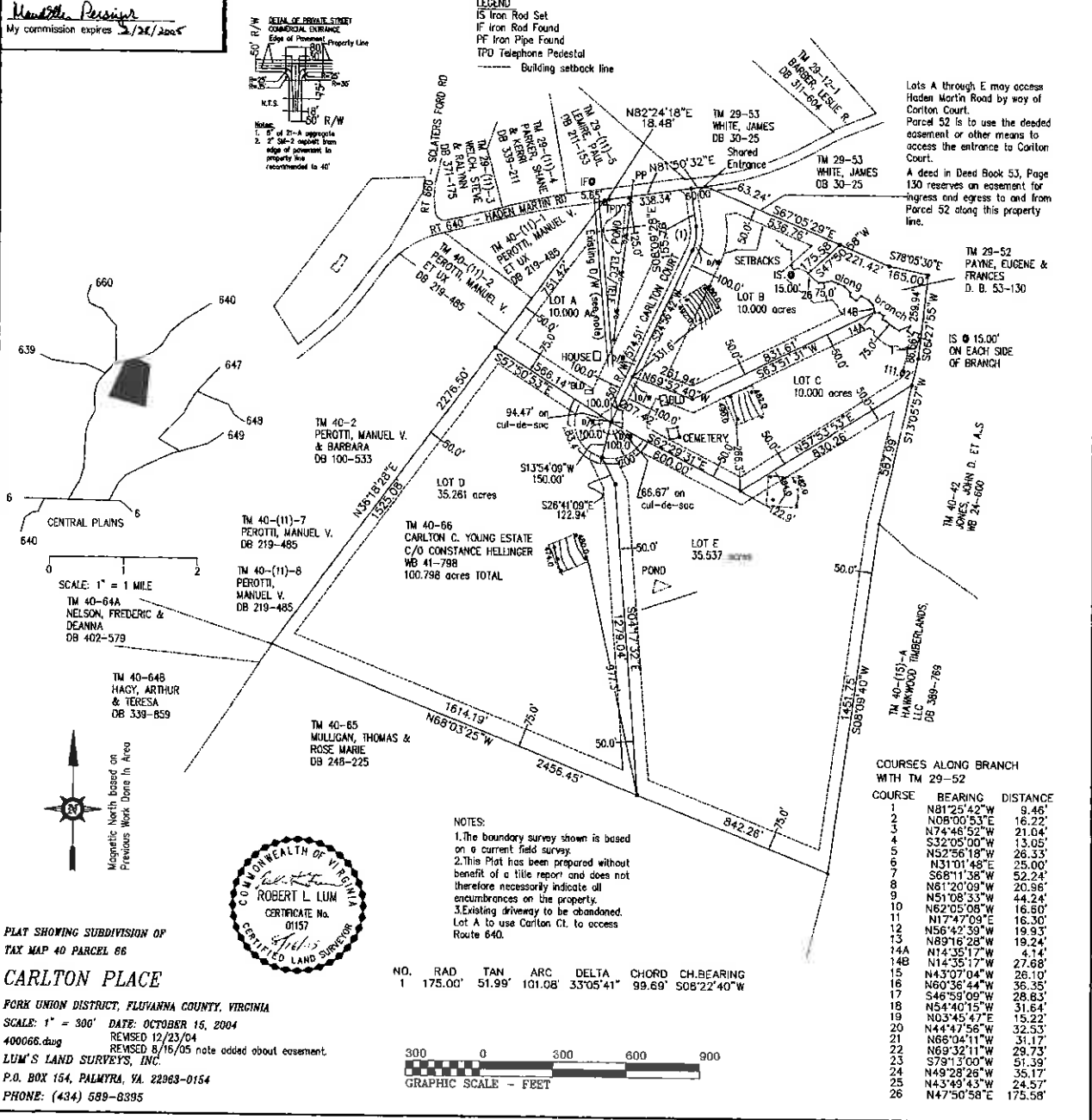
# Attachment B



# Attachment C

Plot Bx Page 2/4

<p>THE PLATING AND SUBDIVISION OF TM 40 PARCEL 66 LOCATED IN THE FORK UNION MAGISTERIAL DISTRICT AND RECORDED IN WB 41 ON PAGE 798 CONTAINING 100.798 ACRES AND DESIGNATED CARLTON PLACE IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER. THE STREET SHOWN ON THIS PLAT IS A PRIVATE ROAD NOT OFFERED FOR DEDICATION TO PUBLIC USE.</p> <p><i>Constance Hellinger</i> Constance Hellinger Date</p>	<p>I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF FLUVANNA CO., VA REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.</p> <p><i>Robert L. Lum</i> Robert L. Lum V.D.O.T. Date</p>	<p>THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.</p> <p><i>Steve B. D. 12/2/04</i> Steve B. D. 12/2/04 Dir of Planning &amp; Development Date</p> <p>OWNER/DEVELOPER: CARLTON C. YOUNG ESTATE C/O CONSTANCE HELLINGER 1841 RUKITAN LAKE ROAD SCOTTSDALE, VA 24590 589-2980</p> <p>ZONED: A-1</p>	<p>This subdivision is approved for individual on site sewage systems in accordance with the provisions of the CODE OF VIRGINIA and the SEWAGE HANDLING and DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq, the "REGULATIONS"), (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances)</p> <p>This subdivision was submitted to the health department for review pursuant to sec. 32.1-163.5 of the CODE OF VIRGINIA which requires the health department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an (AOSE) for residential development. The Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by:</p> <p>AOSE# _____</p> <p>This subdivision approval is issued in reliance upon that certification. Pursuant to sec. 360 of the REGULATIONS this approval is not an assurance the Sewage Disposal System Construction Permits will be issued for any lot in the subdivision UNLESS that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time for approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.</p>
<p>The boundary line with TM 29-52 is hereby agreed upon by <i>James P. Payne</i> and <i>Constance Hellinger</i> to wit: The foregoing instrument was acknowledged before me by <i>Constance Hellinger</i> this 12th day of October, 2002.</p> <p><i>Monette Perrin</i> My commission expires 2/26/2005</p>	<p>Neither the County of Fluvanna nor the Virginia Dept. of Transportation is responsible for the maintenance of the private road (Carlton Court).</p>	<p>USE OF THE HIGHWAY ENTRANCE BY 6 LOTS IS BY ACTION OF THE FLUVANNA COUNTY BOARD OF SUPERVISORS DATED 8-3-2005.</p>	<p>This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "Traditional and/or Alternative Engineered Systems", however, actual system designs may be different at the time construction permits are issued.</p> <p><i>Charles A. Miller 1-20-06</i> Charles A. Miller 1-20-06 HEALTH DEPARTMENT DATE</p>





# Attachment C

Tax Map: 40-A-66

## ROAD MAINTENANCE AGREEMENT and DECLARATION

THIS DECLARATION, made this 1<sup>st</sup> day of December, 2005, by

**CONSTANCE HELLINGER, EXECUTRIX of the ESTATE OF CARLTON YOUNG,**  
herein referred to as "Declarant," whose address is 2378 Haden Martin Road, Palmyra,  
Va 22963.

### WITNESSETH:

**WHEREAS,** the Declarant is the executrix of the Estate of Carlton Young, record owner of a certain tract or parcel of land situated in the Fork Union Magisterial District of Fluvanna County, Virginia, being more particularly described as comprising five lots; being the property conveyed to Carlton Young, by deed of Richard C. Lucas and Lisa A. Lucas dated October 4, 1991 and recorded in the Office of the Clerk of the Circuit Court of Fluvanna County, Virginia in Deed Book 226, page 685, and a deed in Deed Book 247, page 95; and

**WHEREAS,** the Declarant has subdivided said parcel as shown on a certain plat of subdivision named "Carlton Place," dated October 15, 2004, last revised December 23, 2004 made by Robert L. Lum, C.L.S.. (the "Plat") to be recorded in the Office of Circuit Court of Fluvanna, Virginia with this Declaration.

**WHEREAS,** the Declarant desires to subject said lots in such subdivision to the fifty foot access easement hereinafter set forth and to the covenants, liens and charges, including these for private maintenance and improvements of the Access Easement, all

941

Plat BX 2 Page 214

as hereinafter set forth, which are for the benefit of the lots served by such Access Easement and the Owners thereof.

**NOW, THEREFORE**, the Declarants hereby declares that the lots shown on the said Plat named "Carlton Place" and attached hereto as Exhibit "A", shall be held, transferred, sold, conveyed and occupied subject to the covenants, easements, liens and charges hereinafter set forth which are hereby imposed to enhance and protect the value and desirability of said lots. The provisions set forth herein shall run with the land and shall be binding upon any and all parties who have, or shall acquire, any right, title or interest in all or any part of the said lots and shall inure to the benefit of each Owner thereof.

### **Article One**

#### **Definitions**

The following words, when used in this Declaration, shall have the following meanings:

1. **"Private Road"** shall mean and refer to the fifty foot easement designated on the aforesaid Plat.
2. **"Owner"** shall mean and refer to the record Owner, whether one or more persons or entities, including Declarant, of the fee simple title to each lot served by the Private Road including contract sellers, but excluding those having such interest merely as security for the performance of an obligation. In the case where any such lot is held by one or more persons for life with the remainder to another or others, the term **"Owner"** shall mean and refer only to such life tenant or tenants until such time as the

# Attachment C 672 23

remainderman or remaindermen come into use, possession or enjoyment of such lot. In the case where any such lot is beneficially owned by more than one person, such persons may exercise the rights provided herein as they may choose among themselves; provided, however, that each lot shall be entitled to only a single vote; and provided further that each such person shall be jointly and severally liable for any assessment made with respect to such lot. The term "Owner" does not include the Owners of Lot 29 A 52 as shown on the Plat.

## ***Article Two***

### ***Private Road***

1. **Establishment of Private Road:** The Declarant does hereby establish and impose a perpetual non-exclusive access easement fifty (50) feet in width across certain of the lots for the benefit of the lots as shown on the Plat , along and across that certain strip of land designated as road on the aforesaid Plat for the joint use of the lots for the purpose of ingress to and egress from Virginia State Route No. 640, and for carrying utilities, including fiber optic and cable TV systems.

2. **Maintenance:** The Private Road is private and requires private maintenance as hereinafter set forth. The cost of repair, maintenance, upkeep, improvement or replacement of the Private Road will not be borne by the County of Fluvanna, the Commonwealth of Virginia, or any other public agency, but rather shall be the responsibility of and borne as follows:

- a. **Declarant.** The initial construction of the Private Road to Virginia Department of Transportation specifications for public roads and related

## Attachment C 572 24

improvements (grading, seeding, drainage ditches, culvert pipe, etc.) within the easement shall be borne and completed by the Declarant, which shall have the rights of an Owner as to each lot actually owned by it.

- b. **Owners of Lots.** Each Owner of a lot shall be responsible for and shall bear equally, with the other Owners the costs of maintenance of the Private Road and related improvements within and along the Private Road.
- c. **Damage from Construction Activities.** Notwithstanding the foregoing, each Owner shall be solely and exclusively responsible for and shall fully bear the cost of maintenance within the Private Road necessitated by construction activities on his/her lot, and each Owner shall restore any portion of the Access Easement damaged by his/her construction activities upon completion of such construction to at least the Access Easement's prior condition.

### 3. **Assessments:**

- a. **Standards of Maintenance:** The Owners of the lots served by the Private Road shall determine (by a majority decision) the standards to which the Private Road located therein shall be maintained; provided, however, that any portion of the Private Road and related improvements shall be maintained in such condition that the Private Road is passable at all times for ordinary use by passenger vehicles, excepting only severe, temporary conditions such as snow or ice, with gravel of appropriate type, depth and

# Attachment C §72 25

width, and drainage ditches and culverts as necessary. Periodic removal of ice and snow shall be deemed to be maintenance if the Owners of a majority of the lots shall so determine. The expense of such maintenance shall be assessed against each lot served by the Private Road in equal shares. A notice of such assessment shall be delivered to the Owner of each such lot. Each notice of assessment shall be presumed to have been delivered in accordance with this Article if it shall be mailed, by first class mail, postage prepaid, to the Owner of such lot at the address listed in the Office of the Commissioner of Revenue of Fluvanna County for such Owner for real estate tax purpose.

#### 4. **Collection of Assessments:**

- a. **Personal Liability.** Each owner shall be personally liable and responsible for his/her share of the assessments provided in this Article, which are incurred during his/her Ownership of his/her lot, and shall pay to the person or corporation performing the work for which such assessment was made his/her share within fifteen (15) days following completion of such work.
- b. **Enforcement.** If any Owner shall fail to pay his/her proportionate share of the costs of maintenance for which he/she is responsible, as provided herein, any other Owner or the person or corporation performing such maintenance, may bring an action at law against each Owner of a lot who fails to pay his/her proportional share, and/or foreclose the lien provided

## Attachment C §72 26

for in against said delinquent Owner's lot. The amount due by any delinquent Owner shall bear interest at the maximum judgment rate provided by law from the date of completion of the maintenance, and the delinquent Owner shall be liable for all costs of collection, including, but not limited to, reasonable attorney's fees.

- c. **Liens.** There shall be a continuing lien on each of the said lots to secure the payment of the assessments described herein. Such lien shall be at all times subject to the provisions of paragraph 4(d) of this Article and shall be enforceable in the same manner as a nonjudicial foreclosure proceeding. If any assessment is not paid by an Owner of a subject lot within fifteen (15) days after the same becomes due and payable, a notice of such nonpayment as to such lot may be recorded by any other Owner or by the person or corporation performing such maintenance in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, and from the time of such recordation the amount stated in the notice, together with the interest, cost of collection, and reasonable attorney's fees shall become a lien prior to the lien of any deed of trust recorded subsequent to the date and time of any recordation of such notice.
- d. **First and Second Deed of Trust.** The lien provided by this Article shall be at all times subject to any first or second deed of trust placed on any lot at any time until notice of such lien is recorded in the Office of the Clerk of the Circuit Court as hereinafter provided.

**Attachment C**  
**Article Three**  
**Dedication to Public Use**

The Private Road is not a public road and is not eligible for inclusion into the Virginia Secondary Highway System. It is contemplated that, at some time in the future, it is possible that the Owners of the lots served by the Private Road may wish to cause the same to be submitted for inclusion into the Virginia Secondary Highway System. In the event that the Owners of more than 2/3 of the lots served by the Private Road shall decide that it is in the interests of the Owners of all the lots in the "Carlton Place" Subdivision that the Private Road be dedicated to public use, the Owners of all lots in the subdivision shall take appropriate action to dedicate to the public use, in fee simple absolute without additional consideration, all of the strip of land designated as the road on the attached Exhibit "A". The duty to dedicate such strip may be enforced as a ministerial duty by mandamus, injunction or otherwise.

The foregoing notwithstanding, nothing contained herein shall be deemed to guarantee the Private Road will ever be accepted as a public road or that the same will ever be maintained by the County of Fluvanna, the Commonwealth of Virginia or any other public agency.

**Article Four**  
**Assignment of Rights**

The rights set forth herein relating to assessments for maintenance and improvements, including the collection thereof, may be assigned by the Owners to an association incorporated for that purpose. The members of any such association shall

# Attachment C §72 28

be the Owners of all of the lots in the subdivision, and membership in the association shall be non-severable from the ownership of each such lot. The voting rights of the members of any such association as to assessments for maintenance and improvements shall be the same as the voting rights of Owners pursuant to this Declaration. Such assignment shall be in writing, signed by the Owners of all lots in the subdivision and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia.

## **Article Five**

### **Building Standards**

Lots B, D, and E, of Carlton Place shall be subject to the following building and use standards: (a) no mobile homes; (b) main residence to have a least 1,200 feet of floor space on the first floor and 1,600 square feet of floor space above grade; (c) a minimum roof pitch of 5:12; (d) no more than 2 unregistered cars per lot; (e) no unsightly litter or trash piles; and (f) all fences to be post and board.

These conditions may be enforced by any property owner by seeking injunctive relief. In any such action, the prevailing party shall be entitled to actual reasonable attorney's fees.

Witness signature of undersigned this 1<sup>st</sup> day of December, 2005.

  
Constance Hellinger, Executrix of the  
Estate of Carlton Young



# Attachment C 672 29

Approved as to form in accordance  
with Section 19-8-1 of the Fluvanna  
County Code

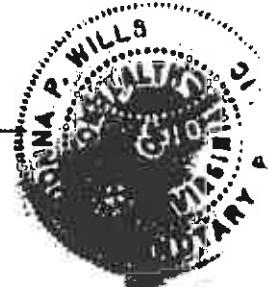
[Signature]  
County Attorney

STATE OF VIRGINIA  
COUNTY OF FLUVANNA, to-wit

The foregoing instrument was acknowledged before me this 1st day of  
December, 2005 by Constance Hellinger, Executrix for Estate of Carlton Young.

My commission expires: 4-30-09

[Signature]  
Notary Public



VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY

St. R. Tax	_____	The foregoing instrument with acknowledgment was admitted to record on <u>Feb. 17</u> , 200 <u>6</u> at <u>15:04 P.M.</u> In D.B. <u>672</u> Page(s) <u>21-29</u> .
Co. R. Tax	_____	
Transfer	_____	
Clerk	<u>21.00</u>	
Grantor Tax	_____	
<u>Plat</u>	<u>20.00</u>	Recording costs paid as shown. Teste: <u>[Signature]</u> , Deputy Clerk Bouson E. Peterson, Jr., Clerk
Total \$	<u>41.00</u>	



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

July 5 2016

Murray Buckner
10164 James Madison Highway
Palmyra VA, 22963

Delivered via email to silverliningflowers@gmail.com

Re: SUP 16:06 Silver Lining Flowers
Tax Map: 40, Section 19, Parcel D

Dear Mr. Buckner:

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

- 1. Planning staff wanted to know the hours of operation and how many deliveries/pickups the applicant thinks will occur on a daily basis. Applicant replied that their hours of operation will be 7am-5pm Monday-Sunday, and that deliveries and pickups will occur 7am-5pm Monday-Friday. Applicant also stated that screening would be applied to block view of site from road.
2. Fire Chief wanted to know if large amounts of fertilizer or other hazardous materials would be stored on site. Applicant stated that regular amounts of fertilizer would be on site, and Fire Chief was satisfied with explanation.
3. Erosion and Sediment Control had no comments.
4. VDOT: Rte. 640 (Haden Martin Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT’s 2015 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 1100 vehicles.

The existing entrance serving TMP 40-19-D is Carlton Court. The existing gravel entrance for Carlton Court will qualify as a Low Volume Commercial Entrance standards (50 vehicles per day or less). The sight triangles are presently cleared, mowed, well maintained and there is approximately 500 ft. of Intersection Sight Distance in both directions.

VDOT understands that the proposed business is a wholesale operation and that there will be no large delivery trucks using the entrance, only vans picking up and delivering their product off site. The business plan is to start slow and phase in growth of the business. Hours of operation are Summer 7 a.m. to 5 p.m. and Winter 8 a.m. to 4 or 5 p.m. VDOT does not have any objections or concerns at this time. Should the business grow to where

# Attachment D

over 50 vehicle trips per day (25 In and 25 Out) are being generated VDOT may need to re-evaluate and require an upgrade of the entrance some time in the future.

5. Health Department had no comments.

Please bear in mind VDOT's comments if you wish to proceed with your Hydrangea Festival/wedding venue plans.

The Planning Commission will have a meeting to discuss this item at their Wednesday, July 27, 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: Murray Buckner at:  
File



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 16:07  
**Tax Map:** Tax Map 9-A-14

**From:** James Newman  
**District:** Palmyra  
**Date:** July 27, 2016

**General Information:** This request is to be heard by the Planning Commission on Wednesday, July 27, 2016 at 7:00 pm in the Circuit Courtroom in the Courts Building.

**Owner:** Sycamore Square, LLC

**Applicant/Representative:** Keith Lancaster– Southern Development

**Requested Action:** To amend SUP 04:20 with respect to 3.36 acres of Tax Map 9, Section A, Parcels 14 (Attachment A)

**Location:** The property is located on the north side of Lake Monticello Road (State Route 618), across from the main entrance to Lake Monticello subdivision. (Attachment B)

**Existing Zoning:** R-3, Residential, Planned Community

**Existing Land Use:** Property is currently vacant

**Adjacent Land Use:** Residential to the south and east and forested/vacant to the north and west.

**Comprehensive Plan:** This parcel is located within the Rivanna Community Planning Area.

**Zoning History:** SUP 04:20 to allow for an assisted living facility was approved by the Board of Supervisors on Jan. 19, 2005

ZMP 04:02 for rezoning from A-1 to R-3 was approved by Board of Supervisors on Feb. 16, 2005. (Attachment C)

### **SUP 04:20 - Previous Application**

Special Use Permit 04:20 was a *"Request for a special use permit to allow for an assisted living facility in accordance with section 22-7-9(2)(d) of the Zoning Ordinance."* In this original application, the request for an assisted living facility was described as:

*“20,000 square foot new building with 38 resident rooms to be licensed for 46 elderly residents. May be expanded in the future by 10,000 square feet to include 16 additional residential rooms for 24 residents in a Special Care Unit for Alzheimer’s/dementia.”*

(Attachment D)

### **SUP 16:07 – Current Application**

The applicant proposes to amend the language of the Special Use Permit (SUP 04:20) to read:

*IMPROVEMENTS: “To construct a new 70 unit Assisted Living Facility as currently defined in the Fluvanna County Zoning Ordinance (22-22-1).*

*Assisted Living Facility: “A publicly or privately operated long-term care alternative for persons aged 55 and over, or persons with disabilities, as defined by the Federal Americans with Disabilities Act, that provides the availability of professionally managed personal and health care services to occupants on premises. These premises are designed for this population; are residential in character and appearance; may include cooking facilities; and in all respects are intended to enable residents to age in place in a home-like environment. The facility operation shall have the capacity to provide residents with an array of services supporting Activities of Daily Living (ADL’s) that may include, but are not necessarily limited to, meals, personal care housekeeping, transportation, and supervision of self administered medication, while optimizing their physical and psychological independence. Such facility shall be deemed a single unit for purpose of calculating density when and as required by section 15.2-2291 of the Code of Virginia. (Ord. 12-16-15)”*

What this current application does, is that it clarifies the description of the use for SUP 04-20. Based on the description in that SUP, it sounded like a nursing home, so the applicant wanted to make it clear that the “*Assisted Living Facility*” use matched the definition in the ordinance for an Assisted Living Facility. This is not changing any proffers that were approved with the rezoning; it is only amending the SUP language to better conform to the County Ordinance.

The applicant wishes to make clear that they view this as an independent living environment which provides optional services and amenities for residents. This is a way to allow for a multifamily style complex for seniors located within an aged restricted community and for the purposes of density it would only be counted as one dwelling based on a commercial use.

### **Neighborhood Meeting:**

No citizens or adjacent property owners were present at the June 8, 2016 Neighborhood meeting. No comments or questions.

## **Technical Review Committee:**

At the June 9, 2016 Technical Review Committee (TRC) meeting, the following comments were received:

1. Planning Staff had no comments. This is just an SUP meant to clarify and update language in your application to conform to the updated County Code.
2. Fire Chief wanted to know if sprinklers would be installed in the assisted living facility. Also wanted to know where fire hydrants would be placed so as to provide water main access to fire crews. Chief wants to make absolutely sure sprinklers are installed in facility.
3. Erosion and Sediment Control had no comments.
4. VDOT offers the following preliminary comments:

Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2015 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3100 vehicles.

A 70 unit Adult Retirement Community or Assisted Living Facility is proposed off Rte. 618 inside of the River Oaks/Village Oaks development. The River Oaks/Village Oaks development required left and right turn lanes and these road improvements have already been constructed and will be used to serve the proposed Adult Retirement Community or Assisted Living Facility.

VDOT does not have any objections to this proposal.

5. Health Department had no comments.

(Attachment E)

## **Comprehensive Plan**

### **Land Use Chapter**

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area. According to this chapter, growth in the Rivanna Community Planning area should be a mixture of uses and residential dwelling types that serve a variety of incomes. This Special Use Permit would create housing opportunities for seniors and those I need of assistance who are still able to live an independent lifestyle without having to depend on a caregiver.

### **Housing Chapter**

One of the goals of the Housing Chapter is "to provide a variety of well-planned housing choices." Currently, the Rivanna Community Planning Area is characterized primarily by single-

family detached dwellings. The housing that would be provided by this Special Use Permit would be a multi-family style building with 70 units for a variety of persons aged over 55.

### **Analysis and Conclusion:**

The applicant is proposing to amend Special Use Permit 04:02 so that it's language is up to date with current County Code and Ordinance language. This is updating a Special Use Permit which was already approved by the Board on January 19, 2005.

### **Conditions**

As this is updating the language of SUP 04:20, all conditions from SUP 04:20 still apply. Those conditions are:

1. Satisfying all requirements of the Virginia Department of Transportation
2. Satisfying all requirements of the Thomas Jefferson Soil and Water Conservation District
3. Satisfying all requirements of the Health Department
4. A site development plan shall be required per Article 23 of the County Zoning Ordinance
5. Violation of any of the conditions of this permit shall be grounds for revocation of this special use permit

Further conditions are:

6. Development must adhere to the definition of '*Assisted Living Facility*' as defined in County Code 22-22-1

### **Suggested Motion:**

I move that the Planning Commission recommend approval/denial/deferral of SUP 16:07, a request to amend SUP 04:20, with respect to 3.35 acres of Tax Map 9, Section A, Parcel 14, [if approved], subject to the six (6) conditions listed in the Staff Report.

### **Attachments:**

- A – Application and Sketch Plan
- B – Aerial Vicinity Map
- C - Rezoning case number ZMP 04:02 approval letter with existing proffers,
- D– SUP 04:20 with approval letter and existing proffers
- E - TRC Comment letter

Copy: File

Representative: Keith Lancaster at [klancaster@southern-development.com](mailto:klancaster@southern-development.com)

# Attachment A



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

## Application for Special Use Permit (SUP)

Received  
JUN 01 2016  
Planning Dept.

**Owner of Record:** Sycamore Square LLC **Applicant of Record:** Sycamore Square LLC  
**E911 Address:** 170 South Pantops Drive **E911 Address:** 170 South Pantops Drive  
**Phone:** 245-0894 **Fax:** 245-0895 **Phone:** 245-0894 **Fax:** 245-0895  
**Email:** klancaster@southern-development.com **Email:** klancaster@southern-development.com

**Representative:** Southern Development  
**E911 Address:** 170 South Pantops Drive  
**Phone:** 245-0894 **Fax:** 245-0895  
**Email:** klancaster@southern-development.com

**Tax Map and Parcel(s):** 9-A-14 **Deed Book Reference:** 923-622  
**Acreage:** 3.36 **Zoning:** R-3 **Deed Restrictions?**  No  Yes (Attach copy)

**Request for a SUP in order to:** Assisted Living Facility **Proposed use of Property:** Assisted Living Facility 70-units  
 \*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

Is property in Agricultural Forestal District?  No  Yes  
 If Yes, what district: \_\_\_\_\_

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 5/20/16 Signature of Owner/Applicant: [Signature]  
 Subscribed and sworn to before me this 20th day of May, 2016  
 Notary Public: [Signature] Register # 298946

**LOIS A. HAVERSTROM**  
 NOTARY PUBLIC  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES JULY 31, 2016  
 REGISTRATION NO. 298946

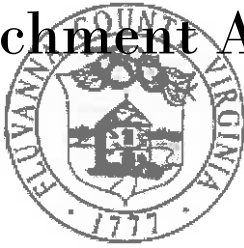
My commission expires: 7-31-2016  
 Certification: Date: \_\_\_\_\_  
 Zoning Administrator: \_\_\_\_\_

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

OFFICE USE ONLY			
Date Received: <u>06/01/2016</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>V#1305</u>	Application #: SUP <u>16</u> : <u>001</u>
\$800.00 fee plus mailing costs paid:		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid: <u>V#1324</u>			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: <u>Palmyra</u>	Planning Area: <u>Rivanna CPA</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>July 1st - July 14th &amp; 21st</u>	Advertisement Dates: <u>July 25th (Aug 4th &amp; 11th)</u>		
APO Notification: <u>July 15th</u>	APO Notification: <u>Aug 15th</u>		
Date of Hearing: <u>July 27th</u>	Date of Hearing: <u>Aug 17th</u>		
Decision:	Decision:		



# Attachment A



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

Received

JUN 01 2016

Planning Dept.

Name: Sycamore Square LLC

Address: 170 South Parktop Drive

City: Charlottesville

State: VA Zip Code: 22911

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

[Signature] Applicant Signature 5/30/16 Date

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

### OFFICE USE ONLY

Application #: **BZA** : **CPA** : **SUP 16** : **007** **ZMP** : **ZTA** :

\$90 deposit paid per sign\*:  #1325

Approximate date to be returned: 08-18-2016

# Attachment A

IMPROVEMENTS: To construct a new ~70 unit ~~Adult Retirement Community~~ <sup>OR</sup> Assisted Living Facility as currently defined in the Fluvanna County Zoning Ordinance (22-22-1).

Adult Retirement Community: "A planned development providing residences for elderly persons that emphasizes social and recreational activities but may also provide personal services, limited health facilities, and transportation."

Assisted Living Facility: "A publicly or privately operated long-term care alternative for persons aged 55 and over, or persons with disabilities, as defined by the Federal Americans with Disabilities Act, that provides the availability of professionally managed personal and health care services to occupants on premises. These premises are designed for this population; are residential in character and appearance; may include cooking facilities; and in all respects are intended to enable residents to age in place in a home-like environment. The supporting Activities of Daily Living (ADL's) that may include, but are not necessarily limited to, meals, personal care housekeeping, transportation, and supervision of self-administered medication, while optimizing their physical and psychological independence. Such facility shall be deemed a single unit for purpose of calculating density when and as required by section 15.2-2291 of the Code of Virginia. (Ord. 12-16-15)"

NECESSITY OF USE: To serve a significant retirement population in Fluvanna County who must now go to Charlottesville or Richmond for retirement community and assisted living services. The Special Use Permit amendment allows us to supply these services in Fluvanna County while meeting the goals of the Comprehensive Plan.

PROTECTION OF ADJOINING PROPERTY: This property is part of and surrounded by a larger planned community and will have no negative impacts on the adjoining property owners, either through traffic or noise, as they will be minimal.

ENHANCEMENT OF COUNTY: An Adult Retirement Community or an Assisted Living Facility provides a service not currently available near by. Additional property tax revenue will be generated. Local jobs will be added for the construction of a multi-million dollar project and for the day to day operations. Current residents will be able to remain in the County instead of relocating in search of services.

PLAN: A conceptual plan is attached. Though this conceptual plan shows the expected architecture and layout, the exact architecture and layout will be determined at the Site Plan or Building Permit application and may be adjusted during that process to meet County, State, Federal, utility, or applicant design and engineering requirements.

Received

JUN 01 2016

Planning Dept.

# Attachment A

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

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

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

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

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

Received

JUN 01 2016

Planning Dept.

# Attachment A

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

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

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

### STAFF USE ONLY

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

### Review of the Application

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

### STAFF USE ONLY

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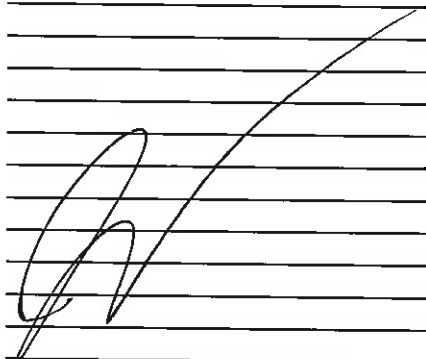
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Received  
JUN 01 2015  
Planning Dept.

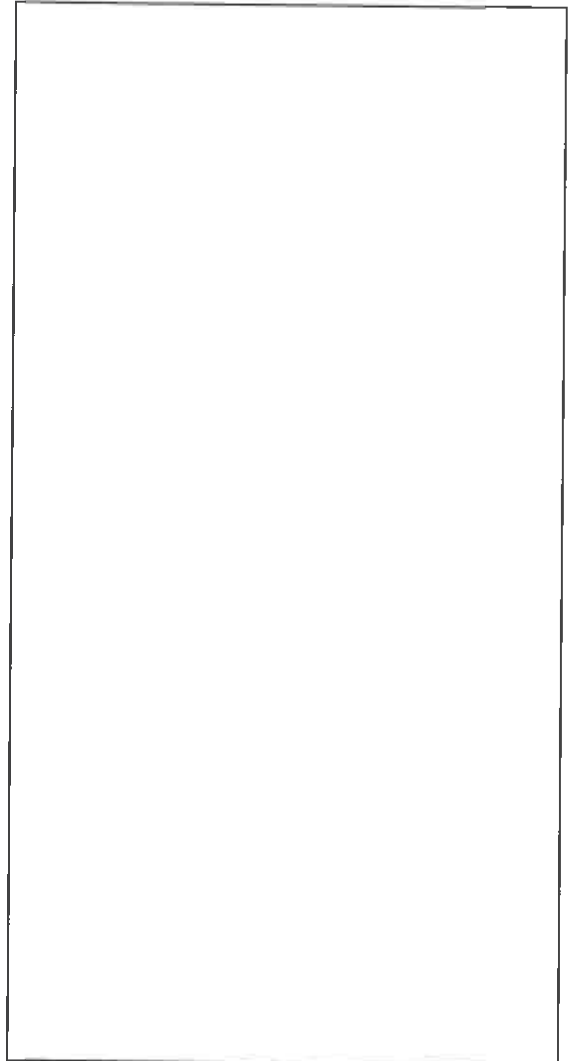
# Attachment A

## Meetings for the processing of the application

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

## Actions

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



Received  
JUN 01 2015  
Planning Dept.

## Public Hearing Processing Checklist

(Rezoning, Special Use Permits, Variances, and Text Amendments)

Planning & Zoning Department

Initials	Responsible	Action
		<b>BEFORE PC PUBLIC HEARING</b>
	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 <sup>st</sup> working day of the month by 5 p.m.
PL	Program Asst	Review application for completeness and process all fees.
DK	Program Asst	Enter project information into the DID
DX	Program Asst	Schedule public hearing advertisement dates.
DL	Program Asst	Schedule Adjoining Property Owner (APO) notification dates.
DL	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.
g	Planner	Review the DID for accuracy of all the scheduled dates.
g	Staff	Notify adjacent property owners of the subject property.
g	Staff	Schedule neighborhood meeting on 2 <sup>nd</sup> Wednesday of the month at 4:30 p.m. in the Morris Room.
g	Staff	Schedule Technical Review Committee meeting on the 2 <sup>nd</sup> Thursday of the month at 10 a.m. in the Historic Courthouse.
g	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
g	Staff	Compile all comments from the TRC meeting.
g	Staff	Notify applicant in writing about TRC comments.
g	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
g	Planner	Prepare legal ad and email to Senior Program Assistant.
g	Program Asst	Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled.

# Attachment A

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

# Attachment A

File  
VO  
4B



## 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

November 22, 2013

Sycamore Square, LLC & Ballif Investments, LLC (Mr. Charlie Armstrong)  
170 S. Pantops Drive  
Charlottesville, VA 22911

**Re: ZMP 12:03 Sycamore Square, LLC amendment to proffer # 8 of ZMP 04:02**  
**Tax Map: 9-A-13, 14, & 14C**

Dear Mr. Armstrong:

Please accept this letter as notification of the action taken on November 20, 2013 by the Board of Supervisors with regard to the request referenced above. Your request to amend proffer # 8 of the proffers associated with rezoning case # 04:02, with respect to Tax Map 9, Section A, Parcels 13, 14, & 14C was **approved (4-1)** by the Board of Supervisors with the amended proffer as stated:

*The development will meet, at a minimum, the federal standards for age-restricted housing as defined in the Fair Housing Amendments Act of 1988 and Housing for Older Persons Actions 1995: Final Rule. The following requirements shall apply:*

- 1. The housing shall be intended and designed for persons aged 55 and older;*
- 2. At least 80 percent of the occupied units shall be occupied by at least one (1) person who is 55 years of age or older;*
- 3. The development shall publish and adhere to policies and procedures that demonstrate its intent to operate as housing for persons 55 years of age or older. This shall be recorded as a covenant and restriction for the community; and*
- 4. The development shall also comply with rules issued by HUD for the verification of occupancy.*

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

Sincerely,

Steve Tugwell  
Senior Planner

cc: File

Received

JUN 01 2016

Planning Dept.



February 17, 2005

Southern Development  
170 South Pantops Drive  
Charlottesville, VA 22911

**REF: ZMP 04:02**

Dear Southern Development:

Please accept this letter as notification of the action taken on February 16, 2005 by the Board of Supervisors in regards to the request referenced above. Your request was **approved** with the following eighteen (18) proffers:

1. Access to the property from Route 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, River Run Drive shall be limited (by design) to emergency vehicles only.
2. Between River Run Drive and the proposed entrance across from the main gate at Lake Monticello, there shall be a minimum building setback will be 125 feet, measured from the proposed Right-of-Way, as shown on the approved Preliminary Master Plan dated December 29, 2004 (revised). Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
3. The proposed Assisted Living Facility shall have a parking setback of not less than 50 feet as measured from the Route 618 R.O.W., as shown on the approved Master Plan for development. This setback area shall be landscaped in general accord with Section 22-24-1 (Landscape Plan – General provisions for landscaping) with some latitude for discretionary approval by the Fluvanna County Director of Planning.
4. Between the proposed entrance across from the main gate of Lake Monticello and the eastern property line, there shall be a 50-foot building setback. Every effort shall be made to preserve the existing tree vegetation within this setback for screening purposes.
5. Along River Run Drive, there shall be a minimum building setback of 80 feet, as measured from the property line of Tax Map 9-(A)-13, as shown on the approved Master Plan for development. Every effort shall be made to preserve the existing vegetation buffer that exists in this setback.
6. Along the northern property line, there shall be a 75-foot building setback, extending from River Run Drive in an easterly direction for 1,400 feet and including the proposed community center. Every effort shall be made to preserve 50 feet of existing tree vegetation for screening in this setback.

Received

JUN 01 2015

Planning Dept.

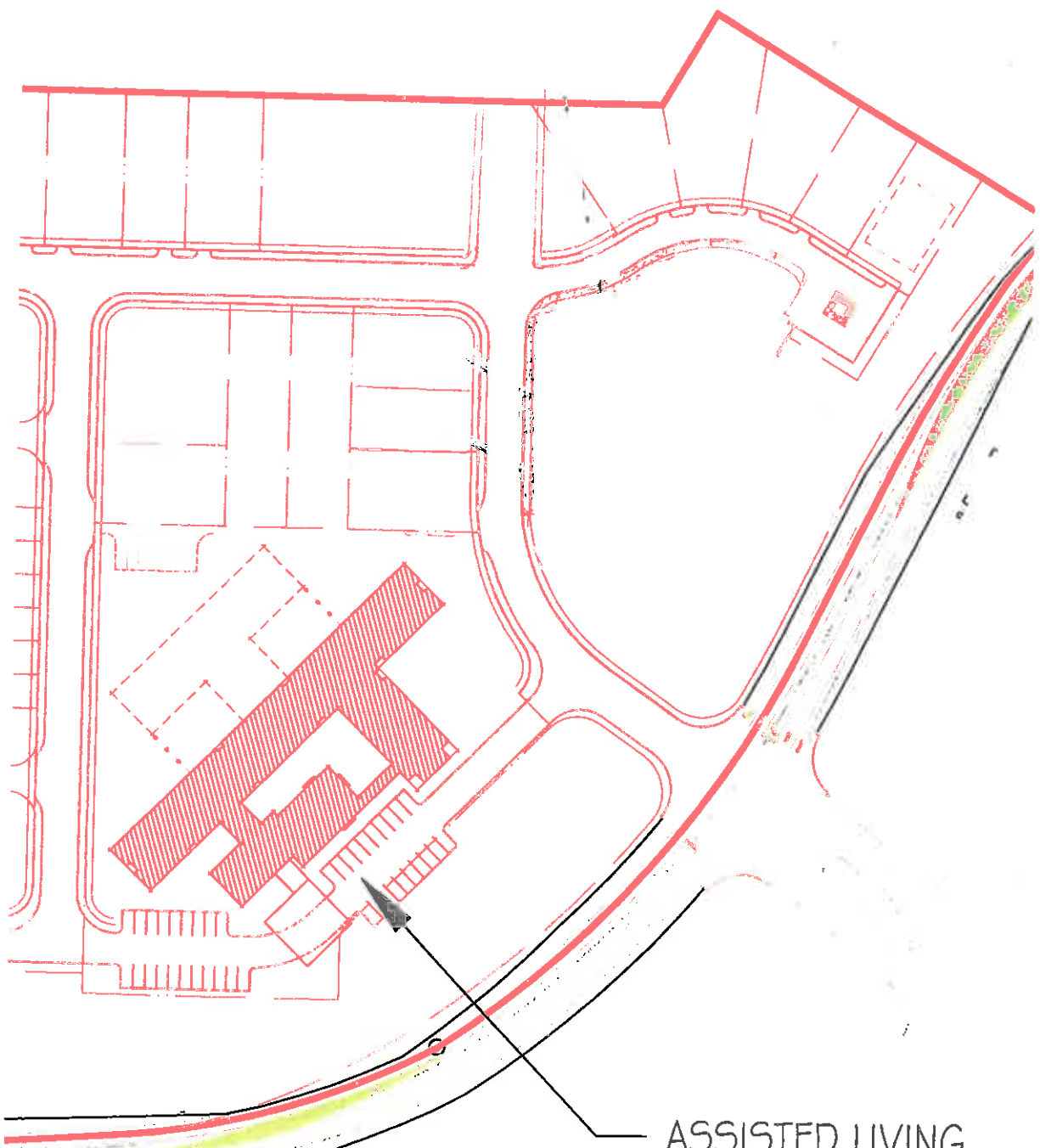
7. Pedestrian trails, with minimal disturbance, shall be allowed in all buffers, setbacks, and preservation areas.
8. The residential development shall be restricted (in ownership, rental, lease, etc.) to individuals of age 55 and above. This shall be recorded as a covenant and restriction for the community.
9. There shall be a Community Center, with minimum size of 5,000 square feet to serve the development and any appropriate community uses.
10. The commercial component of the Master Plan shall not total more than 40,000 square feet of gross floor area, and shall be composed entirely of community retail and service uses, such as medical offices, dental offices, markets, bookstores, dry cleaners, coffee shops, cafes, florists, etc.
11. Construction will not begin until public water and sewer is available.
12. Public water shall provide adequate pressure.
13. On-site stormwater management shall be designed in consultation with the Thomas Jefferson Soil and Water Conservation District utilizing low impact development techniques and water quality best management practices.
14. The following improvements shall be constructed at the entrance across from the Main Gate to Lake Monticello: A conventional intersection with a left turn lane into Lake Monticello and right and left turn lanes into Lake Monticello shall be constructed to VDOT standards and specifications. The primary purpose of this entrance is to serve the assisted living component of Monticello Village, therefore the right and left turn lanes into Lake Monticello shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community (the length of turn lanes shall be determined by VDOT during the Site Plan stage of Monticello Village).
15. The following improvements shall be constructed at the entrance across from Crofton Plaza: A conventional intersection with a left turn lane into Crofton Plaza and right and left turn lanes into Monticello Village, or a roundabout, shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community.
16. All improvements referenced in items 14 and 15 above are planned to utilize existing VDOT right-of-way or right-of-way dedicated by Southern Development, per the plan titled "proposed improvements to Route 618" and dated 1/14/2005 prepared by Rivanna Engineering. The estimated cost of such improvements is \$685,000.00 In the event a roundabout is desired, additional right-of-way may be necessary. Southern Development cannot guarantee the successful acquisition of, or funding for, any additional right-of-way beyond what is shown in the above referenced plan.
17. A complete copy of a comprehensive traffic analysis of the Lake Monticello Area of Fluvanna County has been provided to Fluvanna County Staff and VDOT. This study was conducted by Wilber Smith & Associates in January 2005, at a cost of \$15,000.
18. Southern Development will provide an additional \$5,000 cash proffer directly to VDOT, for future traffic improvement design in the Lake Monticello Area. Payment shall occur in conjunction with the first residential building permit.

Received

JUN 01 2016

Planning Dept.

# Attachment A



ASSISTED LIVING FACILITY (PHASE I)

Receiver

JUN 01 2015

Planning Dept.

# Attachment B





# Attachment C

## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

Steven Biel

Director of Planning & Community Development  
[sbiel@co.fluvanna.va.us](mailto:sbiel@co.fluvanna.va.us)

February 17, 2005

Southern Development  
170 South Pantops Drive  
Charlottesville, VA 22911

REF: ZMP 04:02

Dear Southern Development:

Please accept this letter as notification of the action taken on February 16, 2005 by the Board of Supervisors in regards to the request referenced above. Your request was **approved** with the following eighteen (18) proffers:

1. Access to the property from Route 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, River Run Drive shall be limited (by design) to emergency vehicles only.
2. Between River Run Drive and the proposed entrance across from the main gate at Lake Monticello, there shall be a minimum building setback will be 125 feet, measured from the proposed Right-of-Way, as shown on the approved Preliminary Master Plan dated December 29, 2004 (revised). Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
3. The proposed Assisted Living Facility shall have a parking setback of not less than 50 feet as measured from the Route 618 R.O.W., as shown on the approved Master Plan for development. This setback area shall be landscaped in general accord with Section 22-24-1 (Landscape Plan – General provisions for landscaping) with some latitude for discretionary approval by the Fluvanna County Director of Planning.
4. Between the proposed entrance across from the main gate of Lake Monticello and the eastern property line, there shall be a 50-foot building setback. Every effort shall be made to preserve the existing tree vegetation within this setback for screening purposes.
5. Along River Run Drive, there shall be a minimum building setback of 80 feet, as measured from the property line of Tax Map 9-(A)-13, as shown on the approved Master Plan for development. Every effort shall be made to preserve the existing vegetation buffer that exists in this setback.
6. Along the northern property line, there shall be a 75-foot building setback, extending from River Run Drive in an easterly direction for 1,400 feet and including the proposed community center. Every effort shall be made to preserve 50 feet of existing tree vegetation for screening in this setback.

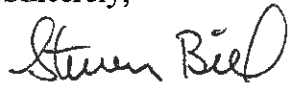
# Attachment C

7. Pedestrian trails, with minimal disturbance, shall be allowed in all buffers, setbacks, and preservation areas.
8. The residential development shall be restricted (in ownership, rental, lease, etc.) to individuals of age 55 and above. This shall be recorded as a covenant and restriction for the community.
9. There shall be a Community Center, with minimum size of 5,000 square feet to serve the development and any appropriate community uses.
10. The commercial component of the Master Plan shall not total more than 40,000 square feet of gross floor area, and shall be composed entirely of community retail and service uses, such as medical offices, dental offices, markets, bookstores, dry cleaners, coffee shops, cafes, florists, etc.
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13. On-site stormwater management shall be designed in consultation with the Thomas Jefferson Soil and Water Conservation District utilizing low impact development techniques and water quality best management practices.
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18. Southern Development will provide an additional \$5,000 cash proffer directly to VDOT, for future traffic improvement design in the Lake Monticello Area. Payment shall occur in conjunction with the first residential building permit.

# Attachment C

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

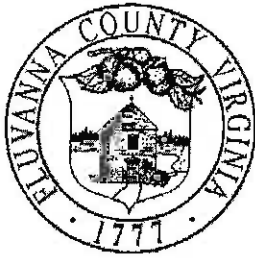
Sincerely,

A handwritten signature in black ink that reads "Steven Biel". The signature is written in a cursive style with a large, looped "S" and a distinct "Biel".

Steven Biel  
Planning Director

Copy: Kelly Strickland, Rivanna Engineering, 1350 Stony Point Road, Charlottesville, VA 22901  
File

# Attachment C



## COUNTY OF FLUVANNA

"Responsive & Responsible Government"

Steven Biel

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

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

### STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** ZMP 04:02  
**Tax Map:** Tax Map 9, Section A, Parcels 13, 14, & 14C

**From:** Steven Biel *SB*  
**District:** Rivanna  
**Date:** February 16, 2005

**General Information:** Please bring your copy of Monticello Village information packet provided by the applicant.

**Applicant:** Southern Development

**Requested Action:** Proposed change in zoning district classification from A-1 Agricultural to R-3, Residential on 44.217 acres (Attachment A).

**Location:** The properties located on the north and east side of Route 618, across from the main gate at Lake Monticello and Crofton Plaza.

**Existing Land Use:** A-1, Agricultural, General

**Planning Area:** Rural Residential Planning Area

**Adjacent Land Use:** Adjacent properties to the north, east, and west are zoned A-1, Agriculture, adjacent property to the south across Route 618 is zoned R-4, Residential.

**Comprehensive Plan:** The Comprehensive Plan designates this area as within the Rural Residential Planning Areas, which are areas located around Community and Primary Residential areas. The Rural Residential Planning Areas are a mix of residential subdivisions, scattered housing, open space, and agricultural and forestal districts. It is the intent of the Comprehensive Plan that these areas should remain a mix of these land uses.

**Zoning History:** Parcel 14C withdrew a rezoning request to BC, Business Convenience in 1998. Parcel 14 was denied a rezoning request to BC, Business Convenience in 1996 and a rezoning request to B-1, Business General in 1997.



# Attachment C

## **Submitted Proffers (revised January 19, 2005, Attachment G):**

1. Access to the property from Route 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, River Run Drive shall be limited (by design) to emergency vehicles only.
2. Between River Run Drive and the proposed entrance across from the main gate at Lake Monticello, there shall be a minimum building setback will be 125 feet, measured from the proposed Right-of-Way, as shown on the approved Preliminary Master Plan dated December 29, 2004 (revised). Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
3. The proposed Assisted Living Facility shall have a parking setback of not less than 50 feet as measured from the Route 618 R.O.W., as shown on the approved Master Plan for development. This setback area shall be landscaped in general accord with Section 22-24-1 (Landscape Plan – General provisions for landscaping) with some latitude for discretionary approval by the Fluvanna County Director of Planning.
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6. Along the northern property line, there shall be a 75-foot building setback, extending from River Run Drive in an easterly direction for 1,400 feet and including the proposed community center. Every effort shall be made to preserve 50 feet of existing tree vegetation for screening in this setback.
7. Pedestrian trails, with minimal disturbance, shall be allowed in all buffers, setbacks, and preservation areas.
8. The residential development shall be restricted (in ownership, rental, lease, etc.) to individuals of age 55 and above. This shall be recorded as a covenant and restriction for the community.
9. There shall be a Community Center, with minimum size of 5,000 square feet to serve the development and any appropriate community uses.
10. The commercial component of the Master Plan shall not total more than 40,000 square feet of gross floor area, and shall be composed entirely of community retail and service uses, such as medical offices, dental offices, markets, bookstores, dry cleaners, coffee shops, cafes, florists, etc.
11. Construction will not begin until public water and sewer is available.
12. Public water shall provide adequate pressure.
13. On-site stormwater management shall be designed in consultation with the Thomas Jefferson Soil and Water Conservation District utilizing low impact development techniques and water quality best management practices.

# Attachment C

14. **The following improvements shall be constructed at the entrance across from the Main Gate to Lake Monticello: A conventional intersection with a left turn lane into Lake Monticello and right and left turn lanes into Lake Monticello shall be constructed to VDOT standards and specifications. The primary purpose of this entrance is to serve the assisted living component of Monticello Village, therefore the right and left turn lanes into Lake Monticello shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community (the length of turn lanes shall be determined by VDOT during the Site Plan stage of Monticello Village).**
15. **The following improvements shall be constructed at the entrance across from Crofton Plaza: A conventional intersection with a left turn lane into Crofton Plaza and right and left turn lanes into Monticello Village, or a roundabout, shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community.**
16. **All improvements referenced in items 14 and 15 above are planned to utilize existing VDOT right-of-way or right-of-way dedicated by Southern Development, per the plan titled “proposed improvements to Route 618” and dated 1/14/2005 prepared by Rivanna Engineering. The estimated cost of such improvements is \$685,000.00 In the event a roundabout is desired, additional right-of-way may be necessary. Southern Development cannot guarantee the successful acquisition of, or funding for, any additional right-of-way beyond what is shown in the above referenced plan.**
17. **A complete copy of a comprehensive traffic analysis of the Lake Monticello Area of Fluvanna County has been provided to Fluvanna County Staff and VDOT. This study was conducted by Wilber Smith & Associates in January 2005, at a cost of \$15,000.**
18. **Southern Development will provide an additional \$5,000 cash proffer directly to VDOT, for future traffic improvement design in the Lake Monticello Area. Payment shall occur in conjunction with the first residential building permit.**

**Statement of Intent:**

The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district.

The Statement of Intent for the R-3, Residential Zoning District is as follows:

*“This district is intended to permit compact village-style residential development and associated institutional uses, community-serving mixed uses, open spaces, and creative design in accordance with a master plan. The development should occur in a manner that will protect and preserve the natural resources, trees, watersheds, contours, and topographic features of the land; and to protect and enhance the natural scenic beauty of the area. The scale of the housing and the commercial use should be appropriate to support the residential needs at a neighborhood scale.”*

# Attachment C

## Analysis:

**Update (February 9, 2005):** The applicant deferred their request from the January 19, 2005 Board of Supervisors meeting. The deferral request was in response to new proffers the applicant submitted on January 19<sup>th</sup> (Attachment G). The new proffers were determined to be significantly different from the proffers heard at public hearing on July 21, 2004.

The applicant has submitted a detailed two-page narrative describing the revised proffers (Attachment H). In addition, a revised site plan is included (Attachment I).

**Update (January 12, 2005):** At the July 21, 2004 Board of Supervisors meeting, the Board deferred this request in order for the applicant to address several concerns. The Board directed the applicant to provide a traffic study, address sewer availability, and become involved in the community to develop a community plan for the Lake Monticello Community Planning Area.

The applicant has provided a traffic impact study performed by Wilbur Smith Associates. The scope of the study includes the intersections of Route 618/Lake Monticello Main Gate, Route 618/Crofton Plaza Entrance, Route 618/Route 600, Route 600/Route 53, Route 53/Route 1015, and Route 53/Route 618. The applicant has provided Board members the first 21 pages of the 90-page report. The first 22 pages is the narrative with supporting tables. The remainder of the report is the traffic count data, which is available in the Planning Department office.

In order to evaluate the future conditions, the existing traffic volumes were increased to account for traffic growth beyond that of any programmed development. VDOT, for the purposes of the study, gave consent to a growth rate of 3% per year. The expected completion date for Monticello Village is 2010; therefore, existing traffic was increased by 3% per year for five years.

The study also takes in account the approximate 746 vacant lots at Lake Monticello. The impact of these lots when built (projected to be completed by 2010) was calculated in the study. The general increase in vehicular traffic, including the impact from the additional 746 homes within Lake Monticello, will cause four of the six intersections that were studied (Route 600/Route 618, Route 53/Route 600, Route 53/Route 1015, and Route 53/Route 618) to fail. To bring these intersections to an acceptable level of service, they would have to be signalized (or some alternative method provided, such as roundabouts), and Route 53 would need a left-turn lane at the intersection with Route 618.

The study concludes the proposed Monticello Village would have little impact on the surrounding road network. The majority of the impacts would result from the existing Lake Monticello development and the additional 746 lots within Lake Monticello that would be built in the future. The extent of improvements for the proposed Monticello Village would be isolated to the two proposed entrances to the development located at the Route 618/Crofton Plaza entrance and Route 618/Lake Monticello main gate.

The applicant has proffered to install a left-turn lane at the Lake Monticello main gate and right and left-turn lanes for Monticello Village entrance across from the Lake Monticello main gate.

# Attachment C

The applicant has had discussions with VDOT regarding the installation of a traffic roundabout at the Crofton Plaza entrance and the proposed main entrance to the proposed Monticello Village. An alternative would be a left-turn lane and a right-turn and taper lane. Both of these options have been proffered and would be contingent upon direction from the Board of Supervisors and VDOT.

The applicant has had discussions with Aqua Virginia regarding sewer to the site. Aqua Virginia has indicated to the applicant the ability to expand the service area to accommodate the entire proposed Monticello Village by late 2006 or early 2007. Any expansion to the service area would have to be approved by the Board of Supervisors as well as by the State. Aqua Virginia indicates they are capable of accepting the assisted living facility into their system immediately. Again, before any expansion of the service area, the Board of Supervisors and State would have to approve an expanded service area. The applicant has proffered to not begin construction until central water and sewer is available or until adequate alternative systems are approved by the Health Department.

Finally, beginning with the August 31, 2004 kick-off for the Lake Monticello Area Community Plan, the applicant has attended all of the community meetings. The applicant is currently on the working committee that has resulted from the community meetings and provided valuable input.

Public comments from the community meetings indicate the need and desire for an assisted living facility in the Lake Monticello Community Planning Area. There was consensus from public meeting attendees that the existing commercial areas (Turkeysag, Slice, and Crofton Plaza) should be the focus of future growth and should incorporate village-style development. The R-3 zoning that the applicant is requesting for the proposed Monticello Village is the intent of the R-3 district. The applicant believes the proposed development is consistent with the desires from the public and with the goals of the requested R-3 Zoning District.

One final note, staff is currently working with the Thomas Jefferson Soil and Water Conservation District to develop an Integrated Environmental Management Ordinance. One focus of this effort is to incorporate techniques for low impact development into the ordinance. The applicant has proffered to incorporate low impact development techniques into the proposed development.

**Updated for the June 28<sup>th</sup> Planning Commission meeting:** This request was deferred from the May 24, 2000 Planning Commission due to time constraints and the need to complete the agenda.

The applicant has met with staff and VDOT to discuss issues pertaining to the proposed access points on Route 618. The applicant has agreed to recommendations from VDOT and staff to relocate the proposed primary entrance to Monticello Village from the point across Crofton Plaza to across from the Lake Monticello main gate. The applicant has also agreed to construct the Route 618 improvements as shown on Attachment G. These improvements include right and left turn lanes with tapers.

# Attachment C

The commercial component of the proposed development would be permitted in “Village Centers” and would be shown on the Final Master Plan and on the Final Plan. Village Centers consist of light commercial and office areas and the scale of the services provided are to provide neighborhood shopping and business convenience for nearby residential areas.

A special use permit would be required for the assisted living component of the proposed development.

The Comprehensive Plan calls for a mix of residential subdivisions, scattered housing, open space, and agricultural and forestall districts. If the rezoning request is approved, the applicant is proposing to construct a mixed-use development comprising of an assisted living facility, patio homes, town homes, quadplexes, community building, two mixed-use buildings, garden areas, and buffer areas. The total number of proposed units would be 204.

There would be a significant impact to the existing condition of Route 618. The Virginia Department of Transportation (VDOT) has reviewed this rezoning request and if approved would require the applicant to provide right-of-way to accommodate left and right lanes for both proposed entrances.

The Thomas Jefferson Soil and Water Conservation District (TJSWCD) has also reviewed and commented that with the high amount of impervious surface that would be associated with the development and the close proximity to the Rivanna River, the project would be a good candidate to consider low impact development techniques and water quality best management practices. Wetland delineation would have to be done through the Department of Environmental Quality (DEQ) and/or the Army Corps of Engineering. The development would have to be permitted through the Department of Environmental Quality and Fluvanna County. Minimum Standard 19 (post-construction runoff and adequacy of receiving channels) and protection sediment would have to be addressed.

Aqua Virginia has reviewed this request with no comments. The parcels being requested for the rezoning are not currently in the Aqua Virginia service area. Aqua Virginia has several issues to resolve with DEQ before the company can expand its service area, and it would be premature to assume the service area would automatically be expanded if all issues were resolved with DEQ. The Health Department has assumed that a private wastewater treatment facility would be planned to accommodate the development.

The Fire Department has commented that hydrants be located no more than 1,000 feet apart at the locations indicated on Attachment E. The Fire Department has indicated that hydrants are imperative to the proposed development.

The applicant is aware of the Community Plan initiative that is currently taking place in Fork Union. The other community planning areas in the County will also be engaged in the process of involving the community in developing a community plan for its respective community. Staff is targeting August of 2004 for the Lake Monticello Community Planning Area to begin its community plan. Staff believes the applicant should become involved in the community plan, a

# Attachment C

plan that would address concerns relating to the location of the proposed development and its impact on Route 618 and the surrounding community, the availability of public water and sewer, and how the proposed development relates to the Comprehensive Plan. Staff also believes being engaged in the community plan would enable the applicant to become involved with Lake Monticello in addressing the traffic impacts and solutions to those impacts.

## **Recommendation:**

At the June 28, 2004 Planning Commission meeting, the Planning Commission recommended approval (7-2) of ZMP 04:02 to the Board of Supervisors, with the following eleven (11) proffers:

1. Access to the property from Route 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, ingress from River Run Drive shall be limited to emergency access (exit-only by design); the access across from Crofton Plaza will be limited to a one-lane "Exit-Only"; and the entrance across from the Main Gate to Lake Monticello shall be constructed in general accord with the plan titled "Proposed Improvements to Route 618" dated June 22, 2004, as prepared by Rivanna Engineering and Surveying.
2. Along Route 618, from River Run Drive to the proposed Assisted Living Facility, the minimum setback will be 125 feet as measured from the Route 618 R.O.W., as shown on the approved Master Plan for development. Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
3. The proposed Assisted Living Facility shall have a building and parking setback of not less than 50 feet as measured from the Route 618 R.O.W., as shown on the approved Master Plan for development. This setback area shall be landscaped in general accord with Section 22-24-1 (Landscape Plan – General provisions for landscaping) with some latitude for discretionary approval by the Fluvanna County Director of Planning.
4. The remaining frontage (lying east of the Main Gate to Lake Monticello) on Route 618 shall have a 75-foot vegetative buffer as shown on the approved Master Plan for development. Any clearing in this buffer shall require approval by the Fluvanna County Director of Planning.
5. Along River Run Drive, there shall be a minimum building setback of 90 feet, as measured from the property line of Tax Map 9-(A)-13, as shown on the approved Master Plan for development. Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
6. Along the northern property line, there shall be a 75-foot building setback, extending from River Run Drive in an easterly direction for 2,000 feet. Every effort shall be made to preserve a 50-foot tree preservation along this same property line.
7. Pedestrian trails, with minimal disturbance, shall be allowed in all buffers, setbacks, and preservation areas.
8. The entire development shall be restricted (in ownership, rental, lease, etc.) to individuals of age 55 and above. This shall be recorded as a covenant and restriction for the community.

# Attachment C

9. There shall be a Community Center, with minimum size of 5,000 square feet to serve the development and any appropriate community uses.
10. The commercial component of the Master Plan shall not total more than 40,000 square feet of gross floor area, and shall be composed entirely of community retail and service uses, such as medical offices, dental offices, markets, bookstores, dry cleaners, coffee shops, cafes, florists, etc.
11. Construction will not begin until central water and sewer is available.

Staff's recommendation to the Planning Commission was to deny the applicant's request. Staff realizes the need for the type of development the applicant is proposing. Staff has worked with the applicant and VDOT to address potential traffic impacts to Route 618 and believes progress has been made in the relocation of the main entrance to the proposed development.

The applicant has proffered that construction would not begin until central water and sewer is available (proffer #11). Currently, the proposed development is not within the Aqua Virginia service area. Staff believes the service area should be defined before this rezoning is approved rather than zoning determining the boundaries of the service area. Staff believes the applicant should become involved in the Lake Monticello Community Plan to work with the community to develop a Master Plan for the Lake Monticello Community Planning Area that would determine where this type of development is best suited and how the impacts on existing infrastructure would be planned for.

## **Suggested Motion:**

Mister Chairman, based on the Planning Commission recommendation, I move to **approve** ZMP 04:02 for a change in zoning district classification from A-1, Agricultural to R-3, Residential, Planned Community on Tax Map 9, Section A, Parcels 13, 14, & 14C, with the following **eighteen (18) revised proffers:**

1. **Access to the property from Route 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, River Run Drive shall be limited (by design) to emergency vehicles only.**
2. **Between River Run Drive and the proposed entrance across from the main gate at Lake Monticello, there shall be a minimum building setback will be 125 feet, measured from the proposed Right-of-Way, as shown on the approved Preliminary Master Plan dated December 29, 2004 (revised). Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.**
3. **The proposed Assisted Living Facility shall have a parking setback of not less than 50 feet as measured from the Route 618 R.O.W., as shown on the approved Master Plan for development. This setback area shall be landscaped in general accord with Section 22-24-1 (Landscape Plan – General provisions for landscaping) with some latitude for discretionary approval by the Fluvanna County Director of Planning.**
4. **Between the proposed entrance across from the main gate of Lake Monticello and the eastern property line, there shall be a 50-foot building setback. Every effort**

# Attachment C

- shall be made to preserve the existing tree vegetation within this setback for screening purposes.
5. Along River Run Drive, there shall be a minimum building setback of 80 feet, as measured from the property line of Tax Map 9-(A)-13, as shown on the approved Master Plan for development. Every effort shall be made to preserve the existing vegetation buffer that exists in this setback.
  6. Along the northern property line, there shall be a 75-foot building setback, extending from River Run Drive in an easterly direction for 1,400 feet and including the proposed community center. Every effort shall be made to preserve 50 feet of existing tree vegetation for screening in this setback.
  7. Pedestrian trails, with minimal disturbance, shall be allowed in all buffers, setbacks, and preservation areas.
  8. The residential development shall be restricted (in ownership, rental, lease, etc.) to individuals of age 55 and above. This shall be recorded as a covenant and restriction for the community.
  9. There shall be a Community Center, with minimum size of 5,000 square feet to serve the development and any appropriate community uses.
  10. The commercial component of the Master Plan shall not total more than 40,000 square feet of gross floor area, and shall be composed entirely of community retail and service uses, such as medical offices, dental offices, markets, bookstores, dry cleaners, coffee shops, cafes, florists, etc.
  11. Construction will not begin until public water and sewer is available.
  12. Public water shall provide adequate pressure.
  13. On-site stormwater management shall be designed in consultation with the Thomas Jefferson Soil and Water Conservation District utilizing low impact development techniques and water quality best management practices.
  14. The following improvements shall be constructed at the entrance across from the Main Gate to Lake Monticello: A conventional intersection with a left turn lane into Lake Monticello and right and left turn lanes into Lake Monticello shall be constructed to VDOT standards and specifications. The primary purpose of this entrance is to serve the assisted living component of Monticello Village, therefore the right and left turn lanes into Lake Monticello shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community (the length of turn lanes shall be determined by VDOT during the Site Plan stage of Monticello Village).
  15. The following improvements shall be constructed at the entrance across from Crofton Plaza: A conventional intersection with a left turn lane into Crofton Plaza and right and left turn lanes into Monticello Village, or a roundabout, shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community.
  16. All improvements referenced in items 14 and 15 above are planned to utilize existing VDOT right-of-way or right-of-way dedicated by Southern Development, per the plan titled "proposed improvements to Route 618" and dated 1/14/2005 prepared by Rivanna Engineering. The estimated cost of such improvements is \$685,000.00 In the event a roundabout is desired, additional right-of-way may be



# Attachment C

necessary. Southern Development cannot guarantee the successful acquisition of, or funding for, any additional right-of-way beyond what is shown in the above referenced plan.

17. A complete copy of a comprehensive traffic analysis of the Lake Monticello Area of Fluvanna County has been provided to Fluvanna County Staff and VDOT. This study was conducted by Wilber Smith & Associates in January 2005, at a cost of \$15,000.
18. Southern Development will provide an additional \$5,000 cash proffer directly to VDOT, for future traffic improvement design in the Lake Monticello Area. Payment shall occur in conjunction with the first residential building permit.

## Attachments:

- A – Application
- B – Vicinity Map
- C - Plat From Original Submittal
- D – Proposed Site Plan From Original Submittal
- E – Proffers From Original Submittal
- F – Proposed Improvements to State Route 618 From Original Submittal
- G – Revised Proffers (1/19/2005)
- H – Revised Proffers Narrative (1/28/05)
- I – Revised Site Plan (1/24/2005)

Copy: Southern Development, 170 South Pantops Drive, Charlottesville, VA 22911  
Kelly Strickland, Rivanna Engineering, 1350 Stony Point Road, Charlottesville, VA 22901



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

Owner of Record: <u>SOUTHERN DEVELOPMENT</u>	Applicant: <u>SAME AS OWNER</u>
Address: <u>170 SOUTH PANTOPT DR</u>	Address:
<u>CHARLOTTESVILLE VA 22911</u>	
Phone: <u>434.245.0894</u> Fax: <u>434.245.0895</u>	Phone: Fax:
Email: <u>Frank.bell@southern-development.com</u>	Email:
Representative: <u>RIVANNA ENGINEERING</u>	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.
Address: <u>1350 STONY POINT ROAD</u>	
<u>CHARLOTTESVILLE, VA 22911</u>	
Phone: <u>434.984.1599</u> Fax: <u>434.984.8863</u>	
Email: <u>kelly@rivannaengineering.com</u>	

Tax Map and Parcel(s): <u>9-A-14, 14-C, 13</u>	Election District: <u>RIVANNA</u>
Acreage: <u>43.8 ACRES</u>	Planning Area: <u>LAKE MONTICELLO</u>
Zoning: <u>A-1</u>	Deed Book Reference: <u>317/100</u>
Location: <u>N. side of S.R. 618, 1.25 mi. W. of</u>	Deed Restrictions? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (attach copy)
Description of Property: <u>GENTLY ROLLING 610</u>	<u>AND WOODED</u>

- Requested Zoning: R-3 ~~A-1~~ / CLN
- Please describe the proposed use of the property: SEE CPA-04-01 SUBMITTED  
OH 3/15/04  
 (attach additional sheets as necessary)

### 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: 4/20/04 Signature of Property Owner: [Signature] owner of parcel 13

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[Signature] Notary Public: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

OFFICE USE ONLY	
Date Received: <u>27 Apr 04</u>	Application #: <u>ZMP 04-02</u>
\$250 fee for 1 <sup>st</sup> 10 acres paid: <u>\$ 11594</u>	+ \$25/acre for add'l acres:
<u>1100.00</u>	Public Hearings
Planning Commission: <u>10/17 Jun</u>	Board of Supervisors
Advertisement Dates: <u>6/13-17 Jun 04</u>	Advertisement Dates: <u>8/15 Sep 04 30-16 Feb 05</u>
APO Notification: <u>13 May 04 / 18 Jun 04</u>	APO Notification: <u>12 Jul 04 31 Jan 05</u>
Date of Hearing: <u>24 May 04 / 28 Jun 04</u>	Date of Hearing: <u>31 Jul 04, 19 Jan 05, 16 Feb 05</u>
Decision: <u>Deferred / approved</u>	Decision: <u>Defer 6 months, 0-fer</u>



# Attachment C

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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

Steven Biel  
Director of Planning & Community Development  
[sbiel@co.fluvanna.va.us](mailto:sbiel@co.fluvanna.va.us)

# Memorandum

DATE: January 31, 2005  
RE: APO'S for **ZMP 04:02** Public Hearing Letters  
TO: Steven Biel  
FROM: Mary Weaver

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **Feburary 16, 2005** Board of Supervisors meeting.

# Attachment C

## NOTICE OF PUBLIC HEARING

January 31, 2005

«FirstName» «LastName»  
«Company»  
«Address1»  
«City», «State» «PostalCode»

### Re: Public Hearing on ZMP 04:02

Dear «Title» «LastName»«Company»:

This letter is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on the above referenced item on **Wednesday, February 16, 2005** at 7:00 PM in the Board Room at the Fluvanna County Administration Building in Palmyra, VA. The request is described as follows:

***ZMP 04:02 Monticello Village:** An ordinance to amend the Fluvanna County Zoning Map, subject to certain proffered conditions, with respect to 48.096 acres from A-1, Agriculture to R-3, Residential & B-1, Business to allow for an assisted living facility. The property, described as Tax Map 9, Section A, Parcel 13 (30.0 acres), Tax Map 9, Section A, Parcel 14 (14.783 acres), and Tax Map 9, Section A, Parcel 14C (3.313 acres). The parcels are located on the north and east side of Route 618 (Lake Monticello Road), across Route 618 from the Crofton Plaza entrance and the Lake Monticello Main Gate. The general usage and density range set forth in the applicable part of the comprehensive plan shall be a mix of residential and commercial uses that reflect the low to moderate residential density desired within the Lake Monticello Community Planning Area.*

The applicant or applicant's representative must be present at the Board of Supervisors meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Department of Planning during working hours (8:30 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me at 434-591-1910.

Sincerely,

Steven Biel  
Planning Director

# Attachment C

Title	FirstName	LastName	JobTitle	Company	Address1	City
Mr. & Mrs.	Ted & Virginia	Mullinnix	9(A)14C		45 Dogleg Road	Palmyra
			9(A)14A	Monticello Country Corp.	2704 Lake Monticello Road	Palmyra
Mr.	William E.	Sclater	9(A)14B	Crofton Group, Inc.	43 Tanglewood Drive	Palmyra
Mr.	Robert G.	Archer	9(A)12		2819 Scottsville Road	Charlottesville
Mr. & Mrs.	Phoebe & Larry	Herring	9(A)11C		2542 Thomas Jefferson Pkwy	Palmyra
Mr.	Gregory	Roberts	9(A)11D		7813 Harold Road	Dundalk
Mr. & Mrs.	E.S. Skeen & B. Tessie	Le Et Al	9(A)11E	% Jeanette Fitzgerald	2448 Lake Monticello Road	Palmyra
Mr. & Mrs.	Gary & Susan	Roberts	9(A)11A		2496 Lake Monticello Road	Palmyra
Ms.	Carol P.	Craig	9(10)1		187 River Run Drive	Palmyra
Mr. & Mrs.	Michael & Sallie	Ross	9(10)5		124 Bluff Lane	Palmyra
Mr.	Eric Scott	White	9(10)6		87 Jefferson Drive	Palmyra
Mr.	Curtis L.	Naylor	9(A)13,9(A)14,9(10)12,9(10)13		747 Park Street	Charlottesville
Mr.	Ronald Lee	Clark	18A(2)32		870 Union Mills Road	Troy
			18A(2)33	Barry Meade Homes LLC	140 South Pantops Drive	Charlottesville
Mr. & Mrs.	Dennis & Jill	May	18A(1)177		853 Jefferson Drive East	Palmyra
Ms.	Patricia	Arnold	18A(1)178		115 David Terrace	Charlottesville
Mr.	Joseph	Krawczel	18A(1)246		861 Jefferson Drive East	Palmyra
Mr. & Ms.	Donald & Peggy	Batten Orepeza	18A(1)247 18A(1)248		P.O. Box 3409 865 Jefferson Drive East	Charlottesville Palmyra
Mr.	Randall	Pitts	18A(1)249		867 Jefferson Drive East	Palmyra

# Attachment C

<b>Title</b>	<b>FirstName</b>	<b>LastName</b>	<b>JobTitle</b>	<b>Company</b>	<b>Address1</b>	<b>City</b>
Mr.	Jay	Shiflett	18A(1)250		869 Jefferson	Palmyra
	Winston				Drive East	
Mr.	Robert M.	Leveque	18A(1)251	Leveque Trust	2325 Cumberland	Charlottesville
				Lake	Road	
				Monticello	41 Ashlawn Blvd.	Palmyra
				Owners		
				Association		

# Attachment C

# LEGALS

The Central Virginian

Monday, February 3, 2005



## NOTICE OF PUBLIC HEARING TOWN OF LOUISA PLANNING COMMISSION

**HOLD A PUBLIC HEARING ON TUESDAY, FEBRUARY 15<sup>TH</sup>, 2005 AT 7:00 P.M. IN COUNCIL CHAMBERS AT TOWN HALL, 219 EAST MAIN STREET, LOUISA, VA TO CONSIDER THE FOLLOWING:**

The public hearing will be conducted to allow citizen comment on the following:

The appointed Substitute Trustee(s), has declared all the debts and obligations secured by the property.

Note: Anyone attending the board meeting is asked to please place his/her telephone and pager on silent alert during the meeting - Thank you!



**BOARD OF SUPERVISORS  
COUNTY OF LOUISA  
February 7, 2005  
5:00 P.M.**

Call to Order  
Invocation - Mr. Gentry  
Oath of Allegiance  
Approval of Bills  
Introduction of Officers  
Public Comment Period  
**Agenda Presentation**  
VDOT Updates - Milton Thacker, Resident Engineer  
Annual Report Clean Community Commission - Robert Meier, Chairman  
**New Business**  
Resolution - Requesting VDOT to Have Plum Tree Road (Route 739) Considered in the Paving in Place Program or as a Rural Rustic Road  
Rev Max - Paul Oswell, Director Social Services  
Budget Calendar - Ernie McLeod, Deputy County Administrator  
Local Emergency Planning Committee - Michael Schlemmer, Emergency Services Coordinator  
Staffing Audits  
**Other**  
Committee Reports  
Board Appointments  
County Administrator's Report  
Consent Agenda Items  
**Schedule Public Hearing - Taylors Creek Agricultural and Forestal District**  
a. Ethan A. Call requests that the following property be removed

**C.L.S., DATED SEPTEMBER 21, 1964, AND RECORDED IN THE AFOREMENTIONED CLERK'S OFFICE IN PLAT BOOK 4, PAGE 165.**

This conveyance is subject to all easements, restrictions, conditions, and reservations of record affecting the title to the property hereinabove described. The beneficiary reserves the right to bid at said sale.

**TERMS OF SALE:** Certified funds, cashiers checks, trust account checks. A bidder's deposit of **TEN percent (10%) MUST** be present at the time of the Trustee's Sale with settlement in full to be made within 15 days from the date of the said sale.

This notice is an attempt to collect a debt and any information obtained will be used for that purpose.

TS#: 04-V13640VA  
Loan type: CONV

For Information Contact:  
**SPECIALIZED INC., OF VIRGINIA,**  
SUBSTITUTE TRUSTEE  
722 E MARKET STREET Suite 200  
LEESBURG, VIRGINIA 20176  
(703) 779-0080  
**Call between 9 AM - 11 AM EST ONLY**  
<http://www.specofva.com/> 1/27

### FLUVANNA COUNTY SCHOOL BOARD MEETING AGENDA February 9, 2005

- I. Call to Order
- II. Public Comments
- III. Communications and Petitions
- IV. Hearing of Delegations
- V. Reports and Recommendations of the Superintendent
- VI. Business and Finance
- VII. Special Reports
- VIII. Unfinished Business
- IX. New Business
- X. School Board Member

**Legal deadline  
is Mondays at  
1 p.m.**

### APPLICATION FOR LICENSE

Kents General Store trading as 25 Kents Store Way, Kents Store, Fluvanna County, Kents Store, VA 23084 is applying to the VIRGINIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL for a Wine and Beer Off Premises license to sell or manufacture alcoholic beverages. Timothy A. Jones President/



## PUBLIC HEARING

The Fluvanna County Board of Supervisors will conduct a public hearing pursuant to Virginia Code Section 15.2-2204 on **Wednesday, February 16, 2005 at 7:00 p.m.**, in the Board of Supervisors Room at the County Administration Building in Palmyra, Virginia to consider the following items:

**SUP 04:29 - Henry Chandler:** A request for a special use permit to allow for a small home industry (small engine repair shop) pursuant to Fluvanna County Code Section 22-4-2.2. (9) with respect to 9.787 acres of Tax Map 51, Section A, Parcel 87. The affected property is located in the Fork Union District on the north side of Route 15 (James Madison Highway) approximately 1000 feet east of its intersection with Route 612 (Winnsville Drive). The property is zoned A-1, Agricultural, General.

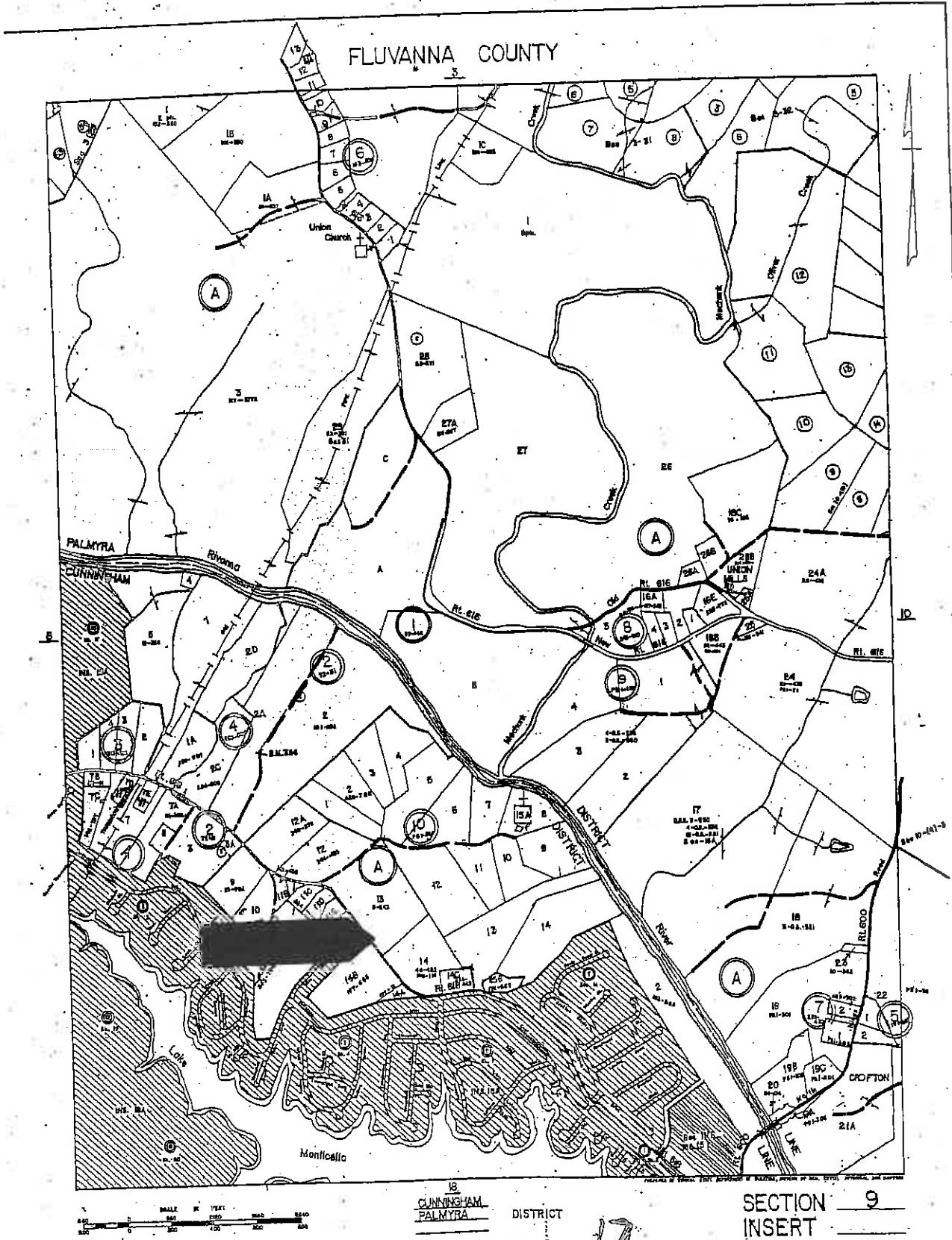
**ZMP 04:02 - Monticello Village:** An ordinance to amend the Fluvanna County Zoning Map, subject to certain proffered conditions, with respect to 48.096 acres from A-1, Agriculture to R-3, Residential & B-1, Business to allow for an assisted living facility. The property, described as Tax Map 9, Section A, Parcel 13 (30.0 acres), Tax Map 9, Section A, Parcel 14 (14.783 acres), and Tax Map 9, Section A, Parcel 14C (3.31 acres). The parcels are located on the north and east side of Route 61 (Lake Monticello Road), across Route 618 from the Crofton Plaza entrance and the Lake Monticello Main Gate. The general usage and density range set forth in the applicable part of the comprehensive plan shall be a mix of residential and commercial uses that reflect the low moderate residential density desired within the Lake Monticello Community Planning Area, not to exceed 2.9 residential units per acre.

Copies of the above plan are available for review at the Fluvanna County Planning Office during normal business hours. The public is invited to attend the hearings and comment or participate in the proceedings. Questions or comments may be directed to Mr. Steven Biel, Director of Planning, at (434) 591-1910.

2/10

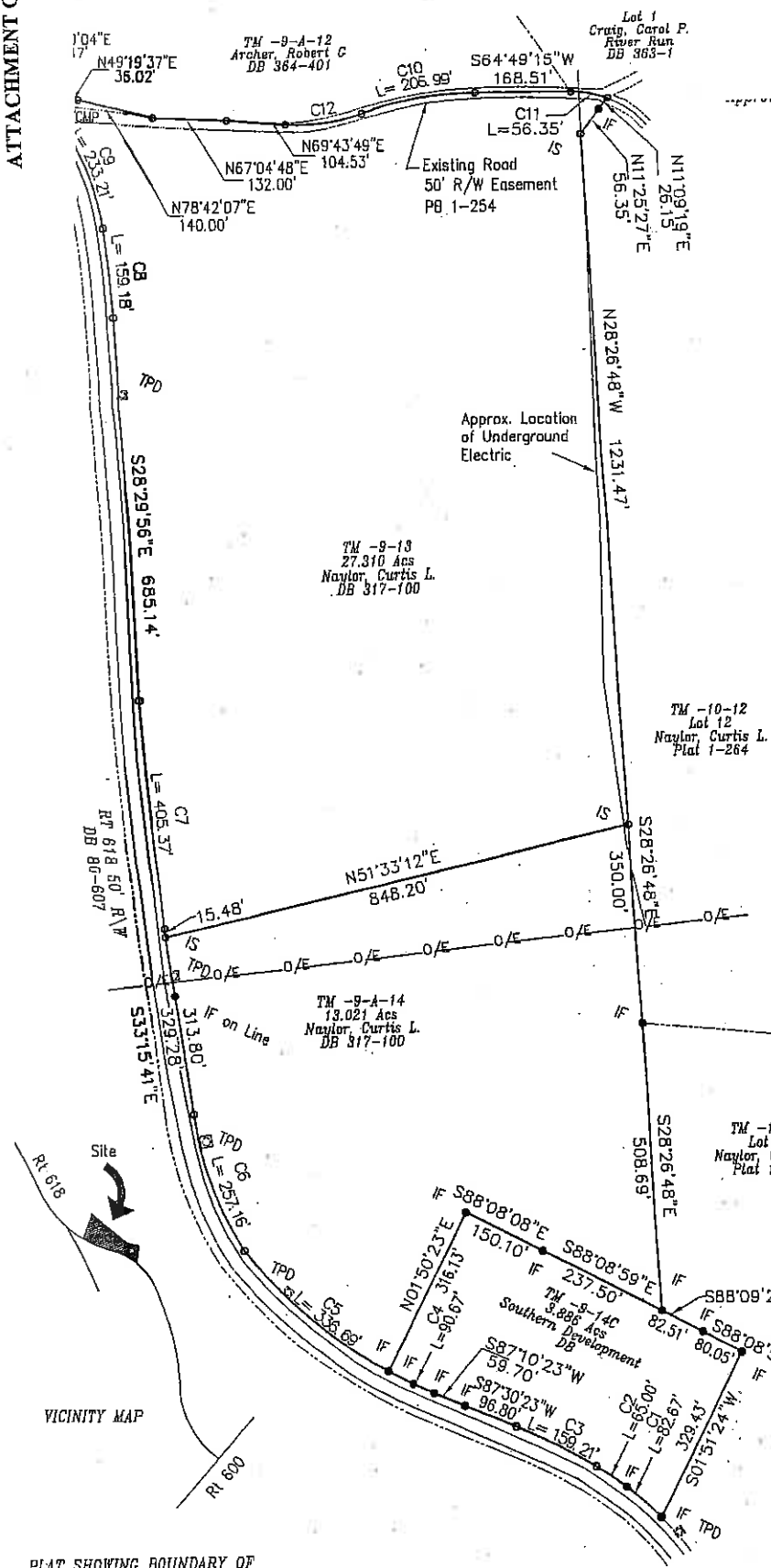


Attachment C





ATTACHMENT C



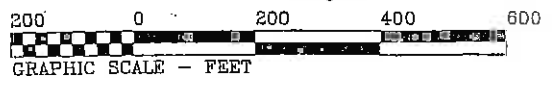
Approved for recordation \_\_\_\_\_ Date \_\_\_\_\_

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	54.74	41.41	82.67	84.13	82.59	N 73°25'20" W
C2	54.47	32.54	65.00	65.00	N 81°11'07" W	N 88°36'37" W
C3	54.47	47.74	159.21	91.08	90.63	N 89°27'23" W
C4	69.128	55.34	90.67	62.619	334.34	N 74°33'23" W
C5	821.69	170.77	336.69	232.88	255.27	N 45°17'09" W
C6	612.65	130.50	257.16	240.258	N 30°54'35" W	N 30°43'06" W
C7	4816.99	202.60	405.37	449.18	405.25	N 48°59'50" W
C8	2045.70	79.63	159.18	427.30	159.14	N 30°43'06" W
C9	416.55	119.75	233.22	320.473	230.18	N 54°28'08" E
C10	572.84	104.64	206.99	204.213	205.87	N 75°23'24" E
C11	153.47	34.24	67.69	21.0824	67.31	N 56°55'25" E
C12	310.27	70.53	138.70	253.3648	137.55	N 56°55'25" E

**LEGEND**  
 IS Iron Rod Set  
 IF Iron Rod Found  
 Tel Ped Telephone Pedestal  
 TV Ped Television Pedestal  
 ET Electric Transformer

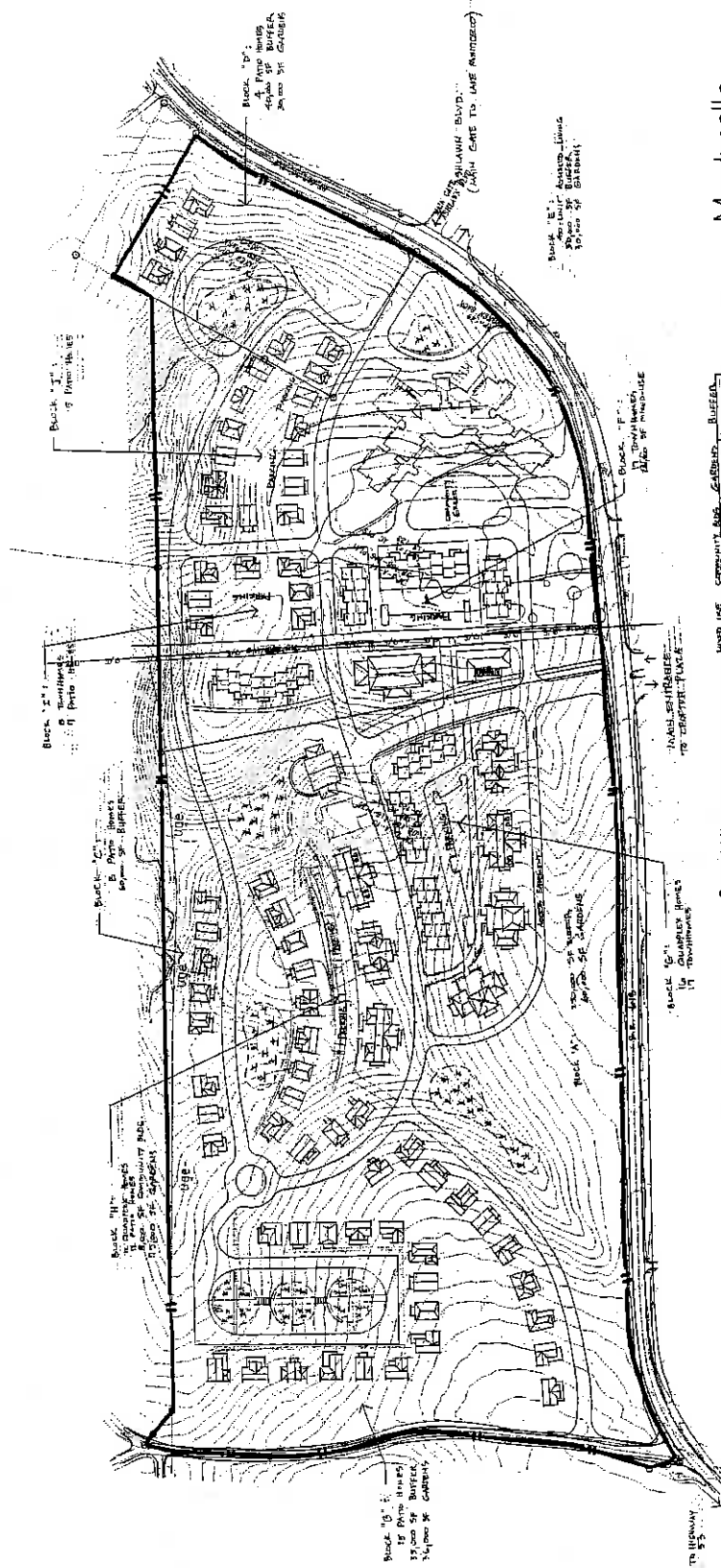
PLAT SHOWING BOUNDARY OF  
 TAX MAP 9A PARCEL 13, 14, & 14C  
 RIVER RUN  
 CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA  
 SCALE: 1" = 200' DATE: FEBRUARY 18, 2004  
 09-A-14C.dwg

RIVANNA ENGINEERING & SURVEYING, PLC  
 P.O. BOX 7603; CHARLOTTESVILLE, VA. 22906  
 P: 434.984.1599 F: 434.984.8863



ATTACHMENT D

Sou



Monticello  
Proposed  
March 15,



Block LMP USE SCHEDULE:

Block	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	RECREATION	OFFICE	OTHER
Block 10	100%	0%	0%	0%	0%	0%
Block 11	100%	0%	0%	0%	0%	0%
Block 12	100%	0%	0%	0%	0%	0%
Block 13	100%	0%	0%	0%	0%	0%
Block 14	100%	0%	0%	0%	0%	0%
Block 15	100%	0%	0%	0%	0%	0%
Block 16	100%	0%	0%	0%	0%	0%
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Block 19	100%	0%	0%	0%	0%	0%
Block 20	100%	0%	0%	0%	0%	0%
Block 21	100%	0%	0%	0%	0%	0%
Block 22	100%	0%	0%	0%	0%	0%
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Block 25	100%	0%	0%	0%	0%	0%
Block 26	100%	0%	0%	0%	0%	0%
Block 27	100%	0%	0%	0%	0%	0%
Block 28	100%	0%	0%	0%	0%	0%
Block 29	100%	0%	0%	0%	0%	0%
Block 30	100%	0%	0%	0%	0%	0%
Block 31	100%	0%	0%	0%	0%	0%
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Block 95	100%	0%	0%	0%	0%	0%
Block 96	100%	0%	0%	0%	0%	0%
Block 97	100%	0%	0%	0%	0%	0%
Block 98	100%	0%	0%	0%	0%	0%
Block 99	100%	0%	0%	0%	0%	0%
Block 100	100%	0%	0%	0%	0%	0%

Southern Development

170 South Pantops Drive Charlottesville, VA 22911 434-245-0894 Fax 434-245-0895

May 18, 2004  
Revised June 23, 2004

Received

JUN 24 2004

Mr. Steven Biel  
Director of Planning  
County of Fluvanna  
Department of Planning and Community Development  
P.O. Box 540  
Palmyra, VA 22963

Fluvanna County

RE: ZMP-04-02, Monticello Village  
(Tax Map 9a / Parcels 13, 14, and 14C)  
Request for Rezoning from A-1 to R-3

Dear Steven:

In regard to the attached Proffer Form, we are proposing the following:

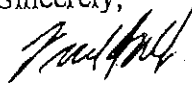
1. Access to the property from Rte. 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, Ingress from River Run Drive shall be limited to emergency access (Exit-Only by design); the access across from Crofton Plaza will be limited to a one lane "Exit-Only"; and the entrance across from the Main Gate to Lake Monticello shall be constructed in general accord with the plan titled "Proposed Improvements to State Route 618" dated June 22, 2004, as prepared by Rivanna Engineering and Surveying.
2. Along Rte. 618, from River Run Drive to the proposed Assisted Living Facility, the minimum building setback will be 125 feet as measured from the Rte. 618 R.O.W., as shown on the approved Master Plan for development. Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
3. The Proposed Assisted Living Facility shall have a building and parking setback of not less than 50 FT as measured from the Rte. 618 R.O.W., as shown on the approved Master Plan for development. This setback area shall be landscaped in general accord with Sec. 22-24-1 (Landscape Plan - General provisions for landscaping) with some latitude for discretionary approval by the Fluvanna County Director of Planning.
4. The remaining frontage (lying East of the Main Gate to Lake Monticello) on Rte 618 shall have a 75 FT vegetative buffer as shown on the approved Master Plan for development. Any clearing in this buffer shall require approval by the Fluvanna County Director of Planning.
5. Along River Run Drive, there shall be a minimum building setback of 90 FT, as measured from the property line of TM/P : 9-A-13, as shown on the approved Master

# Attachment C

Plan for development. Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.

- 6. Along the Northern Property Line, there shall be a 75 FT building setback, extending from River Run Drive in an Easterly Direction for 2,000 FT. Every effort shall be made to preserve a 50 FT tree preservation along this same property line.
- 7. Pedestrian trails, with minimal disturbance, shall be allowed in all buffers, setbacks, and preservation areas.
- 8. The entire development shall be restricted (in ownership, rental, lease, etc.) to individuals of age 55 and above. This shall be recorded as a covenant and restriction for the community.
- 9. There shall be a Community Center, with minimum size of 5,000 SF to serve the development and any appropriate community uses.
- 10. The commercial component of the Master Plan shall not total more than 40,000 SF gross floor area, and shall be composed entirely of community retail and service uses such as: medical offices, dental offices, markets, bookstores, dry cleaners, coffee shops, cafes, florists, etc...
- 11. Construction will not begin until central water and sewer is available.

Sincerely,



Frank T. Ballif  
Owner

*Received*

JUN 24 2004

- cc: Ed Baird  
 Rob Stockhausen  
 Rob Duncan  
 Kelly Strickland  
 Tim Miller

*Flavanna County*

**Attachment C** Rivanna Board of Supervisors Meeting  
Southern Development  
July 21, 2004

**MONTICELLO VILLAGE PROFFER AMENDMENT**

Old Proffer #1:

- 1) Access to the property from Route 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, ingress from River Run Drive shall be limited to emergency access (exit-only by design); the access across from Crofton Plaza will be limited to a one-lane "Exit-Only"; and the entrance across from the Main Gate to Lake Monticello shall be constructed in general accord with the plan titled "Proposed Improvements to Route 618" dated June 22, 2004, as prepared by Rivanna Engineering and Surveying.

Revised Proffer #1:

- 1) Access to the property from Route 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, ingress from River Run Drive shall be limited to emergency access (exit only by design). The property's "Main Entrance" across from Crofton Plaza and the secondary "Assisted Living Entrance" access across from Lake Monticello's main gate will each include road infrastructure improvements per the plan dated July 21, 2004, specifically:
  - a) Deceleration lanes on both sides of Route 618 for traffic turning right into the Main Entrance, the Assisted Living Entrance, Crofton Plaza, and Lake Monticello.
  - b) Left turn lanes in both directions on Route 618 for traffic turning left into the Main Entrance, the Assisted Living Entrance, Crofton Plaza, and Lake Monticello.
  - c) Acceleration lanes for right-turn traffic exiting the Main Entrance, the Assisted Living Entrance, Crofton Plaza, and Lake Monticello.

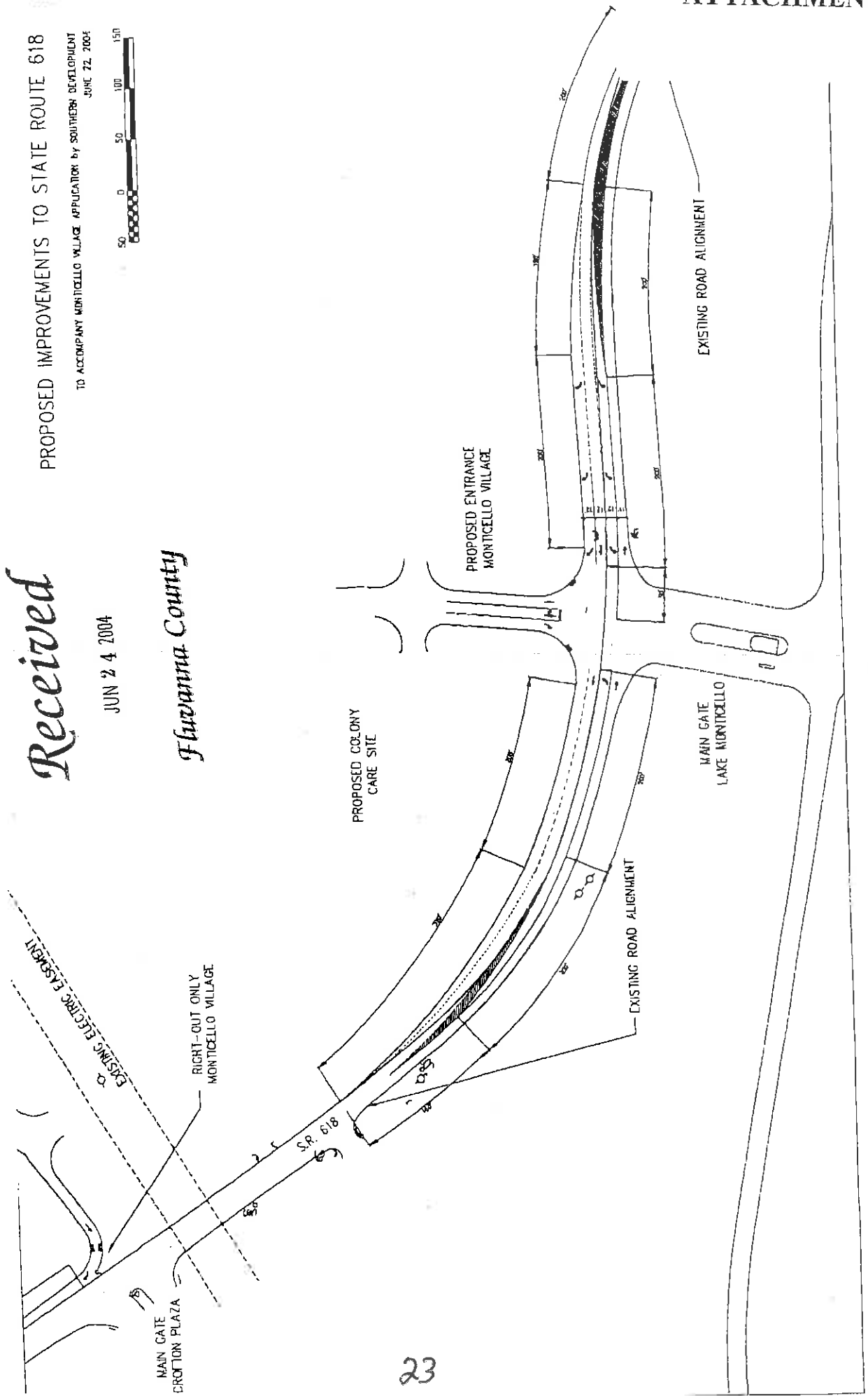
*Received*

JUN 24 2004

*Flavanna County*

PROPOSED IMPROVEMENTS TO STATE ROUTE 618

TO ACCOMPANY MONTICELLO VILLAGE APPLICATION BY SOUTHERN DEVELOPMENT  
JUNE 22, 2004



January 28, 2005

Mr. Steven Biel  
Director of Planning  
County of Fluvanna  
Department of Planning and Community Development  
P.O. Box 540  
Palmyra, VA 22963



Re: Monticello Village Proffers

Dear Steven Biel:

Southern Development has revised the proffers associated with the Monticello Village project in order to accommodate concerns from the Fluvanna County Planning Commission, the Board of Supervisors, County Staff and VDOT. All adjustments to the proffers were included in the last revision dated January 19, 2005 and copies have been provided to Fluvanna County. This letter is written to provide additional insight and explanation for each of the proposed proffers.

Proffers 1-6 address access locations and setback along route 618. Due to the complexity of the proposed master plan, multiple proffers had to be made to accommodate the nature of the proposed plan. These proffers are intended to preserve the rural integrity of the area and to reduce the overall impact of the proposed community to the existing community.

As a result of the desire for nature trails in active adult communities, a trail system throughout the 44 acre site has been proffered. Proffer number 7 addresses the pedestrian trails and the need to minimize impact during construction of any such trail.

We have also proffered the community will be age restricted and that it shall be recorded as such. (proffer 8)

A minimum of 5,000 SF will be dedicated to a community center for Monticello Village and other appropriate uses by greater Fluvanna County. Southern Development intends to provide Fluvanna County's seniors with a designated gathering place to hold meetings, dinners or simply to socialize with friends and neighbors. In addition, Southern Development is committed to working with JABA to provide additional services for seniors in Fluvanna County. (proffer 9)

# Attachment C

The neighborhood specific commercial space called for in the R-3 zoning has been a concern for many, especially due to traffic. As a result, proffer number 10 states that the commercial space will be limited to a maximum of 40,000 SF. The intent of the commercial space is to provide neighborhood retail and allow for community services. (proffer 10)

Proffers 11 and 12 address the need for public water and sewer to be available to the site prior to construction and guarantee adequate water pressure for the community.

Storm water management and erosion control is a primary concern of Southern Development. Without sound best management practices the statewide community suffers. Southern Development will work with TJSWC to incorporate the best available storm water and erosion methods and incorporate them into the site development plans for Monticello Village. (proffer 13)

Proffers 14-16 address improvements to route 618. The proffers are based on multiple meetings with VDOT, Wilbur Smith & Associates as well as the Fluvanna County Staff. Southern Development's desire is to make improvements that will provide for safe ingress and egress for Monticello Village. The proffers have been written in a manner allowing the Fluvanna County Board of Supervisors to make the final decision regarding the use of a traffic roundabout at Crofton Plaza or a conventional intersection.

Timing is a key element regarding these improvements due to the tremendous cost associated with them. Much of the additional cost associated with these proffers is a result of providing for improved safety well beyond Monticello Village. The improvements proposed for the Main Gate for Lake Monticello will go a long way to elevating concerns regarding the existing conditions. Improvement cost associated with this proffer will amount to more than \$685,000, or \$5,400.00 per lot based on an R-3 density. Therefore, improvements will be staged in accordance with the site plan process, appropriate to the phase of construction at Monticello Village. Some improvements to the intersection at the Main Gate to Lake Monticello will occur prior to the issuance of the certificate of occupancy for the Assisted Living Facility. These improvements will include the left turn lane for Lake Monticello and the left and right turn and taper lanes for Monticello Village. All additional improvements will be made prior to the issuance of the first residential certificate of occupancy in the Monticello Village Community.

Wilbur Smith & Associates at the request of VDOT and Fluvanna County Staff performed a comprehensive traffic analysis of the Lake Monticello Area of Fluvanna County. This analysis, paid for by Southern Development, has been provided Fluvanna County and VDOT in the form of a proffer. This study provides the County and VDOT with very valuable information that can be used by the County throughout the greater Lake Monticello community growth area. (proffer 17)



# Attachment C

Finally, Southern Development has provided an additional proffer of \$5,000 directly to VDOT. The intent of this proffer is to help start the design process for intersection improvements in the Lake Monticello Community Growth Area of Fluvanna County. Hopefully this proffer demonstrates Southern Development's commitment to the surrounding community.

Sincerely,



Frank T. Ballif  
Manager

cc: Ed Bain  
Rob Duncan

## Attachment C



January 14, 2005

Revised January 19, 2005

Mr. Steven Biel  
Director of Planning  
County of Fluvanna  
Department of Planning and Community Development  
P.O. Box 540  
Palmyra, VA 22963

RE: ZMP-04-02, Monticello Village  
(Tax Map 9a / Parcels 13, 14, and 14C)  
Request for Rezoning from A-1 to R-3

Dear Steven:

In regard to the attached Proffer Form, we are proposing the following:

1. Access to the property from Rte. 618 shall be limited to three (3) locations (including River Run Drive). Furthermore, River Run Drive shall be limited (by design) to emergency vehicles only.
2. Between River Run Drive and the proposed entrance across from the main gate at Lake Monticello, there shall be a minimum building setback of 125 feet, measured from the proposed Right-of-Way, as shown on the approved Preliminary Master Plan dated December 29, 2004. Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
3. The Proposed Assisted Living Facility shall have a parking setback of not less than 50 feet as measured from the Rte. 618 R.O.W., as shown on the approved Master Plan for development. This setback area shall be landscaped in general accord with Sec. 22-24-1 (Landscape Plan - General provisions for landscaping) with some latitude for discretionary approval by the Fluvanna County Director of Planning.
4. Between the proposed entrance across from the main gate of Lake Monticello and the eastern property line, there shall be a 50 foot building setback. Every effort shall be made to preserve the existing tree vegetation within this setback for screening purposes.

1

170 South Pantops Drive • Charlottesville, Virginia 22911

Phone: 434.245.0894 • Fax: 434.245.0895

www.southerndevelopment.com

27


# Attachment C

5. Along River Run Drive, there shall be a minimum building setback of 80 feet as measured from the property line of TM/P : 9-A-13, as shown on the approved Master Plan for development. Every effort shall be made to preserve the existing vegetative buffer that exists in this setback.
6. Along the Northern Property Line, there shall be a 75 foot building setback, extending from River Run Drive in an Easterly Direction for approximately 1,400 feet and including the proposed community center. Every effort shall be made to preserve 50 feet of existing vegetation for screening in this setback.
7. Pedestrian trails, with minimal disturbance, shall be allowed in all buffers, setbacks, and preservation areas.
8. The residential development shall be restricted (in ownership, rental, lease, etc.) to individuals of age 55 and above. This shall be recorded as a covenant and restriction for the community.
9. There shall be a Community Center, with minimum size of 5,000 SF to serve the development and any appropriate community uses.
10. The commercial component of the Master Plan shall not total more than 40,000 SF gross floor area, and shall be composed entirely of community retail and service uses such as: medical offices, dental offices, markets, bookstores, dry cleaners, coffee shops, cafes, florists, etc...
11. Construction will not begin until public water and sewer is available.
12. Public water shall provide adequate pressure.
13. Onsite stormwater management shall be designed in consultation with The Thomas Jefferson Soil and Water Conservation District utilizing low impact development techniques and water quality best management practices.
14. The following improvements shall be constructed at the entrance across from the Main Gate to Lake Monticello: **A conventional intersection with a left turn lane into Lake Monticello and right and left turn lanes into Monticello Village shall be constructed to VDOT standards and specifications. The primary purpose of this entrance is to serve the assisted living component of Monticello Village, therefore the right and left turn lanes into Monticello Village shall be constructed prior to the issuance of the certificate of occupancy for the assisted living facility. The left turn lane into Lake Monticello shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community. (The length of turn lanes shall be determined by VDOT during the Site Plan Stage of Monticello Village)**
15. The following improvements shall be constructed at the entrance across from Crofton Plaza: **A conventional intersection with a left turn lane into Crofton Plaza and right and left turn lanes into Monticello Village, or a roundabout, shall be constructed prior to issuance of the first residential certificate of occupancy in the Monticello Village community.**

## Attachment C

16. All improvements referenced in items 14 & 15 above are planned to utilize existing VDOT right of way or right of way dedicated by Southern Development, per the plan titled "proposed improvements to route 618" and dated 1/14/05 prepared by Rivanna Engineering. The estimated cost of such improvements is \$685,000.00. In the event a roundabout is desired, additional right of way may be necessary. Southern Development cannot guarantee the successful acquisition of, or funding for, any additional right of way beyond what is shown in the above referenced plan.
17. A complete copy of a comprehensive traffic analysis of the Lake Monticello Area of Fluvanna County has been provided to Fluvanna County Staff and VDOT. This study was conducted by Wilbur Smith & Associates in January 2005, at a cost of \$15,000.
18. Southern Development will provide an additional \$5,000 cash proffer directly to VDOT, for future traffic improvement design in the Lake Monticello Area. Payment shall occur in conjunction with the first residential building permit.

Sincerely,

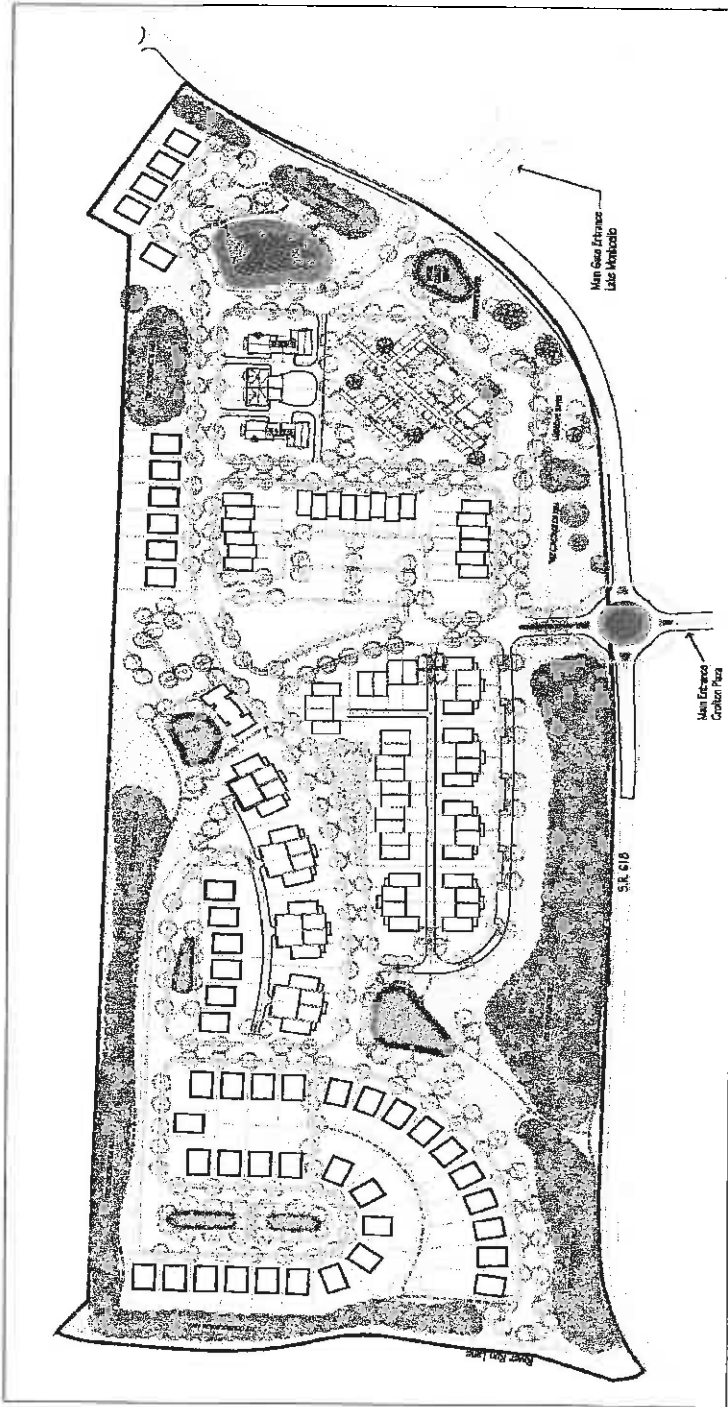


Frank T. Ballif  
Manager

cc: Ed Bain  
Rob Duncan  
Kelly Strickland  
Tim Miller

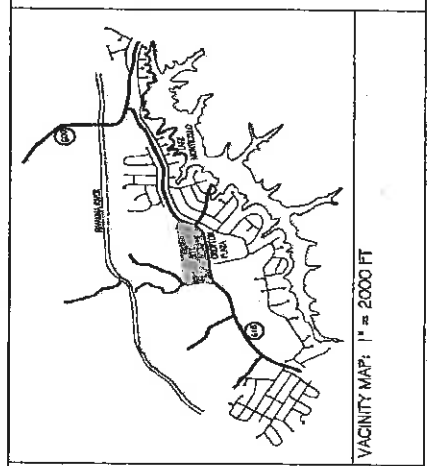
CONTEXT PLAN

MONTICELLO VILLAGE PRELIMINARY MASTER PLAN



SHEET INDEX:

- 1 of 7. CONTEXT PLAN
- 2 of 7. OPEN SPACE PLAN
- 3 of 7. INFRASTRUCTURE PLAN
- 4 of 7. STREET SECTIONS
- 5 of 7. LAND USE PLAN
- 6 of 7. DEVELOPMENT STANDARDS
- 7 of 7. EXISTING CONDITIONS



TAX MAP 9 (A) PARCELS 1.3, 1.4, AND 1.4C
RIVANNA DISTRICT, ELIZABETH COUNTY, VIRGINIA
OWNERS: SOUTHERN PROPERTY, LLC aka SOUTHERN DEVELOPMENT (TMF 9(A)-1-3) SOUTHERN PROPERTY, LLC aka SOUTHERN DEVELOPMENT (TMF 9(A)-1-4C) B&K INVESTMENT GROUP, LLC (TMF 9(A)-1-4)
DEVELOPER: SOUTHERN DEVELOPMENT 170 SOUTH FANTOM'S DRIVE CHARLOTTESVILLE, VA 22911 PHONE: 434.245.0894
SITE ACREAGE: 44
CURRENT ZONING: A-1
PROPOSED ZONING: R-3
DATE: OCTOBER 6, 2004 (REV: 12-01-04)
SCALE: 1" = 100'
PREPARED BY: RIVANNA ENGINEERING & SURVEYING, P.L.C. 1350 STONY POINT ROAD CHARLOTTESVILLE, VA 22911 P. 434.984.1599 F. 434.984.8863

# Attachment D

## PUBLIC HEARING

The Fluvanna County Planning Commission will conduct a public hearing pursuant to Virginia Code Section 15.2-2204 on **Monday, December 20, 2004 at 7:00 p.m.**, in the Board of Supervisors Room at the County Administration Building in Palmyra, Virginia to consider the following items:

**SUP 04:20 - Commonwealth Assisted Living:** *A request for a special use permit to allow for an assisted living facility pursuant to Fluvanna County Code Section 22-4-2.2.(23) with respect to 3.493 acres of Tax Map 9, Section A, Parcel 14. The affected property is located in the Rivanna District on the north side of Route 618 (Lake Monticello Road) across from the main entrance to Lake Monticello. The property is zoned A-1, Agricultural, General and is currently part of a rezoning request to amend the Fluvanna County Zoning Map with respect to 44.217 acres of Tax Map 9, Section A, Parcels 13, 14, & 14C from A-1, Agricultural, General to R-3, Residential, Planned Community.*

**SUP 04:21 - David and Jennifer Tinnell:** *A request for a special use permit to allow for a mobile home while constructing a single-family dwelling on the same property pursuant to Fluvanna County Code Section 22-4-2.2.(14)(c) with respect to 7.3 acres of Tax Map 36, Section A, Parcel 93. The affected property (198 Ridgecrest Lane) is located in the Cunningham District on the east side Ridgecrest Lane approximately 0.2 miles north of its intersection with Route 6 (West River Road). The property is zoned A-1, Agricultural, General.*

**SUP 04:23 - May Belle Washington:** *A request for a special use permit to allow for a mobile home for a medical hardship pursuant to Fluvanna County Code Section 22-4-2.2.(14)(b) with respect to 3.1 acres of Tax Map 4, Section A, Parcel 74. The affected property (73 Country Lane) is located in the Palmyra District on the south side of Country Lane approximately 400 feet west of its intersection with Route 676 (Oliver Creek Road). The property is zoned A-1, Agricultural, General.*

**SUP 04:24 - Central Virginia Electric Cooperative:** *A request for a special use permit to allow for an electric power substation pursuant to Fluvanna County Code Section 22-4-2.2.(1) with respect to 2.035 acres of Tax Map 18, Section A, Parcel 43A. The affected property is located in the Palmyra District on the east side of Route 600 (South Boston Road) approximately 1000 feet north of its intersection with Route 53 (Thomas Jefferson Parkway). The property is zoned A-1, Agricultural, General and is surrounded by the Cunningham Acres Agricultural and Forestal District.*

**SUP 04:25 - Stübben North America:** *A request for an amendment to special use permit (SUP) 00:02 for an addition of approximately 3,010 square feet pursuant to Fluvanna County Code Section 22-4-2.2.(21) with respect to 34.501 acres of Tax Map 10, Section A, Parcel 54A. This is the second amendment to SUP 00:02, the first being SUP 01:05. The affected property (1018 Wounded Knee Lane) is located in the Palmyra District off Wounded Knee Lane approximately 0.3 of a mile west of its intersection with Route 631 (Troy Road). The property is zoned A-1, Agricultural, General.*

**SUP 04:26 - Katheline Gidding:** *A request for a special use permit to allow for a mobile home while constructing a single-family dwelling on the same property pursuant to Fluvanna County*

Attachment D



## Transmittal

**To:** Steven Biel

**From:** Frank Ballif

**Date:** 18 October 2004

**Re:** Monticello Village – Assisted Living

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Please find enclosed a check in the amount of \$300.00 for the Special Use Permit at Monticello Village Assisted Living, Tax Map 9 -14. I have also enclosed a coy of the application submitted to Fluvanna County. If you have any questions, or need anything else, please call me at (434) 245 – 0894. Thanks!





COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**

## Application for Special Use Permit

21 2004

<b>Owner of Record:</b> B+R Investment Group LLC	<b>Applicant:</b> Commonwealth Assisted Living
Address: 5344 Springfield Road Glen Allen, VA 23060	Address: 103 E. Water St., Suite 302 Charlottesville, VA 22902
Phone: (804) 387-0805 Fax: N/A	Phone: (434) 220-1055 Fax: (434) 295-4851
Email: N/A	Email: richard@commonwealthal.com
<b>Representative:</b> Southern Development	<b>Note:</b> 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.
Address: 170 South Pantops Drive Charlottesville, VA 22911	
Phone: (434) 245-0894 Fax: (434) 245-0895	
Email: N/A	

Tax Map and Parcel(s): 9-A-14	Election District: Cunningham
Acreage: 3.493	Planning Area: Lake Monticello
Zoning: B-1	Deed Book Reference:
Location: Route 618	Deed Restrictions? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (attach copy)
Description of Property: Vacant wooded land across from Lake Monticello main gate.	

Request for a use permit in order to Build and operate a 70-bed assisted living facility.

Proposed hours of operation (if applicable) from 24 hrs./Day to \_\_\_\_\_

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

By signing this application, the undersigned  owner  applicant authorizes entry onto the property by County employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that County employees will make regular inspections of the site.

Owner's signature: [Signature] Date: 10/5/04

Subscribed and sworn to before me this 5<sup>th</sup> day of October, 2004

Notary Public: Sandra Joyce Damsky

My commission expires: 7/31/2008

Certification:  
Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_

OFFICE USE ONLY	
Date Received:	Application #: SUP 04.70
\$300 fee paid: # 1565 300.00	
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: 4/11 NOV 04	Advertisement Dates:
APO Notification: 5 NOV 04	APO Notification:
Date of Hearing: 22 NOV 04	Date of Hearing:
Decision:	Decision:



# Attachment D

Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings. 20,000 square foot new building with 38 resident rooms to be licensed for 46 elderly residents. May be expanded in future by 10,000 square feet to include 16 additional resident rooms for 24 residents in a Special Care Unit for Alzheimer's/dementia.

**NECESSITY OF USE:** Describe the reason for the requested change. To serve a significant retirement population in the Lake Monticello area who must now go to Charlottesville or Richmond for assisted living services. The Special Use Permit will allow us to supply these services in Fluvanna County, also achieving one of the goals of the Comprehensive Plan.

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

This property is part of and surrounded by a larger planned community and will have no negative impact on adjoining property owners, either through traffic or noise, as they will be minimal.

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

- 1) An Assisted Living Facility provides a service not currently available close by.
- 2) Additional property tax revenue will be generated.
- 3) Local jobs will be added for construction (\$2 million) and for day-to-day operations (est. annual payroll of \$450,000 for Phase I).
- 4) Current residents will be able to remain in County instead of re-locating in search of services.

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

Remarks:

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# Attachment D



## COUNTY OF FLUVANNA

"Responsive & Responsible Government"

Steven Biel

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

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:** SUP 04:20  
**Tax Map:** Tax Map 9, Section A, Parcel 14

**From:** Andy Sorrell AVS  
**District:** Rivanna  
**Date:** December 20, 2004

#### General Information:

**Applicant/Contact:** Commonwealth Assisted Living – Richard Brewer

**Owner:** B & R Investment Group, LLC

**Requested Action:** A request for a special use permit to allow for an assisted living facility pursuant to Fluvanna County Code Section 22-4-2.2.(23) with respect to 3.493 acres of Tax Map 9, Section A, Parcel 14 (Attachment A).

**Zoning Ordinance:** Section 22-4-2.2.(23)

**Location:** The affected property is located on the north side of Route 618 (Lake Monticello Road) across from the main entrance to Lake Monticello (Attachment B).

**Existing Zoning:** The property is zoned A-1, Agricultural, General and is currently part of a rezoning request to amend the Fluvanna County Zoning Map with respect to 44.217 acres of Tax Map 9, Section A, Parcels 13, 14, & 14C from A-1, Agricultural, General to R-3, Residential, Planned Community.

**Existing Land Use:** Wooded

**Adjacent Land Use:** Adjacent properties to the north, east and west are zoned A-1, Agricultural, General, and property across Route 618 (Lake Monticello Road) is zoned R-4, Residential, Limited.

**Comprehensive Plan:** The Comprehensive Plan designates this parcel as within the Rural Residential Planning Area which are areas located around Community and Primary Residential Planning Areas. The Rural Residential Planning Areas are a mix of residential subdivisions, scattered housing, open space, and agricultural and forestal

# Attachment D

districts. It is the intent of the Comprehensive Plan for the areas to remain a mix of these land uses.

## Zoning History:

Tax Map 9, Section A, Parcel 14 was denied a rezoning request to BC, Business Convenience in 1996 and a rezoning request to B-1, Business, General, in 1997. Parcel 14 is currently part of ZMP 04:02, a request to amend three parcels on the County Zoning Map from A-1 to R-3 zoning.

## Analysis:

*When evaluating proposed uses for special use permits, staff utilizes two (2) guidelines for evaluation:*

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

The applicant, Commonwealth Assisted Living, currently operates three (3) other facilities in Gloucester, Portsmouth, and Virginia Beach and the company's headquarters is located in Charlottesville. The applicant is proposing to construct an assisted living facility at the main entrance to Lake Monticello on Route 618 on Tax Map 9, Section A, Parcel 14. The proposed facility would contain 70-beds with 38 resident rooms to be licensed for 46 elderly residents and would be approximately 20,000 square feet. The proposed facility would be open 24 hours a day.

As mentioned previously, Tax Map 9-A-14 is part of rezoning application ZMP 04:02 which is scheduled to be heard by the Board of Supervisors this coming January. The request is to rezone three (3) parcels (Tax Map 9, Section A, Parcels 13, 14, & 14C) from A-1, Agricultural, General to R-3, Residential, Planned Community. This special use permit application has been initiated in order to bring the process up to speed contingent that the Board of Supervisors approves the rezoning request. It should be noted that since this property is currently zoned A-1, Agricultural, General, it is governed by the A-1 district's zoning regulations. If this special use permit is approved and the property is rezoned to R-3, Residential, Planned Community, in the future, the special use permit for an assisted living facility would be transferable to the R-3 zoning classification since an assisted living facility also requires a special use permit in that classification.

Staff bases the definition of a dwelling unit on the Virginia Uniform Building Code that defines it as "a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation." The assisted living facility will be rented as a medical facility and will not have individual kitchens. Each room will have a private bath. Based on the previously mentioned definition, the proposed facility would be classified as one (1) dwelling unit since each room does not have permanent provisions for cooking and eating.

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

# Attachment D

Assisted living facilities are permitted by special use permit in A-1 and R-3 zoning areas. The purpose of this special use permit for an assisted living facility is to address its compatibility with the surrounding residential community. The proposed facility will be bordered by Tax Map parcels 9-A-13 and 14C on the north, east and west, both, currently part of the previously mentioned R-3 rezoning request. The proposed facility is bordered by Tax Map parcels 9-A-13 and 14C on the north, east and west and property to the south across Route 618 is part of Lake Monticello and is at the Lake's main gate. The main concern from the applicant's request is the impact it may have on the existing condition of Route 618. VDOT has addressed this projected impact in their comments received by staff.

Staff has received comments from the Virginia Department of Transportation, the Thomas Jefferson Soil and Water Conservation District, Fire Department, and the Health Department.

VDOT commented that the applicant has not changed any aspects regarding the dedication of roadway rights-of-way to accommodate left and right turn lanes from the rezoning request. VDOT also notes that per the Board of Supervisor's requirements, VDOT is requiring a Traffic Impact Analysis for the entire Monticello Village development that includes the assisted living facility.

The Thomas Jefferson Soil and Water Conservation District (TJSWCD) has noted that the parcel 14 appears to have a large drainage channel through the middle that will drain above the property involved in the overall project. TJSWCD notes that the site above parcel 14 will need to be considered in the overall planning of storm water management. TJSWCD suggests a pond facility and/or an infiltration facility that could be placed in the inner circle of the cul-de-sac. This placement would require permits from the Fluvanna County Building Inspector, Va. Department of Environmental Quality, and possibly the Army Corp of Engineers. The Fluvanna County Volunteer Fire Department has commented that a hydrant system capable of 1,000 gallons per minute be installed with the hydrant location to be located with the approval of the Lake Monticello Fire Department and Fluvanna County Fire Department.

The applicant has provided information reflecting a water and sewage usage of approximately 2,890 gallons per day based on an analysis of their three other assisted living facilities located throughout Virginia. The projected 2,890 gallons per day is an average based on a two-year time frame from September 2002 to August 2004. The Health Department has commented that their office does not have any submitted plans for septic or engineered systems for this facility. In the rezoning request the developer has proffered to not begin construction of the development until central sewer and water is available. The development is currently not within the Aqua Virginia service area. As mentioned in the rezoning request staff report, Aqua Virginia is working with the DEQ to resolve some issues before they can consider expanding their service area. If this special use permit is approved, it will need detailed information included in the site development plan regarding sewer and water service.

Staff believes the use would be compatible with uses permitted by right in the A-1 and R-3 zoning districts. Assisted living facilities are permitted by special use permit in the A-1 and R-3 zoning districts and should not adversely affect the use or value of neighboring properties. Staff believes

# Attachment D

the Traffic Impact Analysis required by the Board of Supervisors will help determine any adverse impact the facility may have on the area.

## **Recommendation:**

It is the opinion of staff that this request for a special use permit to allow for an assisted living facility pursuant to Fluvanna County Code Section 22-4-2.2.(23) with respect to 3.493 acres of Tax Map 9, Section A, Parcel 14, meets the intent of the Comprehensive Plan and Zoning Ordinance. Therefore, staff recommends **approval** of SUP 04:20, with the following five (5) conditions:

1. Satisfying all requirements of the Virginia Department of Transportation.
2. Satisfying all requirements of the Thomas Jefferson Soil and Water Conservation District.
3. Satisfying all requirements of the Health Department.
4. A site development plan shall be required per Article 23 of the County Zoning Ordinance.
5. Violation of any of the conditions of this permit shall be grounds for revocation of this special use permit.

## **Suggested Motions:**

Madam Chairperson, because this request meets the intent of the Comprehensive Plan and Zoning Ordinance, I move that the Planning Commission recommend **approval** of SUP 04:20, a request for a special use permit to allow for an assisted living facility pursuant to Fluvanna County Code Section 22-4-2.2.(23) with respect to 3.493 acres of Tax Map 9, Section A, Parcel 14, to the Fluvanna County Board of Supervisors with conditions listed in the staff report.

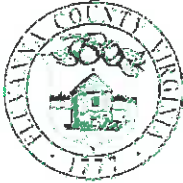
## **Attachments:**

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Plat
- D – Sketch Plan
- E – Site Photos

## Copy:

Applicant – Mr. Richard Brewer, Commonwealth Assisted Living, 103 East Water St., Suite 302,  
Charlottesville, VA 22902

Rep. -- Mr. Frank Ballif, Southern Development, 170 South Pantops Drive, Charlottesville, VA 22911



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Application for Special Use Permit**

21 2004

<b>Owner of Record:</b> B+R Investment Group LLC	<b>Applicant:</b> Commonwealth Assisted Living
Address: 5344 Springfield Road Glen Allen, VA 23060	Address: 103 E. Water St., Suite 302 Charlottesville, VA 22902
Phone: (804) 387-0805 Fax: N/A	Phone: (434) 220-1055 Fax: (434) 295-4851
Email: N/A	Email: richard@commonwealthal.com
<b>Representative:</b> Southern Development	<b>Note:</b> 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.
Address: 170 South Pantops Drive Charlottesville, VA 22911	
Phone: (434) 245-0894 Fax: (434) 245-0895	
Email: N/A	

Tax Map and Parcel(s): 9-A-14	Election District: Cunningham
Acreage: 3.493	Planning Area: Lake Monticello
Zoning: B-1	Deed Book Reference: 08 598 Page 591
Location: Route 618	Deed Restrictions? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (attach copy)
Description of Property: Vacant wooded land across from Lake Monticello main gate.	

Request for a use permit in order to Build and operate a 70-bed assisted living facility.

Proposed hours of operation (if applicable) from 24 hrs./Day to

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

By signing this application, the undersigned  owner  applicant authorizes entry onto the property by County employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that County employees will make regular inspections of the site.

Owner's signature: [Signature] Date: 10/5/04

Subscribed and sworn to before me this 5<sup>th</sup> day of October, 2004

Notary Public: Sandra Joyce Danksy

My commission expires: 7/31/2008

**Certification:**

Date: \_\_\_\_\_ Zoning Administrator: \_\_\_\_\_

OFFICE USE ONLY	
Date Received: <u>Oct 12, 04</u>	Application #: <u>SUP 04:20</u>
\$300 fee paid:	
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>7/11 NOV 04</u>	Advertisement Dates: <u>Jan 6+12</u>
APO Notification: <u>5 <del>Nov</del> NOV 04</u>	APO Notification: <u>10 Jan 05</u>
Date of Hearing: <u>22 NOV 04</u>	Date of Hearing: <u>Jan 19, 2005</u>
Decision: <u>Recommended Approval</u>	Decision:



# Attachment D

Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings. 20,000 square foot new building with 38 resident rooms, to be licensed for 46 elderly residents. May be expanded in future by 10,000 square feet to include 16 additional resident rooms for 24 residents in a Special Care Unit for Alzheimer's/dementia.

**NECESSITY OF USE:** Describe the reason for the requested change. To serve a significant retirement population in the Lake Monticello area who must now go to Charlottesville or Richmond for assisted living services. The Special Use Permit will allow us to supply these services in Fluvanna County, also achieving one of the goals of the Comprehensive Plan.

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This property is part of and surrounded by a larger planned community and will have no negative impact on adjoining property owners, either through traffic or noise, as they will be minimal.

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

- 1) An Assisted Living Facility provides a service not currently available close by.
- 2) Additional property tax revenue will be generated.
- 3) Local jobs will be added for construction (\$2 million) and for day-to-day operations (est. annual payroll of \$450,000 for phase 1).
- 4) Current residents will be able to remain in County instead of re-locating in search of services.

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

Remarks:

A conceptual site plan is attached. Applicant proffers to come back to the planning commission with a site plan showing the above required details.

**SUP 04:20- Commonwealth Assisted Living**



**County of Fluvanna**

*"Responsive & Responsible Government"*



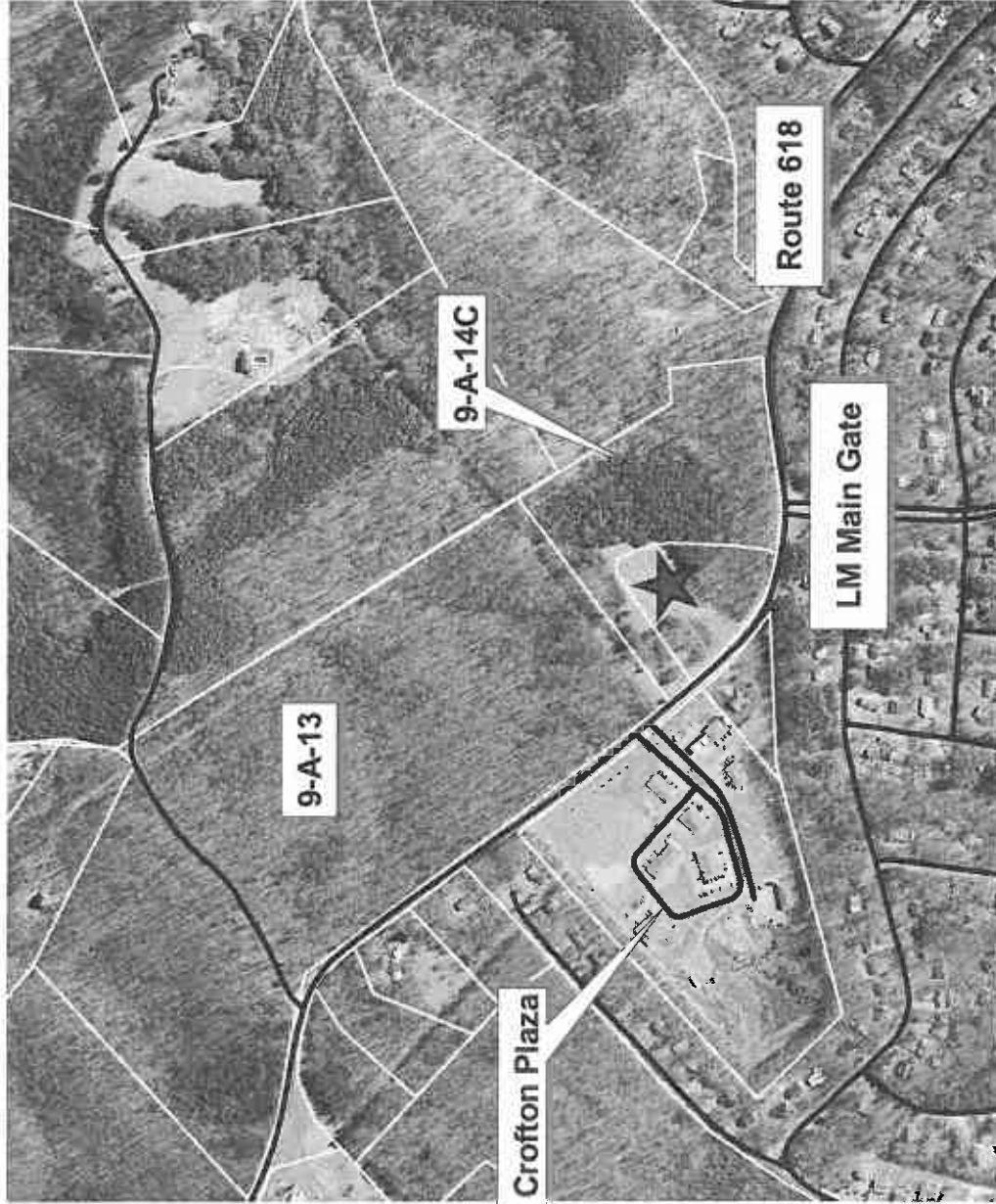
**Tax Map 9-A-14**  
**3.493 acres**

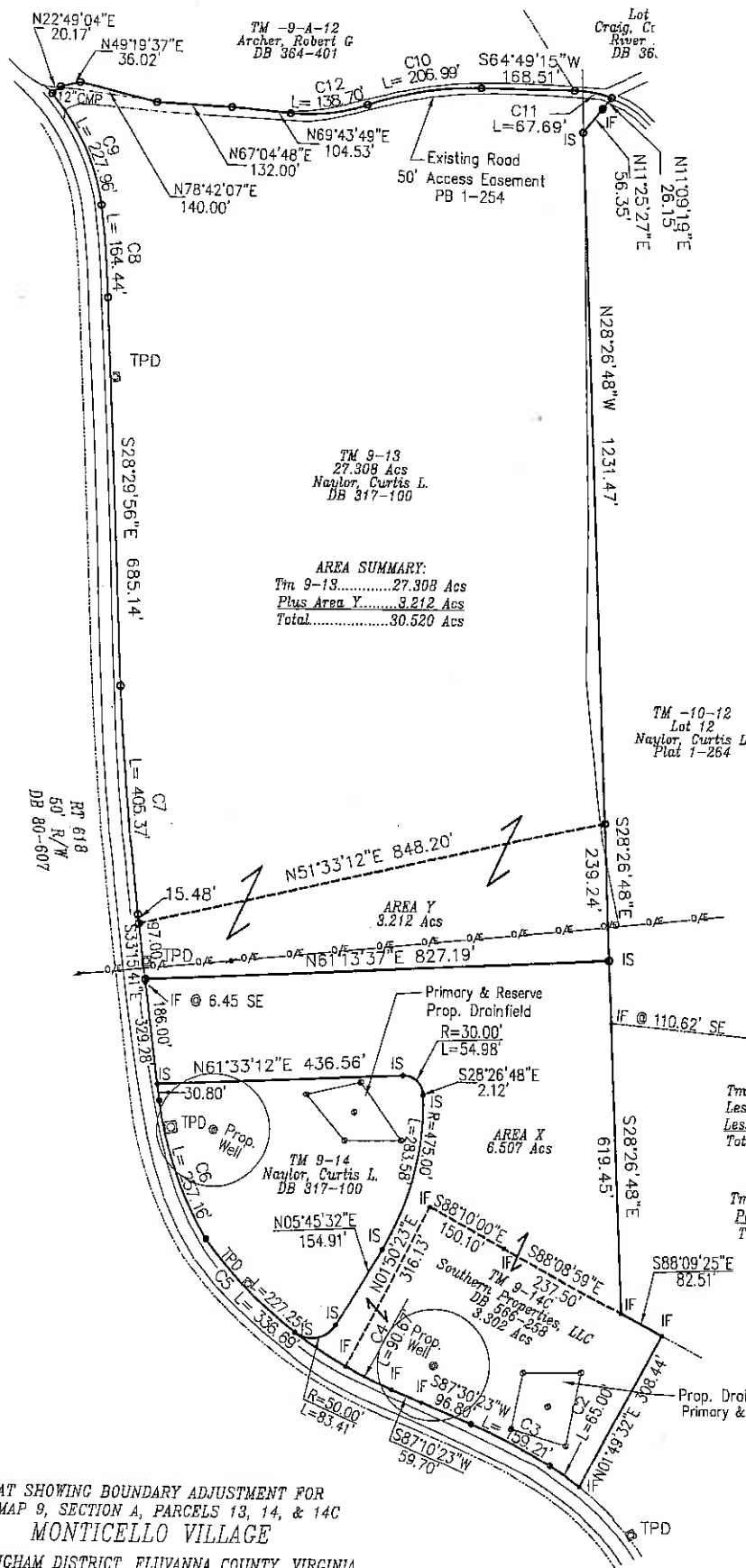


Scale: Not to Scale Date: Dec. 20, 2012

Note: Parcel lines are approximate and for general reference only. This data is not to be used to measure, or calculate quantities.

Dept. of Planning & Community Development  
Steven Biel, Director  
Andy Sorrell, Senior Planner





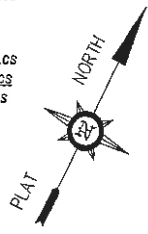
- LEGEND**
- IS Iron Rod Set
  - IF Iron Rod Found
  - TPD Telephone Pedestal
  - ET Electric Transformer
  - O/E Overhead Electric

**AREA SUMMARY:**  
 Tm 9-13.....27.308 Acs  
 Plus Area Y.....3.212 Acs  
 Total.....30.520 Acs

**AREA SUMMARY:**  
 Tm 9-14.....13.212 Acs  
 Less Area X.....6.507 Acs  
 Less Area Y.....3.212 Acs  
 Total.....3.493 Acs

**AREA SUMMARY:**  
 Tm 9-14C.....3.302 Acs  
 Plus Area X.....6.507 Acs  
 Total.....9.809 Acs

TM 10-13  
 Lot 13  
 Naylor, Curtis L.  
 Plat 1-264

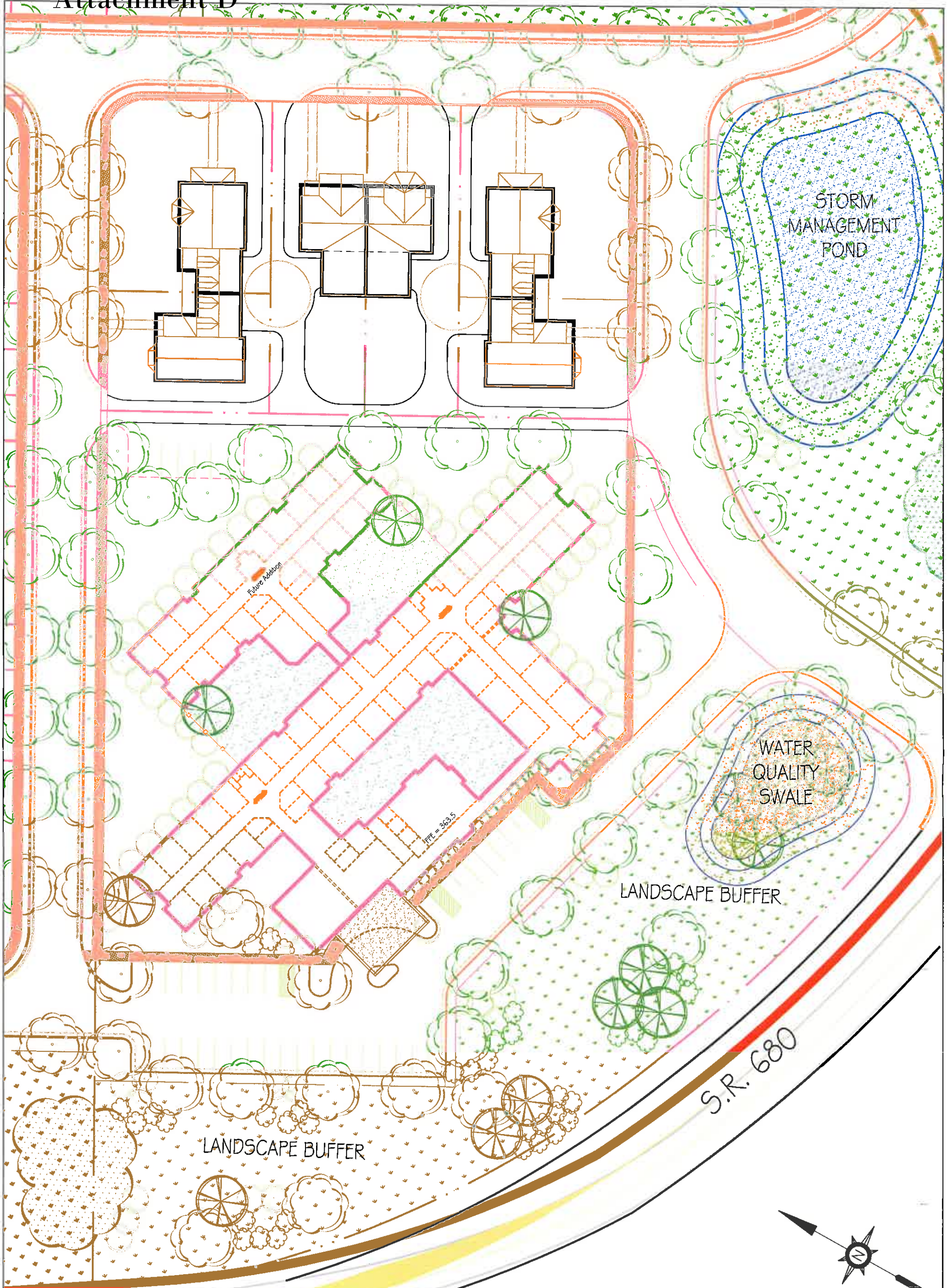


PLAT SHOWING BOUNDARY ADJUSTMENT FOR  
 TAX MAP 9, SECTION A, PARCELS 13, 14, & 14C  
**MONTICELLO VILLAGE**  
 CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA  
 SCALE: 1" = 200' SHEET: 2 OF 2  
 FILE:09-A-14C.dwg DATE: JUNE 30, 2004  
 REV: AUGUST 16, 2004



RIVANNA ENGINEERING & SURVEYING, PLC  
 1350 STONY POINT ROAD  
 CHARLOTTEVILLE, VA. 22911  
 P: 434.984.1599 F: 434.984.8863





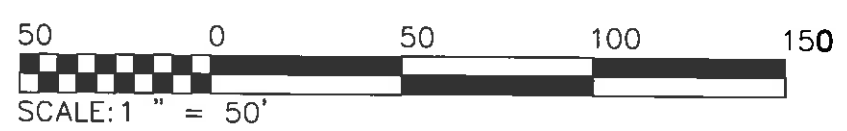
LANDSCAPE BUFFER

STORM  
MANAGEMENT  
POND

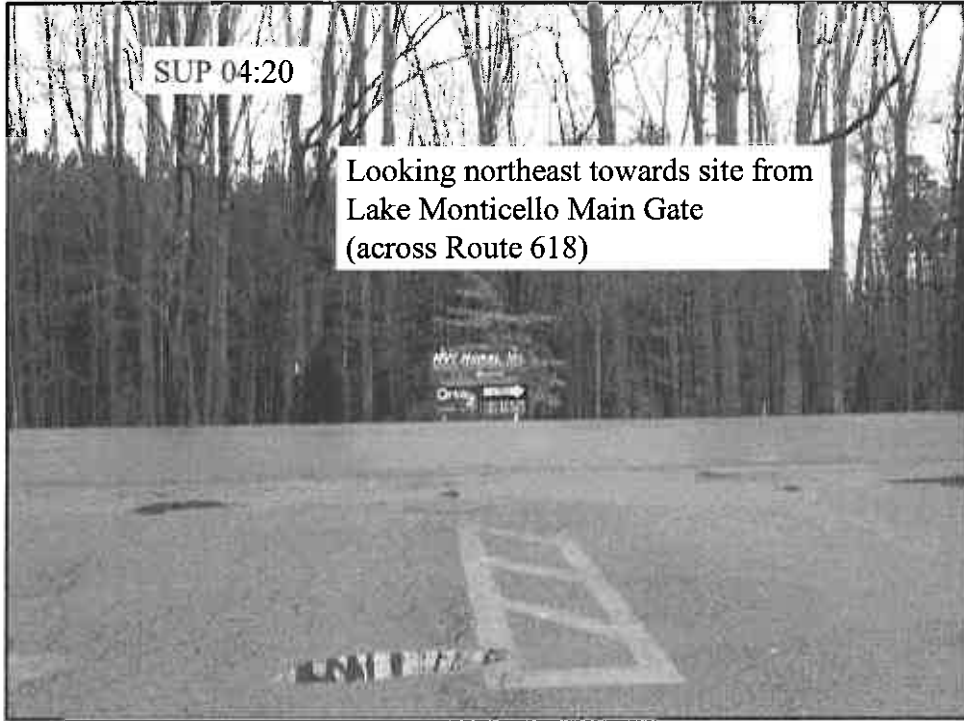
WATER  
QUALITY  
SWALE

LANDSCAPE BUFFER

S.R. 680



# Assisted Living at Monticello Village



December 20, 2004



Mr. Steven Biel  
Director of Planning  
County of Fluvanna  
Department of Planning and Community Development  
P.O. Box 540  
Palmyra, VA 22963

RE: **SUP 04:20**  
**Tax Map 9, Section A Parcel 14**  
**Request for Special Use Permit to allow an**  
**Assisted Living Facility**

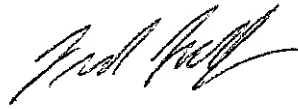
Dear Steven:

In regard to the attached Proffer Form, we are proposing the following:

- 1) Southern Development will provide a complete copy (at the time of completion) of the Traffic Impact Analysis of the entire Monticello Village project, currently being performed by Wilbur Smith and Associates. The analysis shall include the projected traffic volume through 2010, including Lake Monticello's projected build out. This analysis focuses on 4 main intersections: route 600 and route 618, route 53 and route 618, Crofton Plaza and the proposed Monticello Village Community, the Main Gate at Lake Monticello and the Assisted Living Facility at Monticello Village.
- 2) Southern Development shall construct improvements at the intersection of the main gate to Lake Monticello and the Monticello Village Assisted Living Facility. All improvements shall be in accordance with the Wilbur Smith Traffic Analysis results and recommendations deemed necessary as a result of the additional traffic volume created by the proposed Monticello Village Community. Improvements will be made at the time of construction of the proposed R-3 Monticello Village Community. In the event the entire Monticello Village Community is not approved by the BOS, Southern Development shall provide a new traffic analysis taking into account only the assisted living facility and Commonwealth Assisted Living, Inc. shall provide improvements in accordance with the recommendations of such study.

# Attachment D

Sincerely,

A handwritten signature in black ink, appearing to read "Frank T. Ballif". The signature is fluid and cursive, with a long horizontal stroke at the end.

Frank T. Ballif  
Manager

cc: Ed Bain  
Richard Brewer  
Rob Duncan  
Kelly Strickland  
Tim Miller



## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

Steven Biel

Director of Planning & Community Development  
[sbiel@co.fluvanna.va.us](mailto:sbiel@co.fluvanna.va.us)

January 20, 2005

Mr. Richard Brewer  
Commonwealth Assisted Living  
103 East Water Street, Suite 302  
Charlottesville, VA 22902

**REF: SUP 04:20**

Dear Mr. Brewer:

Please accept this letter as notification of the action taken on January 19, 2005 by the Board of Supervisors in regards to the request referenced above. The request was **approved** with the following seven (7) conditions.

1. Satisfying all requirements of the Virginia Department of Transportation.
2. Satisfying all requirements of the Thomas Jefferson Soil and Water Conservation District.
3. Satisfying all requirements of the Health Department.
4. A site development plan shall be required per Article 23 of the County Zoning Ordinance.
5. Violation of any of the conditions of this permit shall be grounds for revocation of this special use permit.
6. Subject to the proffered conditions dated December 20, 2004.
7. No building permit to be issued until public water and sewer are available.

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

Sincerely,

Steven Biel  
Planning Director

Copy: Mr. Frank Ballif, Southern Development, 170 South Pantops Drive, Charlottesville, VA 22911

File



# Attachment D

January 20, 2005

Mr. Richard Brewer  
Commonwealth Assisted Living  
103 East Water Street, Suite 302  
Charlottesville, VA 22902

**REF: SUP 04:20**

Dear Mr. Brewer:

Please accept this letter as notification of the action taken on January 19, 2005 by the Board of Supervisors in regards to the request referenced above. The request was **approved** with the following seven (7) conditions.

1. Satisfying all requirements of the Virginia Department of Transportation.
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6. Subject to the proffered conditions dated December 20, 2004.
7. No building permit to be issued until public water and sewer are available.

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

Sincerely,

Steven Biel  
Planning Director

Copy: Mr. Frank Ballif, Southern Development, 170 South Pantops Drive, Charlottesville, VA  
22911  
File

# Attachment E



## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

July 5 2016

Keith Lancaster  
170 South Pantops Drive  
Charlottesville VA

Delivered via email to [klancaster@southern-development.com](mailto:klancaster@southern-development.com)

**Re: SUP 16:07 Sycamore Square Assisted Living Facility**  
**Tax Map:** 9, Section A, Parcel 14

Dear Mr. Lancaster:

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

1. Planning Staff had no comments. This is just an SUP meant to clarify and update language in your application to conform to the updated County Code.
2. Fire Chief wanted to know if sprinklers would be installed in the assisted living facility. Also wanted to know where fire hydrants would be placed so as to provide water main access to fire crews. Chief wants to make absolutely sure sprinklers are installed in facility.
3. Erosion and Sediment Control had no comments.
4. VDOT offers the following preliminary comments:

Rte. 618 (Lake Monticello Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2015 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 3100 vehicles.

A 70 unit Adult Retirement Community or Assisted Living Facility is proposed off Rte. 618 inside of the River Oaks/Village Oaks development. The River Oaks/Village Oaks development required left and right turn lanes and these road improvements have already been constructed and will be used to serve the proposed Adult Retirement Community or Assisted Living Facility.

**VDOT does not have any objections to this proposal.**

5. Health Department had no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, July 27, 2016 meeting. Your attendance is required at this meeting.



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## STAFF REPORT

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

**From:** James Newman  
**District:** Cunningham  
**Date:** July 27, 2016

- General Information:** This request is to be heard by the Planning Commission on Wednesday July 27, 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:** A request to amend the Nahor Village Master Plan in regards to the number and type of single family dwellings, with respect to the entirety of Nahor Village, centered around 2.84 acres of Tax Map 17, Section A, Parcel 1F
- 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 11<sup>th</sup>. 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)

An additional neighborhood meeting was held on Friday July 22, 2016, as not all applicable parties had received notification.

**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 (townhomes) in favor of single-family detached dwellings. The total number of lots is decreased from 103 units to 78 units. Open space is increased with this amendment while at the same time decreasing the density of the neighborhood, as well as decreasing the amount of impervious surface area.

The applicant will decrease their attached single family (townhome) 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). Density drops from 2.7 Dwelling Units/acre to 2.05 Dwelling Units/acre, creating a less dense, more spread out built environment.

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.

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. This site already has houses built, and this Master Plan amendment merely changes the style of housing built from townhomes to detached homes.

### **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.

### **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, with respect to the entirety of Nahor Village, centered around 2.84 acres of Tax Map 17, Section A, Parcel 1F.

**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
- G- Ordinance Language for BOS

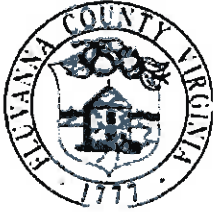
Copy: File

Keith Lancaster at [klancaster@southerdevelopment.com](mailto: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

Applicant of Record: SOUTHERN DEVELOPMENT HOMES

E911 Address: 4095 VALLEY PIKE WINCHESTER, VA 22602

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

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

Phone: 434-245-0894 Fax: \_\_\_\_\_

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

Email: charlesA@southerndevelopment.com

Representative: APPLICANT

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

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

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

Is property in Agricultural Forestal District?  No  Yes

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

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

Tax Map and Parcel(s): 17A-1F

Deed Book Reference: 849-416

Acreage: 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: [Signature]

Subscribed and sworn to before me this 27th day of April, 2016

Register # 7500531

My commission expires: 7/31/2019

Notary Public: [Signature]

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

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

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

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

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

Received

MAY 6

Planni





# Attachment A

COUNTY STAFF USE ONLY

## Meetings for the processing of the application

- 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.

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## 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.

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

Received  
MAY 11 2016  
Planning Dept.

# Attachment A

# Memorandum

DATE: June 29, 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 July 27, 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 29, 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 July 27, 2016
Time: 7:00 PM
Location: Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant’s representative will be present at the Board of Supervisors meeting for the rezoning 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 the entirety of Nahor Village, centered around 2.84 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/bos/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 rezoning application or the Public Hearing, please contact me at 434–591–1910.

Sincerely,

Handwritten signature of Jason Stewart

Jason Stewart
Planning and Zoning Administrator

# Attachment A

<b>LINK</b>	<b>MLNAM</b>	<b>MADD1</b>
17 2 1	KNIGHT, ALEXANDER & AUDREY LE ET AL	1036 RED BANK LANE
17 9 1	HADEN, LISA	2195 PENDLETON PL
17 A 10	NVA PROPERTIES LLC	4095 VALLEY PIKE
17 A 10A	GLORYSTONE, LLC	6440 THOMAS JEFFERSON PKWY STE B
17 A 12	WHITE, JOAN G	276 NAHOR MANOR RD
17 A 13	VLASIS, MICHAEL A ET UX	11 GARDEN LN
17 A 14	BROWNING TRUST	82 NAHOR MANOR RD
17 A 15	SILVERMAN ROBERT W & CYNTHIA J	14 BRIARWOOD RD
17 A 16	HANEY, DAVID S	615 TEPEE TOWN RD
17 A 20	HANEY, DAVID S SR	615 TEPEE TOWN RD
17 A 21	HANEY, DAVID S	615 TEPEE TOWN RD
17 A 57	MC CANN, RODGER WAINE	5975 THOMAS JEFFERSON PKWY.
17 A 8E	LEY, NEAL & CAROLYN A	6650 THOMAS JEFFERSON PKWY
17 A 9A	AWL ENTERPRISES LLC	6650 THOMAS JEFERSON PKWY
17A 1 10	FIELDS, ROLLING & KATHERINE	16 SPRUCE ST
17A 1 11	SNOW, LINDA ANNE	24 SPRUCE DR
17A 1 12	PAVLACKA, JAN M & CARYLON S	30 SPRUCE DR
17A 1 13	RH PROPERTY LLC	P O BOX 774
17A 1 14	RH PROPERTY LLC	P O BOX 774
17A 1 15	MANNHEIMER FAMILY TRUST	52 SPRUCE DR
17A 1 16	WOLVERTON, STEPHANIE	56 SPRUCE DR VILLAGE PLACE
17A 1 17	MURPHY, JULIE D	68 SPRUCE DR
17A 1 18	SOUTHERN PROPERTY LLC	170 SOUTH PANTOPS DR
17A 1 19	RITTENHOUSE, PEGGY H	82 SPRUCE DR
17A 1 20	LEAKE REVOCABLE TRUST	88 SPRUCE DR
17A 1 30	BRYAN FAMILY TRUST	5225 SHEPPARTON WAY
17A 1 31	DILLINGER-CLAPP, ELSIE	149 TULIP DR
17A 1 32	NICHOLS, STEVEN M & BRENDA L	135 TULIP DR
17A 1 35	SOUTHERN PROPERTY LLC	170 S PANTOPS DR
17A 1 37	DUNNE, STANLEY J & GAIL A	75 TUIP DR
17A 1 39	SOUTHERN PROPERTIES LLC	170 S PANTOPS DR
17A 1 40	CARNEY, WAYNE K & MARILYN A	166 VILLAGE PL
17A 1 41	COUNTRYMAN, BRUCE A & SUSAN L	172 VILLAGE BLVD
17A 1 42	MCVAY ASSET PROTECTION TRUST	176 VILLAGE BLVD
17A 1 43	HELD, LAWRENCE & SUSAN	180 VILLAGE BLVD
17A 1 44	SANTORO, RONALD E	194 VILLAGE BLVD
17A 1 45	GARRETT, TONY L & KATHLEEN K TRUST	20645 N ENCHANTMENT PASS
17A 1 46	RINDOS, GEORGE J JR & ANNEMARIE	202 VILLAGE BLVD
17A 1 47	SMITH TRUST, THE	212 VILLAGE BLVD
17A 1 48	DORSEY, RANDALL R & KAREN S	322 VILLAGE BLVD
17A 1 51	SOUTHERN PROPERTY LLC	170 SOUTH PANTOPS DR
17A 1 52	SOUTHERN PROPERTY LLC	170 SOUTH PANTOPS DR
17A 1 53	KOYANIK, NANCY C R & LYNNE A REED	73 MULBERRY DR
17A 1 54	COOK, GEORGE E. JR	61 MULBERRY DR
17A 1 55	BIEL, JOAN C	49 MULBERRY DR
17A 1 56	SAWYER, WARREN M & DEBRA H	31 MULBERRY DR

# Attachment A

17A 1 57	ZABRANSKY, DAVID K & SALLY J	19 MULBERRY DR
17A 1 59	COLVILLE DECLARATION OF TRUST	315 VILLAGE BLVD
17A 1 60	SIGNORETTI, RAYMOND R & THERESA C	305 VILLAGE BLVD
17A 1 9	STEVENS, RUTH E	1385 STONE CREEK LN APT 101
18A 11A 51	MAYHEW, PHILLIP R & DOROTHEA L	29 FLEETWOOD DR
18A 11A 52	WATKINS, RANDAL J & DONNA L	27 FLEETWOOD DR
18A 11A 53	INMAN, BRADLEY & JUDY A	25 FLEETWOOD DR
18A 11A 54	FOSTER LIVING TRUST	23 FLEETWOOD DR
18A 11A 55	SHERWOOD, NEAL E & GWENDOLYN N	21 FLEETWOOD DR
18A 11A 56	QUANTOCK, KENNETH H & NANCY H	19 FLEETWOOD DR
18A 11A 57	PALAMOUNTAIN, VALERIE J	17 FLEETWOOD DR
18A 11A 58	ANDERSON, ERIC W & CHRISTINA M	15 FLEETWOOD DR
18A 11A 59	RODRIGUEZ, DELFINA	13 FLEETWOOD DR
18A 11A 60	JACOBUS, MICHAEL G & SALLY A	5534 55TH AVE
18A 11A 61	DIZINNO, ANTHONY JR ET AL	5039 TOBERMORY WAY
18A 11A 62	WESOLOVSKI, STEVEN & BARBARA	69 AGRESS RD
18A 11A 63	BURKE, GERARD W & IRENE C	1 GOODMAN LANE
18A 11A 64	HELLER FAMILY TRUST, THE	11 FLEETWOOD DR
18A 11A 65	HELLER FAMILY TRUST	11 FLEETWOOD DR

# Attachment A

## **MADD2**

FORK UNION, VA 23055

SUWANEE, GA 30024

WINCHESTER, VA 22602

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

BREMO BLUFF, VA 23022

BREMO BLUFF, VA 23022

BREMO BLUFF, VA 23022

PALMYRA, VA 22963

PALMYRA, VA 22963

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PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

EARLYSVILLE, VA 22936

EARLYSVILLE, VA 22936

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

CHARLOTTESVILLE, VA 22911

PALMYRA, VA 22963

PALMYRA, VA 22963

VIRGINIA BEACH, VA 23455

PALMYRA, VA 22963

PALMYRA, VA 22963

CHARLOTTESVILLE, VA 22911

PALMYRA, VA 22963

CHARLOTTESVILLE, VA 22911

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PALMYRA, VA 22963

MARICOPA, AZ 85138

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

CHARLOTTESVILLE, VA 22911

CHARLOTTESVILLE, VA 22911

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

# Attachment A

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963

CHARLOTTESVILLE, VA 22902

PALMYRA, VA 22963

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VERO BEACH, FL 32967

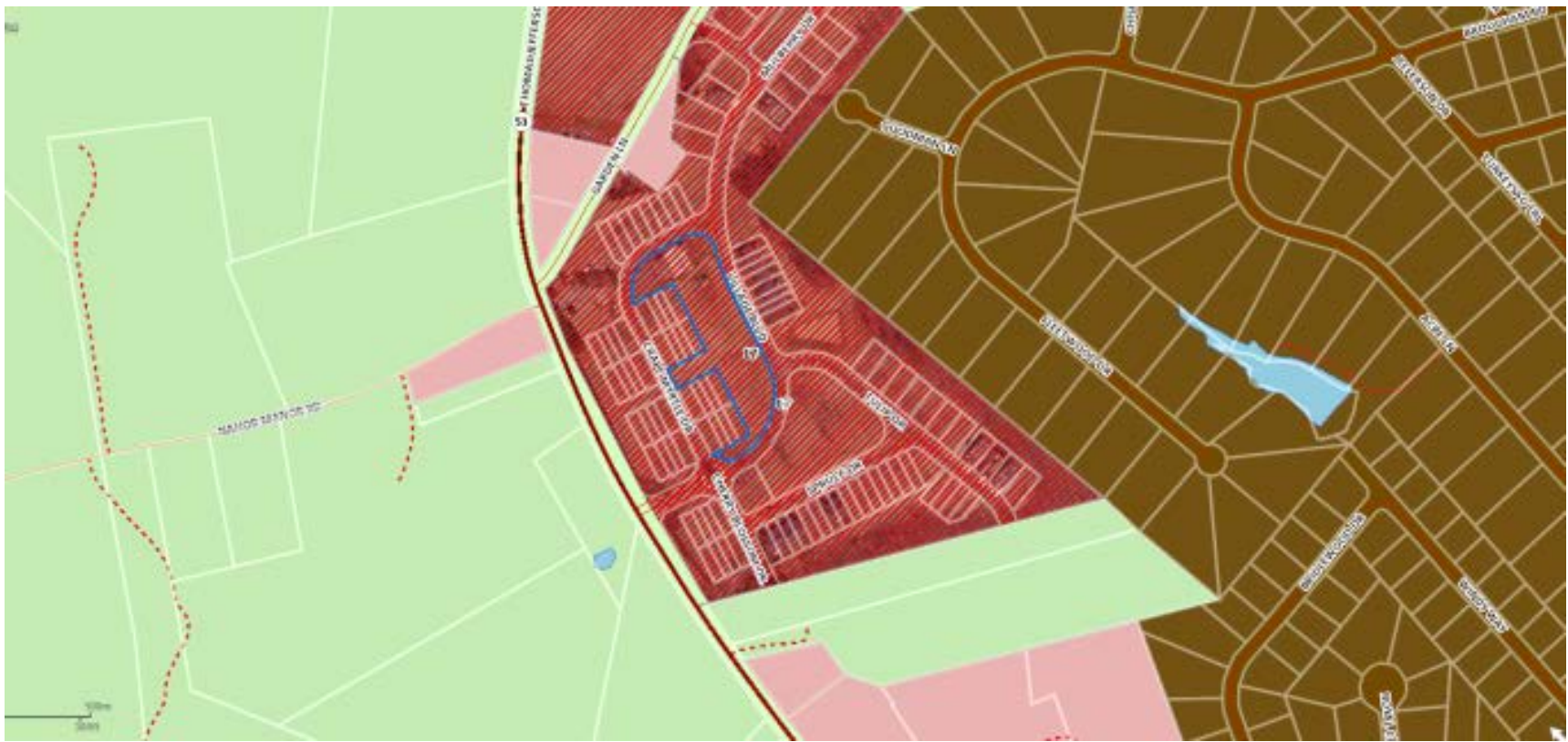
BRADENTON, FL 34211

PERRINEVILLE, NJ 8535

PALMYRA, VA 22963

PALMYRA, VA 22963

PALMYRA, VA 22963



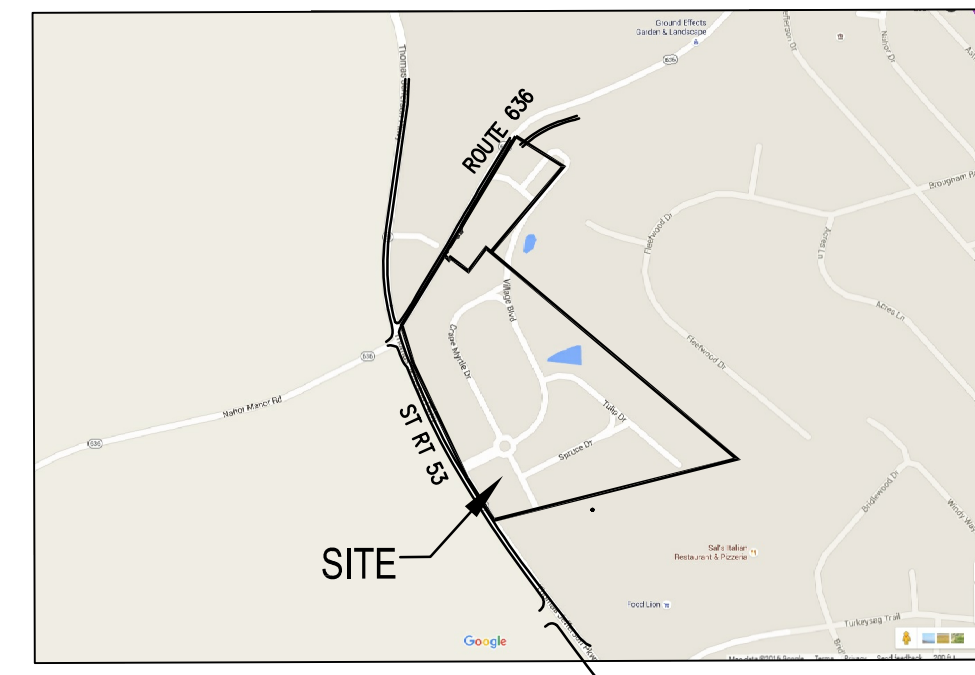


# MASTER PLAN AMENDMENT NAHOR VILLAGE SUBDIVISION TAX MAP 17A-1 PARCELS 1 THRU 8, 25 THRU 28, 63 THRU 102 & E CUNNINGHAM DISTRICT FLUVANNA COUNTY, VIRGINIA

**REGIONAL MAP** SCALE: 1" = 1000'



**VICINITY MAP** SCALE: 1" = 1000'



**SHEET INDEX**

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

**TAX MAP AND PARCEL INFORMATION**

**PARCELS AFFECTED BY THIS AMENDMENT**

PARCEL	AREA IN ACRES
17A-1-1	0.101
17A-1-2	0.075
17A-1-3	0.075
17A-1-4	0.102
17A-1-5	0.102
17A-1-6	0.075
17A-1-7	0.075
17A-1-8	0.102
17A-1-25	0.101
17A-1-26	0.101
17A-1-27	0.101
17A-1-28	0.091
17A-1-63	0.096
17A-1-64	0.096
17A-1-65	0.096
17A-1-66	0.096
17A-1-67	0.096
17A-1-68	0.100
17A-1-69	0.108
17A-1-70	0.119
17A-1-71	0.104
17A-1-72	0.075
17A-1-73	0.075
17A-1-74	0.118
17A-1-75	0.117
17A-1-76	0.075
17A-1-77	0.075
17A-1-78	0.104
17A-1-79	0.104
17A-1-80	0.075
17A-1-81	0.075
17A-1-82	0.118
17A-1-83	0.118
17A-1-84	0.075
17A-1-85	0.075
17A-1-86	0.104
17A-1-87	0.104
17A-1-88	0.075
17A-1-89	0.075
17A-1-90	0.118
17A-1-91	0.118
17A-1-92	0.075
17A-1-93	0.075
17A-1-94	0.104
17A-1-95	0.104
17A-1-96	0.075
17A-1-97	0.075
17A-1-98	0.117
17A-1-99	0.117
17A-1-100	0.075
17A-1-101	0.075
17A-1-102	0.104
17A-1-E	3.250

**PARCELS UNAFFECTED BY THIS AMENDMENT**

PARCEL	AREA IN ACRES
17A-1-9	0.135
17A-1-10	0.104
17A-1-11	0.104
17A-1-12	0.104
17A-1-13	0.104
17A-1-14	0.104
17A-1-15	0.104
17A-1-16	0.104
17A-1-17	0.104
17A-1-18	0.104
17A-1-19	0.104
17A-1-20	0.104
17A-1-21	0.104
17A-1-22	0.104
17A-1-23	0.104
17A-1-24	0.163
17A-1-29	0.177
17A-1-30	0.165
17A-1-31	0.165
17A-1-32	0.165
17A-1-33	0.165
17A-1-34	0.165
17A-1-35	0.165
17A-1-36	0.165
17A-1-37	0.165
17A-1-38	0.165
17A-1-39	0.165
17A-1-40	0.126
17A-1-41	0.082
17A-1-42	0.084
17A-1-43	0.111
17A-1-44	0.111
17A-1-45	0.081
17A-1-46	0.079
17A-1-47	0.114
17A-1-48	0.212
17A-1-49	0.215
17A-1-50	0.215
17A-1-51	0.215
17A-1-52	0.215
17A-1-53	0.219
17A-1-54	0.219
17A-1-55	0.215
17A-1-56	0.215
17A-1-57	0.256
17A-1-58	0.338
17A-1-59	0.233
17A-1-60	0.243
17A-1-61	0.314
17A-1-62	0.252
17A-1-A	0.730
17A-1-B	0.290
17A-1-C	1.790
17A-1-D	7.240
17A-1-F	2.840
17A-1-G	0.400
17A-1-H	2.160

**SITE DATA**

**OWNER:** NVA PROPERTIES, LLC  
4095 VALLEY 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)..... 14.23 ACRES (37.3%)  
PUBLIC R/W ..... 5.17 ACRES (13.6%)  
PRIVATE R/W ..... 1.41 ACRES (3.7%)  
OPEN SPACE ..... 15.14 ACRES (39.7%)  
CONGREGATE CARE ..... 2.16 ACRES (5.7%)  
TOTAL ..... 38.11 ACRES (100%)

**DENSITY CALCULATIONS:**

ORIGINAL MASTER PLAN DATED 08/01/2005  
SINGLE FAMILY DETACHED ..... 26 UNITS  
SINGLE FAMILY ATTACHED ..... 76 UNITS  
CONGREGATE CARE FACILITY ..... 1 UNIT  
TOTAL ..... 103 UNITS  
DENSITY 103/38.11= 2.70 DU/AC.

MASTER PLAN AMENDMENT 5/1/16  
SINGLE FAMILY DETACHED ..... 52 UNITS  
SINGLE FAMILY ATTACHED ..... 24 UNITS  
CONGREGATE CARE FACILITY ..... 1 UNIT  
LOT A ..... 1 UNIT  
TOTAL ..... 78 UNITS  
DENSITY 78/38.11 = 2.05 DU/AC.

**OPEN SPACE CALCULATIONS:**

OPEN SPACE REQUIRED = 25.0%  
PROPOSED OPEN SPACE PROVIDED = 39.7% > 25% OK

**IMPERVIOUS AREAS:**

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

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

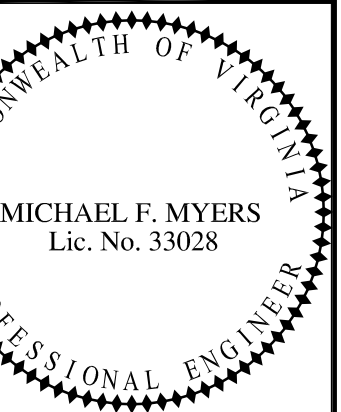
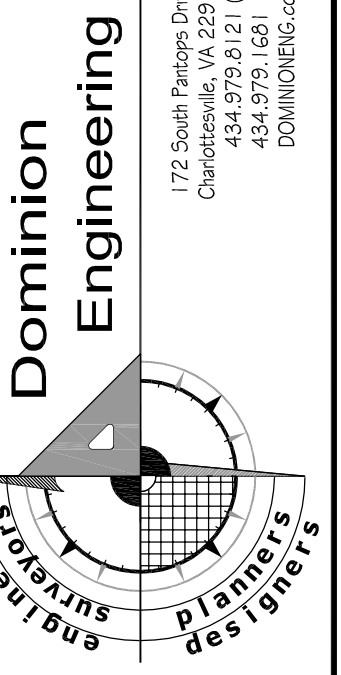
**MASTER PLAN AMENDMENT NARRATIVE:**

The purpose of this master plan amendment is to reduce the number of single family-attached dwellings in favor of single-family detached dwellings.

**SIGNATURE BLOCK**

DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED BY:	SCALE:	AS SHOWN	DRAWN BY:	CHECKED BY:

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

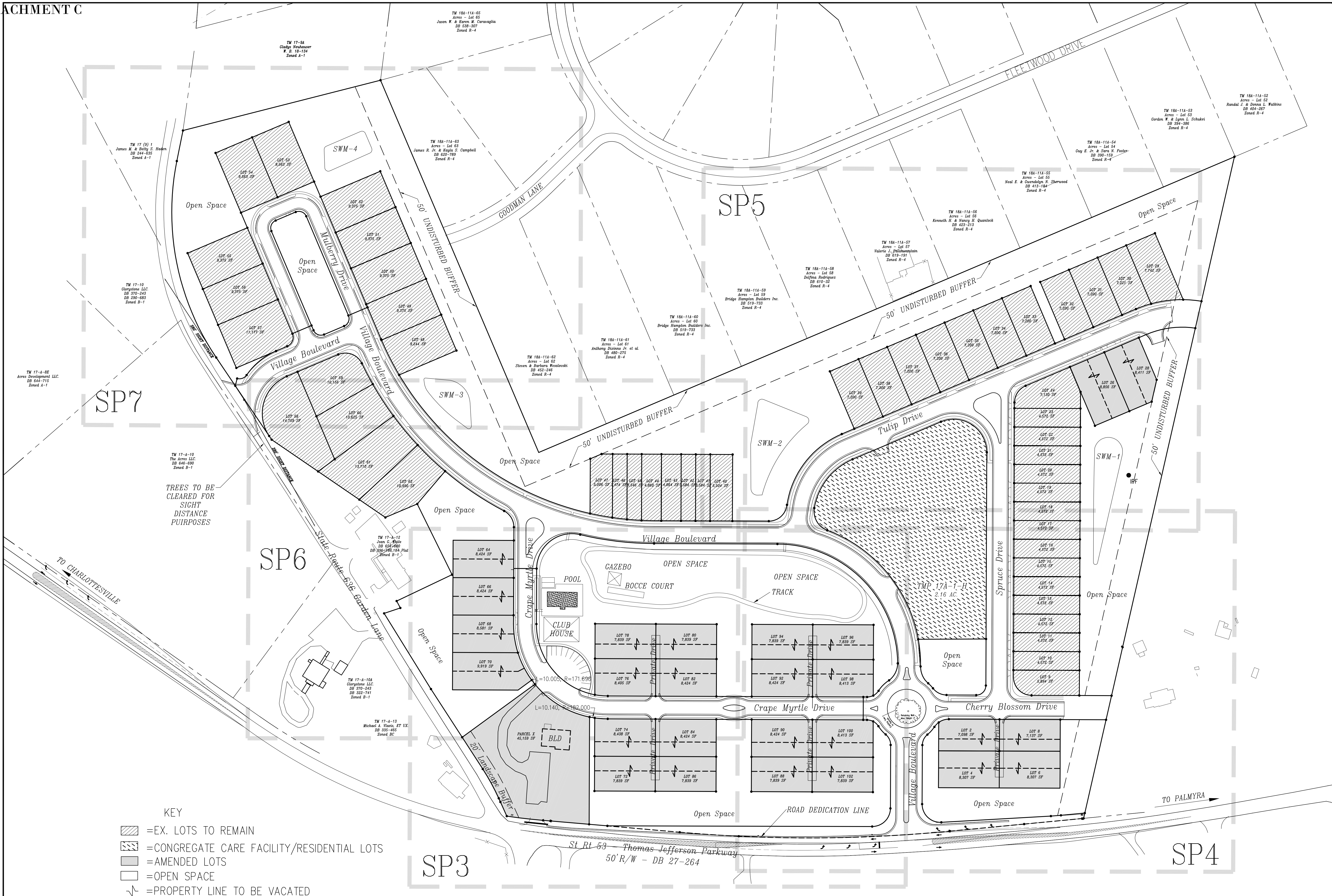
DOM. PROJECT NO: 17-18

INDEX TITLE:

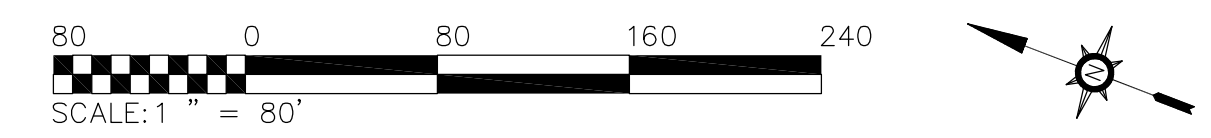
SP1

SHEET NO: 1 OF 7

DATE: 5/1/16



- KEY**
- = EX. LOTS TO REMAIN
  - = CONGREGATE CARE FACILITY/RESIDENTIAL LOTS
  - = AMENDED LOTS
  - = OPEN SPACE
  - = PROPERTY LINE TO BE VACATED



**Dominion Engineering**  
 172 South Parkside Drive  
 Charlottesville, VA 22911  
 434.979.9121 (P)  
 434.979.9122 (F)  
 DOMINIONENG.COM

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

NO.	REVISIONS DESCRIPTION	DATE	NO.	REVISIONS DESCRIPTION	DATE

FILE NAME: 17-18-B-MASTP2.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: **AMENDED MASTER PLAN**

DOM. PROJECT NO: 17-18  
 INDEX TITLE: **SP2**  
 SHEET NO: 2 OF 7  
 DATE: 5/1/16



SEE SP7

SEE SP5

SEE SP4

SEE SP4

**Dominion Engineering**  
 172 South Patrick Drive  
 Chesapeake, VA 23041  
 434.979.9121 (P)  
 434.979.6811 (F)  
 DOMINIONENG.COM

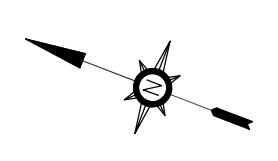
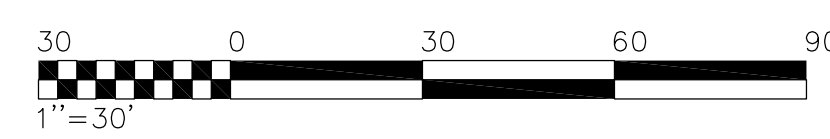
COMMONWEALTH OF VIRGINIA  
**MICHAEL F. MYERS**  
 Lic. No. 33028  
 PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS DESCRIPTION

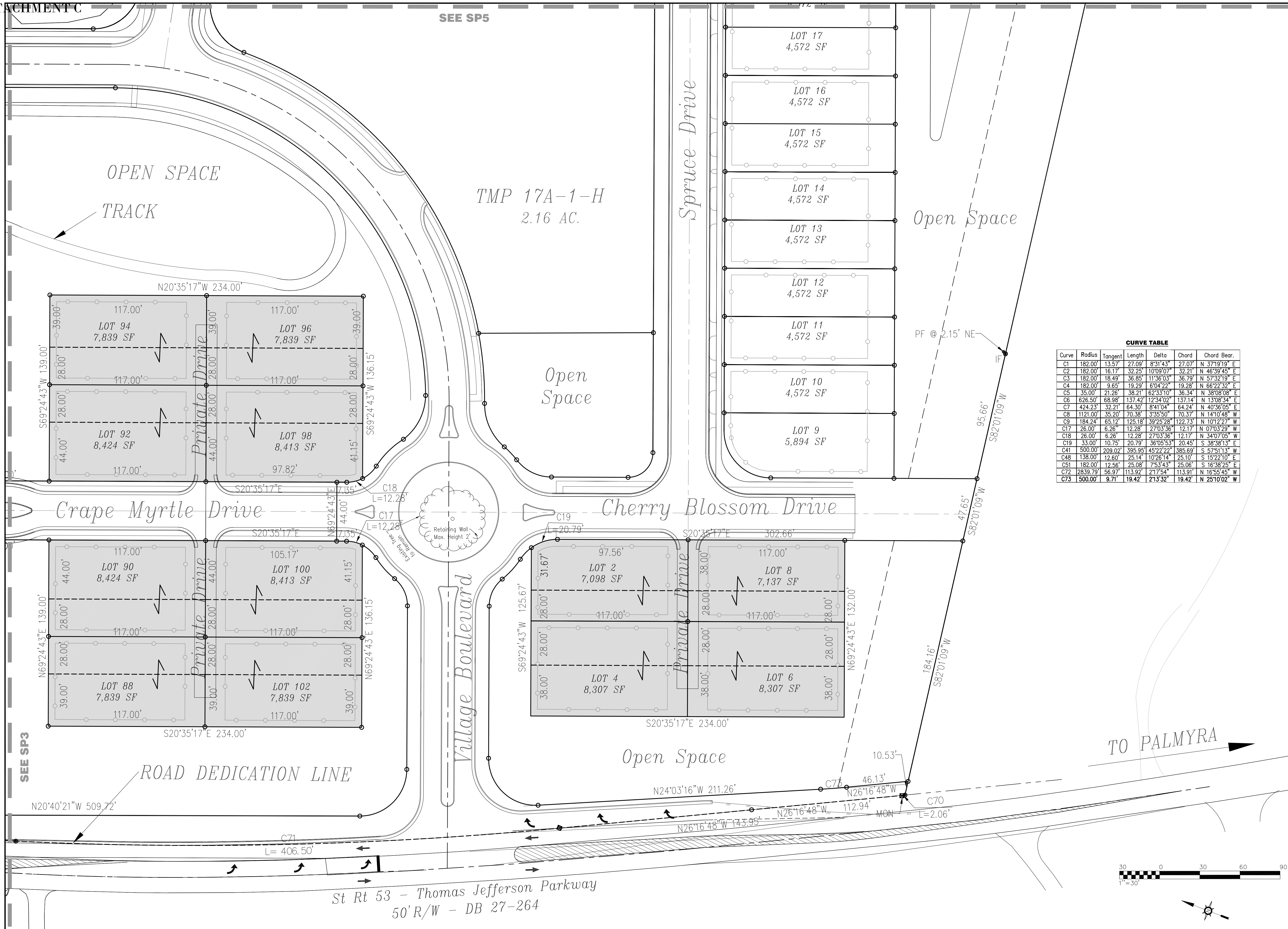
MASTER PLAN AMENDMENT FOR  
 NAHOR VILLAGE SUBDIVISION  
 CUNNINGHAM DISTRICT, FLUVANNA CO., VA

SHEET TITLE: **SITE PLAN**

DOM. PROJECT NO: 17-18  
 INDEX TITLE: **SP3**  
 SHEET NO: 3 OF 7  
 DATE: 5/1/16



SEE SP5



**CURVE TABLE**

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	182.00'	13.57'	27.09'	8°31'43"	27.07'	N 37°19'19" E
C2	182.00'	16.17'	32.25'	10°09'07"	32.21'	N 46°39'45" E
C3	182.00'	18.49'	36.85'	11°36'03"	36.79'	N 57°32'19" E
C4	182.00'	9.65'	19.29'	6°04'22"	19.28'	N 66°22'32" E
C5	35.00'	21.26'	38.21'	62°33'10"	36.34'	N 38°08'08" E
C6	626.50'	68.98'	137.42'	12°34'02"	137.14'	N 13°08'34" E
C7	424.23'	32.21'	64.30'	8°41'04"	64.24'	N 40°36'05" E
C8	1121.00'	35.20'	70.38'	3°35'50"	70.37'	N 14°10'48" W
C9	184.24'	65.12'	125.18'	39°23'28"	122.73'	N 101°2'27" W
C17	26.00'	6.26'	12.28'	2°03'36"	12.17'	N 07°03'29" W
C18	26.00'	6.26'	12.28'	2°03'36"	12.17'	N 34°07'05" W
C19	33.00'	10.75'	20.79'	36°05'53"	20.45'	S 38°38'13" E
C41	500.00'	209.02'	395.95'	45°22'22"	385.69'	S 57°51'13" W
C48	138.00'	12.60'	25.14'	10°28'14"	25.10'	S 15°22'10" E
C51	182.00'	12.56'	25.08'	7°53'43"	25.06'	S 16°38'25" E
C72	2839.79'	56.97'	113.92'	2°17'54"	113.91'	N 16°55'45" W
C73	500.00'	9.71'	19.42'	2°13'32"	19.42'	N 25°10'02" W

**Dominion Engineering**  
 172 South Parkside Drive  
 Charlottesville, VA 22911  
 434.979.812 (P)  
 434.979.801 (F)  
 dominioneng.com

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

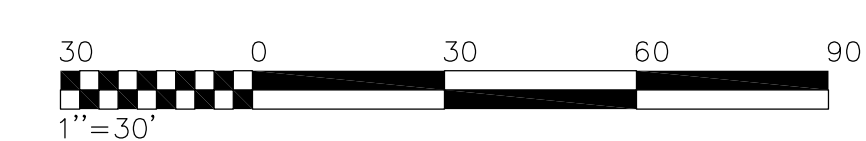
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 DRAWN BY: BRY  
 CHECKED BY: ---

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

SITE PLAN

DOM. PROJECT NO: 17-18  
 INDEX TITLE:  
**SP4**  
 SHEET NO: 4 OF 7  
 DATE: 5/1/16



SEE SP6

TM 18A-11A-59  
Acres - Lot 59  
Bridge Hampton Builders Inc.  
DB 519-733  
Zoned R-4

TM 18A-11A-58  
Acres - Lot 58  
Delfina Rodriguez  
DB 610-32  
Zoned R-4

TM 18A-11A-57  
Acres - Lot 57  
Valerie J. Palamountain  
DB 619-191  
Zoned R-4

TM 18A-11A-56  
Acres - Lot 56  
Kenneth H. & Nancy H. Quantock  
DB 423-213  
Zoned R-4

TM 18A-11A-55  
Acres - Lot 55  
Neal E. & Gwendolyn N. Sherwood  
DB 413-184  
Zoned R-4

Inc.

S43°50'06"E 1455.03'  
50' UNDISTURBED BUFFER

Open Space

SWM-2

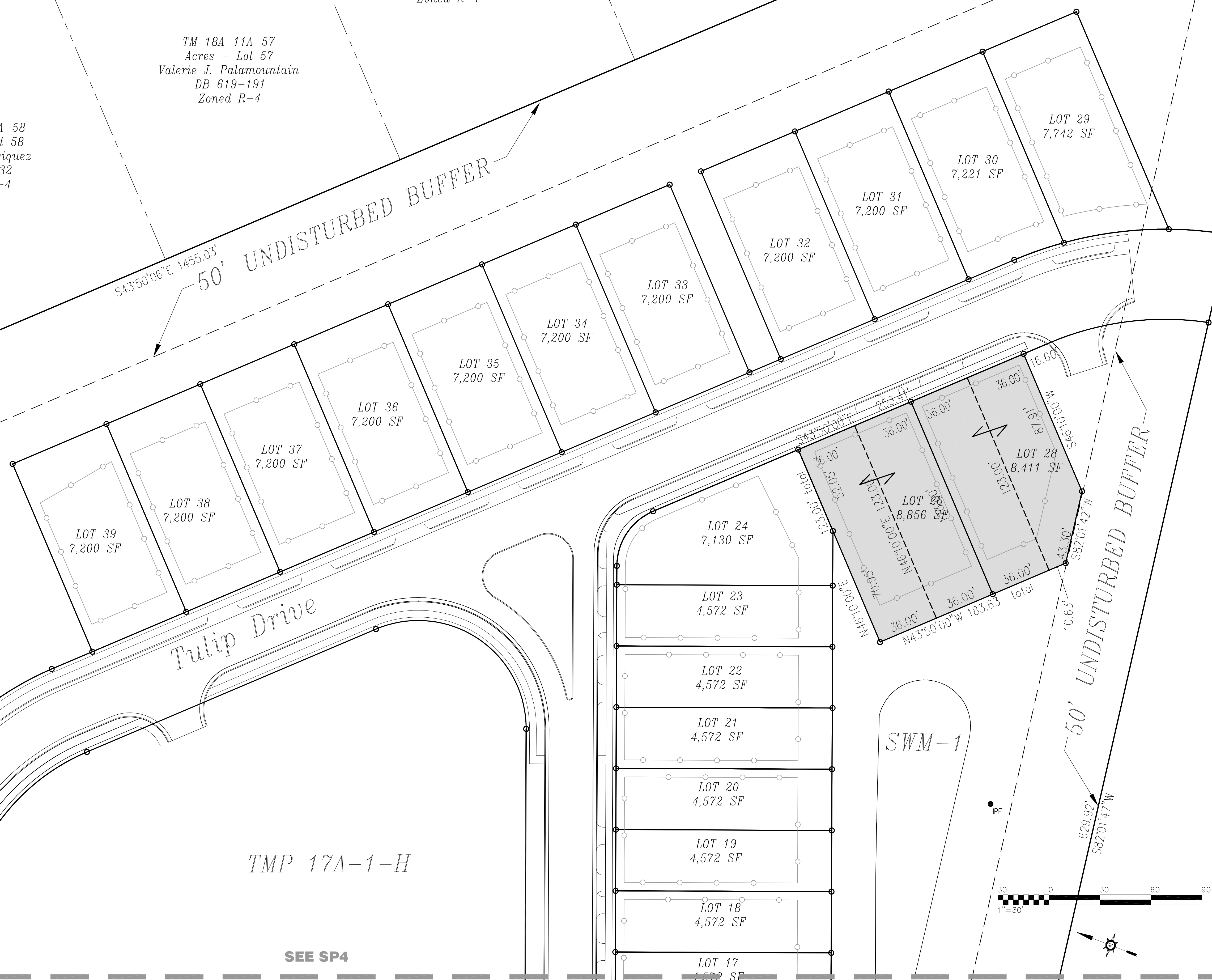
Tulip Drive

TMP 17A-1-H

SEE SP4

SWM-1

50' UNDISTURBED BUFFER



**Dominion Engineering**  
172 South Falmouth Drive  
Charlottesville, VA 22902  
434.979.9121 (P)  
434.979.1681 (F)  
DOMINION-ENG.COM

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

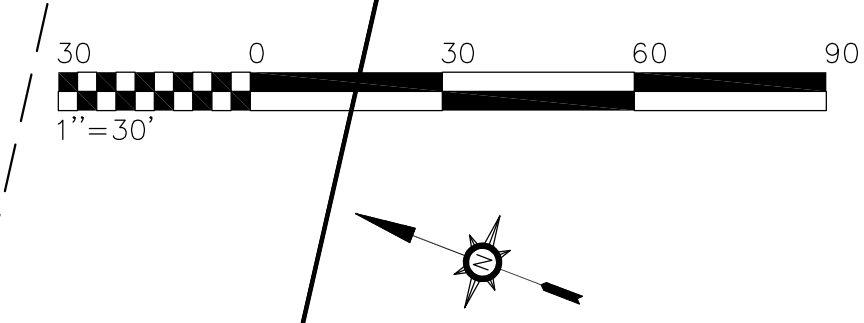
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NO.	DESCRIPTION	DATE	NO.

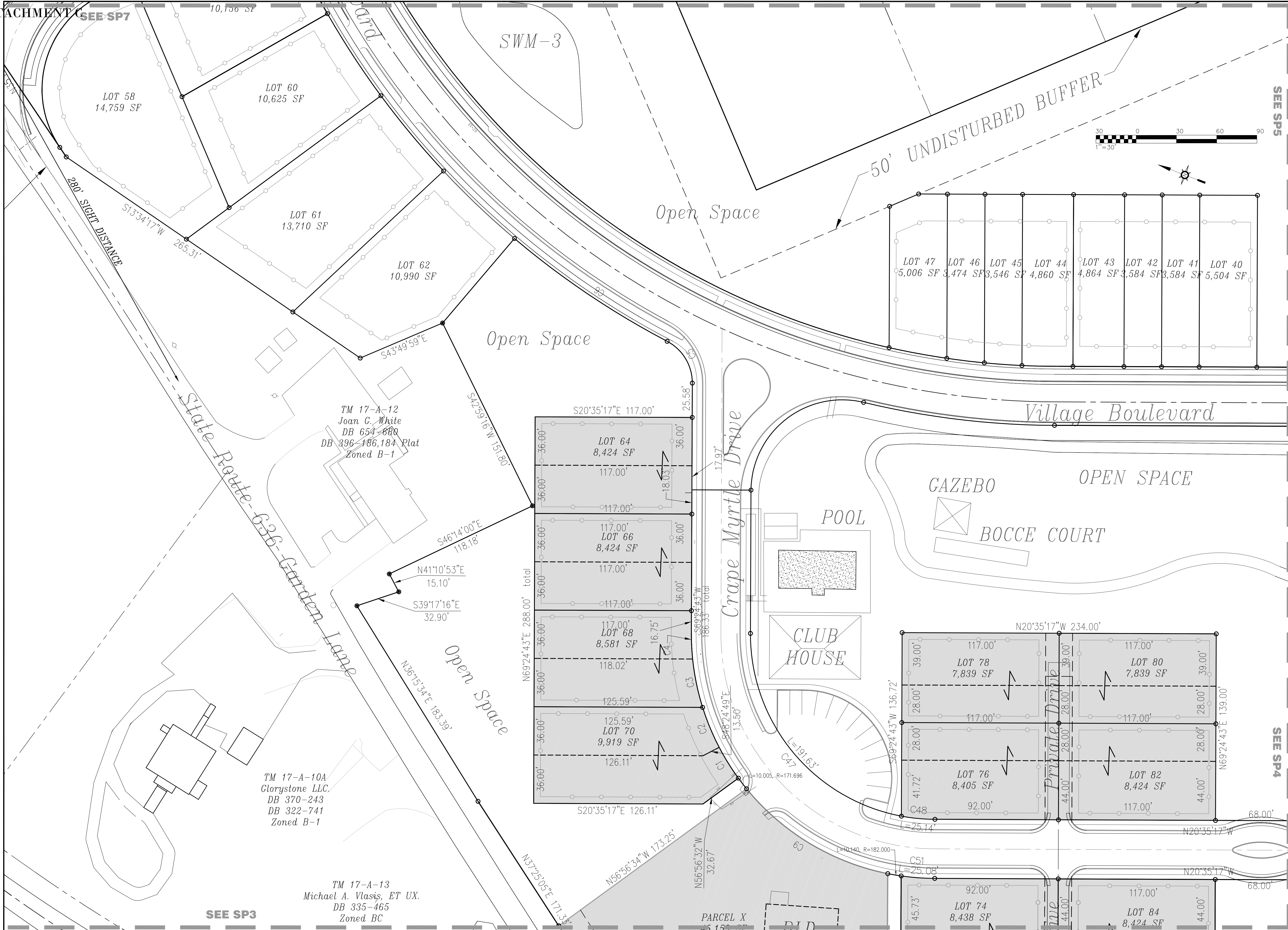
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MASTER PLAN AMENDMENT FOR  
NAHOR VILLAGE SUBDIVISION  
CUNNINGHAM DISTRICT, FLUVANNA CO., VA

SHEET TITLE: SITE PLAN

DOM. PROJECT NO: 17-18  
INDEX TITLE:  
**SP5**  
SHEET NO: 5 OF 7  
DATE: 5/1/16





**Dominion Engineering**  
 172 South Park Drive  
 Charlottesville, VA 22902  
 434.979.6121 (P)  
 434.979.6611 (F)  
 DOMINIONENG.COM

REGISTERED PROFESSIONAL ENGINEER  
 PLANNERS  
 SURVEYORS

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

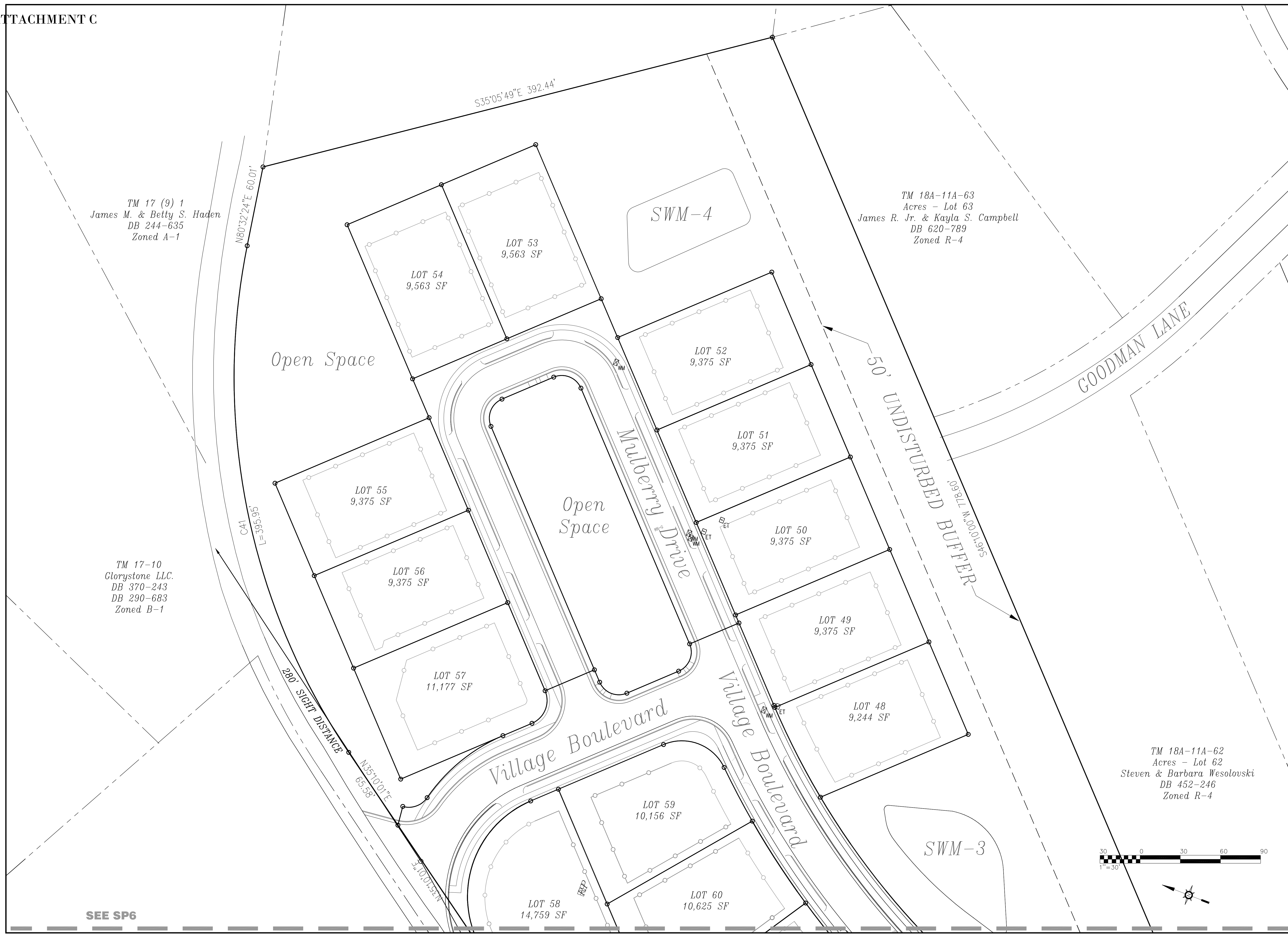
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 CHECKED BY: ---

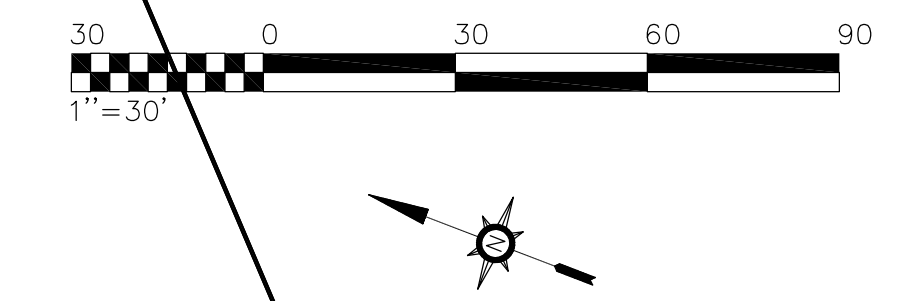
MASTER PLAN AMENDMENT FOR  
 NAHOR VILLAGE SUBDIVISION  
 CUNNINGHAM DISTRICT, FLUVANNA CO., VA

SHEET TITLE: SITE PLAN

DOM. PROJECT NO: 17-18  
 INDEX TITLE: SP6  
 SHEET NO: 6 OF 8  
 DATE: 5/1/16



SEE SP6



**Dominion Engineering**  
 1750 South Park Drive  
 Charlottesville, VA 22911  
 434.379.8121 (p)  
 434.379.1651 (f)  
 dominioneng.com

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

REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FILE NAME: 17-18-SP-NAH001.dwg  
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MASTER PLAN AMENDMENT FOR  
 NAHOR VILLAGE SUBDIVISION  
 CUNNINGHAM DISTRICT, FLUVANNA CO., VA  
 SHEET TITLE: SITE PLAN

DOM. PROJECT NO: 17-18  
 INDEX TITLE: SP7  
 SHEET NO: 7 OF 7  
 DATE: 5/1/16

# Attachment D

Michael R Montgomery 180 Village Blvd KAHMVO@AOH.COM

ZMP 16:01 Neighborhood Meeting May 11, 2016

No questions





**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

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.

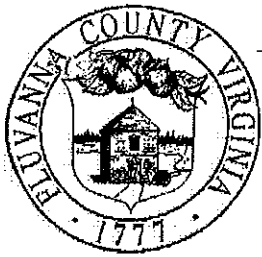
1. VDOT asked the applicant to cut down trees on Rt 636 in order to allow for improved line-of-sight.
2. Fire Chief Brent stated he had no comments.
3. Planning Staff stated they have no comments.
4. The Department of Forestry stated they have no comments
5. Health Dept. stated they have no comments.
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](http://www.co.fluvanna.va.us)

Steven Biel

Director of Planning & Community Development  
[sbiel@co.fluvanna.va.us](mailto: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.

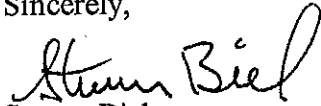
5. Acres Development L.L.C. will improve the portion of Rt. 53 as shown on Master Plan in accordance with VDOT's requirements and the attached traffic study. In addition and if permissible by VDOT we would like to create a pedestrian walkway of a minimum of 5 feet wide from the entrance of Nahor Village 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,



Steven Biel  
Planning Director

Copy: File

## **ATTACHMENT G**

Draft Ordinance for the Board of Supervisors to consider:

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

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect 2.84 acres of Tax Map 17, Section A, Parcel 1F, to amend the Master Plan.



---

# COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission

**Case Number:** ZMP 16:02

**Tax Map:** Tax Map 18, Section A, Parcel 10

**From:** James Newman

**District:** Palmyra

**Date:** July 27, 2016

**General Information:**

This request is to be heard by the Planning Commission on Wednesday July 27, 2016 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner/Applicant:**

Owner is Beverly and Carolyn Butler. Applicant is William Bailey.

**Representative:**

Bryan Chambers.

**Requested Action:**

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. (Attachment A)

**Location:**

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.

**Existing Zoning:**

A-1, Agricultural General (Attachment B)

**Proposed Zoning:**

R-3, Residential Planned Community

**Existing Land Use:**

Forested/vacant

**Planning Area:**

Rivanna Community Planning Area

**Adjacent Land Use:**

Adjacent properties are zoned A-1, R-4

**Zoning History:**

None. This item was heard at the Planning Commission work session on June 22, 2016.

### **Neighborhood Meeting:**

Neighborhood meeting was held June 8, 2016. There was one (1) attendee specifically for this item (on the Sign In Sheet in the attachment, Mike Brown and Bryan Chambers have written their names, but they were there only to present. The sole attendee is the person listed last on the list). The attendee had several concerns which are explained in detail in Attachment C.

In short, the questions (and answers) boiled down to:

1. *What type of affordable housing will be constructed?* Housing affordable to service workers. This is not intended to be Section 8 or otherwise subsidized housing. Meant to house many different age groups, and create a community.
2. *Will these be rental or owner-occupied units?* While these are intended to be owner-occupied, rentals are possible.
3. *What will happen to the trees on sight?* Buffer zones will be placed.
4. *How many vehicle entrances to the sight will there be?* Just one entering from South Boston Road, unless Riverside Drive is extended into the property.
5. *South Boston Road has heavy and fast moving traffic. What will this project do regarding that?* A de-acceleration lane has been placed for people making a right turn into the development. We have also thought about placing an area aside for a Sheriff's vehicle to stay in and monitor traffic.

A letter of support for this item was received, and is included in Attachment A.

### **Technical Review Committee:**

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

1. Planning Staff: This is a rezoning from A-1 to R-3. The parcel is located within a Community Planning Area and is surrounded by R-4 Residential, Limited District zoned parcels. The sketch plan appears to conform to R-3 zoning requirements. No comments for rezoning application (if rezoning is approved, staff will do another TRC review for site plan). County needs affordable housing for service workers. Applicant does not plan on having rentals in development plan.
2. Fire Chief wanted to know if Aqua would be providing water service for site. Fire Dept. will need at least 2 hydrants with a 6 inch main. Proposed buildings need to have firewalls. Road width must be large enough to allow emergency vehicle access.
3. Erosion and Sediment Control had no comments on the rezoning. The Site Plan is a challenging site for stormwater management. Further comments will be given if Site Development Plan is submitted, pending rezoning approval.
4. VDOT offers the following preliminary comments:

Rte. 600 (South Boston Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2015 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 5300 vehicles.

Provide an entrance analysis for the proposed development at full build out (residential and commercial) along with the recommended road improvements to support the proposed the development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2015 Traffic Data (5300 AADT), the additional traffic generated by other proposed developments at full build out (Sycamore Square, Houchens Place, etc.) and the projected traffic volumes from the existing approved developments (Village Oaks, River Oaks, etc.) along Rte. 618 that are under construction or have not yet been built out .

Rte. 600 (South Boston Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Intersection Sight Distance will be measured from 14.5 ft. behind the edge of the right turn lane.

If a left turn lane is not required for the development, ensure that there is a minimum of 425 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into Lafayette Village.

Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance (height of eye = 3.5 ft., height of object = 3.5 ft. and 14.5 ft. off edge of pavement) at all points along the travel lane between the proposed entrance and the approaching travel lanes.

Provide all necessary sight easements (on site and off site) to provide and protect the 500 ft. sight triangles. The sight easement extends 5 ft. outside of and parallel to the sight lines.

The preliminary site plan of "Rivanna Heights" shows approximately 50 ft. of corner clearance from the edge of the right turn lane to the closest edge of Rivanna Heights Lane. VDOT's Access Management Regulations require a minimum of 225 ft. of corner clearance.

Master Plan shows the "Approximate Location of Existing Line of Sight Easement". Show the exact location of the existing sight easement on the site plan as well as the line of sight for the minimum 500 feet of sight distance in relationship to the existing sight easement. Provide the legal reference (Deed/Plat Book & Page Number) for the existing sight easement.

Provide the distances in feet (center line to center) from the center of the proposed entrance to the closest commercial entrances or state road intersections (north and south of the proposed entrance).



Design of turn lane(s) shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).

Rte. 600 improvements associated with Rivanna Heights shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.

A VDOT Land Use Permit and Security Bond will be required.

5. Health Department had no comments.
6. Sheriff: Rezoning would increase traffic on a road that is already dangerous. VDOT needs to modify speed limits. Applicant proposed putting in a spot for police vehicles to lie-in-wait of watching traffic and catching offenders. Sheriff appreciated offer but says VDOT needs to do more to control traffic speeds.  
(Attachment D)

Surveys and applicable paperwork can be found in attachment E.

### **Analysis:**

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.

According to the 2015 Comprehensive plan, the purpose of the Rivanna Community Planning Area is such that:

*“While there are a range of opinions on the extent and type of growth desired, most residents agree that it is important to take steps 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. The Lake proper is nearing build-out, but there is significant growth outside of the Lake. The desirable form of growth at the “Lake gates” is neighborhood mixed-use. **Beyond the gates, growth should be neighborhood residential development.**”* (Emphasis added) (pgs.50-51).

R-3 Residential Planned Community is defined in the Zoning Ordinance as:

*“This district is intended to permit **compact village-style residential development** and associated institutional uses, **community serving mixed uses, open spaces, and creative design** in accordance with a master plan. The development should occur in a manner that will protect and*

*preserve the natural resources, trees, watersheds, contours and topographic features of the land; and to protect and enhance the natural scenic beauty of the area and support. The scale of the housing and the commercial use should be appropriate to support the residential needs at a neighborhood scale.”* (Emphasis added) (pg. 308)

While the property is within a Community Planning Area and is surrounded by residential growth, there are concerns about potential increases in traffic. The Virginia Department of Transportation is in charge of managing the roads; the developer has offered to dedicate an easement to the County (the applicant may choose to officially voluntarily propose such an easement during the Site Development Application, pending approval of this rezoning).

Overall, the Site Plan appears to conform to the requirements of Fluvanna County Code. However, this application is purely in regards to the rezoning, and the Site Development Application will be reviewed separately.

### **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 building of affordable housing, which is 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*”(Emphasis added)(Comprehensive 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 that future development may cause as a result of this rezoning.

**Suggested Motion:**

I move that the Planning Commission recommend [approval/denial/deferral] of ZMP 16:02 a request to rezone from A-1 Agricultural General to R-3 Residential Planned Community, with respect to approximately 13.81 acres of Tax Map 18, Section A, Parcel 10

**Attachments:**

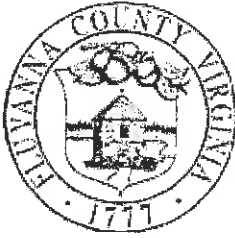
- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Neighborhood meeting sign in sheet
- D – TRC comment letter
- E—Surveys and associated paperwork
- F- Draft Ordinance for BOS

Copy: File

Representative: Bryan Chambers at [chamberslandsurveying@yahoo.com](mailto:chamberslandsurveying@yahoo.com)

Applicant of Record: [billbailey@centurylink.net](mailto:billbailey@centurylink.net)

# Attachment A



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

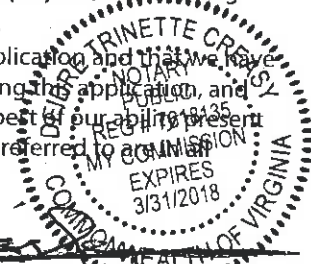
By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

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 the application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are true and correct to the best of our knowledge.

Date: 06/03/2016 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 3rd day of June, 2016 Register # 47610135

My commission expires: 03-31-2018 Notary Public: [Signature]



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

**OFFICE USE ONLY**

Date Received: <u>5/26/16</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>PH # 2476</u>	Application #: <u>ZMP 16 :002</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <b>Mailing Costs:</b> \$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>		
<b>Public Hearings</b>			
<b>Planning Commission</b>		<b>Board of Supervisors</b>	
Advertisement Dates: <u>July 1st (July 14th &amp; July 21st)</u>	Advertisement Dates: <u>July 25th (Aug 4th &amp; 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: _____		

# Attachment A



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

June 3, 2016

Bryan Chambers  
253 Willow Drive  
Keswick VA, 22947

Delivered via email to [chamberslandsurveying@yahoo.com](mailto:chamberslandsurveying@yahoo.com)

Mr. Chambers,

The presence of either yourself or a duly-appointed (in writing) agent as regards your Application for Rezoning, **is required** for the **Neighborhood Meeting** to be held at **4:30pm, Wednesday June 8, 2016** in the **Morris Room** of the Fluvanna County VA, Administrative Building. The purpose of this meeting is for you or the agent to answer any questions adjacent property owners may have about your project.

Also, the presence of either yourself or a duly-appointed (in writing) agent as regards your Special Use Permit, **is required** for the **Technical Review Committee** to be held at **10am, Thursday June 9, 2016** in the **Historic Courthouse** of the in Palmyra, Fluvanna County VA. The purpose of this meeting is for you or the agent to answer any questions the Committee members may have about your project.

If you have any questions or comments, please email me at [jnewman@fluvannacounty.org](mailto:jnewman@fluvannacounty.org), or call me at 434 591 1910. Thank you.

Sincerely,

James Newman

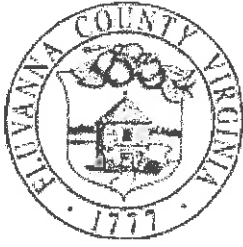
Planner

Dept. Planning and Community Development

Copy: File

Applicant of Record: William Bailey, at [billbailey@centurylink.net](mailto:billbailey@centurylink.net)

# Attachment A



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

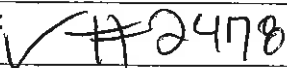

Zip Code: 22901

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.

  
Applicant Signature

  
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*: 	Approximate date to be returned: 

Received

MAY 26 2016

Planning Dept.

# Attachment A



## COMMONWEALTH OF VIRGINIA COUNTY OF FLUVANNA Rezoning Processing Checklist

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

**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**.

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### 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)
  - VDOT
  - Health Department
  - Fire Chief
  - FUSD Manager
  - Aqua Virginia
  - School Superintendent
  - Army Corp of Engineers
  - County Administer
- 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:
  - Applicant
  - All adjacent property owners
  - Advertise in accordance with VA Code § 15.1-431
- Staff Report to include, but not be limited to:
  - Is the need for change necessary?
  - Is the change consistent with good planning practices?
  - Is the change consistent with the comprehensive plan?
  - Is the change consistent with the adjacent land uses?
  - Will the change constitute spot zoning?
  - Are proffers necessary?
  - Is there any detriment to the health, safety and welfare of the community?

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Received

MAY 26 2016

# Attachment A

COUNTY STAFF USE ONLY

### Meetings for the processing of the application

- 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.

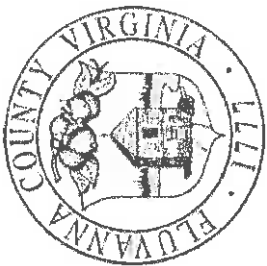
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### Actions

- 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 26 2016  
Planning Dept.





COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

Received  
MAY 26 2016  
Planning Dept.

### Major Site Development Plan - Sketch Plan Checklist

Developed from the Zoning Ordinance April 1, 2006

This checklist must be completed and submitted with the completed application. Any applications submitted without the completed checklist will be promptly returned to the applicant.

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: [Signature]

Date: 5/11/14

- 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] *regal*
  - 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:

- 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]

COUNTY STAFF ONLY

Staff: [Signature]

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

Additional Notes: \_\_\_\_\_

[Signature]

# Attachment A

**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.

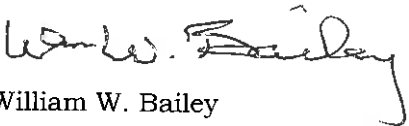
It is our desire to develop this property in accordance with the attached plans and to be called Rivanna Heights containing forty attractive housing units to hopefully meet the needs of affordable attached homes in Fluvanna.

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.

# Attachment A

## Public Hearing Processing Checklist

(Rezoning, Special Use Permits, Variances, and Text Amendments)

Planning & Zoning Department

Initials	Responsible	Action
		<b>BEFORE PC PUBLIC HEARING</b>
	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 <sup>st</sup> 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.
g	Planner	Review the DID for accuracy of all the scheduled dates.
g	Staff	Notify adjacent property owners of the subject property.
g	Staff	Schedule neighborhood meeting on 2 <sup>nd</sup> Wednesday of the month at 4:30 p.m. in the Morris Room.
g	Staff	Schedule Technical Review Committee meeting on the 2 <sup>nd</sup> Thursday of the month at 10 a.m. in the Historic Courthouse.
g	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
g	Staff	Compile all comments from the TRC meeting.
g	Staff	Notify applicant in writing about TRC comments.
g	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
g	Planner	Prepare legal ad and email to Senior Program Assistant.
g	Program Asst	Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled.

# Attachment A

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

# Attachment A



## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

### MEMORANDUM

TO: Area Property Owners and Residents  
FROM: Jason Stewart, AICP, Planning Director  
DATE: 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.**

# Attachment A

## Memorandum

DATE: June 29, 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 July 27, 2016 Planning Commission Meeting.

# Attachment A



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

### NOTICE OF PUBLIC HEARING

June 29, 2016

«Name»  
«Address»  
«City\_State» «ZIP»  
TMP#«TMP»

**Re: Public Hearing on ZMP 16:02**

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, July 27, 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 16:02- 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.

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

Parcel ID	Owner	Owner Address	City/State/Zip
18A 6 237	Ebony & Patrick Montgomery	15 MECHUNK TERR	PALMYRA, VA 22963
18 A 1E	FLUVANNA COUNTY	P O BOX 299	PALMYRA, VA 22963
18A 6 236	Richard Ashdown	1358 CENTENNIAL WAY	ROCKLEDGE, FL 32955
18A 6 245	Stephen & Sandra Thomas	804 SEABORN WAY	CHESAPEAKE, VA 23322
18A 6 238	Barbara Jean Vest	13 MECHUNK TERRACE	PALMYRA, VA 22963
18A 6 246	Matthew & Edelmyra Johnson	1 RIVERSIDE DR	PALMYRA, VA 22963
18A 1 382	Cheryl & Matthew Montgomery	27 Jefferson Dr	PALMYRA, VA 22963
18A 1 381	Adam White	25 Jefferson Dr.	PALMYRA, VA 22963
18A 1 380	Robert & Pamela	23 Jefferson Dr.	PALMYRA, VA 22963
18A 1 379	Cardinal Point LLC	8249 Crown Colony Pkwy	Mechanicsville, Va 23116
18A 1 378	Joshua Green Et. Al	19 Jefferson Dr.	PALMYRA, VA 22963
18A 1 377	Sharlene Ann Cope	17 Jefferson Dr.	PALMYRA, VA 22963
18A 1 375	Gregory & Michelle Truslow	13 Jefferson Dr.	PALMYRA, VA 22963
18A 1 374	John & Nancy Hutcherson	5802 Union Mills Rd	Troy, Va 22974
18A 1 373	William B. Mc Duffie	9 Jefferson Dr.	PALMYRA, VA 22963
18A 1 372	Marchella Lewis	7 Jefferson Dr.	PALMYRA, VA 22963
18A 1 369	Shriley & Terry Callison	3 Hilltop Circle	PALMYRA, VA 22963
18A 1 368	Tony Shorter	5 Hilltop Circle	PALMYRA, VA 22963
18A 1 367	Alexander & Nguyen Tran	6 Hilltop Circle	PALMYRA, VA 22963
18 A 10	Bevely & Carolyn Butler	P.O. Box 785	Scottsville, Va 24590



# Attachment A

**James Newman**

---

**From:** County of Fluvanna Website <donotreply@fluvannacounty.org>  
**Sent:** Wednesday, June 08, 2016 3:58 PM  
**To:** James Newman  
**Subject:** Fluvanna County, VA - The Heart of Virginia: NEIGHBORHOOD meeting Rezoning

This is an enquiry email via <http://fluvannacounty.org/> from:  
Fitzgerald Barnes <[vsuque@hotmail.com](mailto:vsuque@hotmail.com)>

DEAR planner,

This letter is to voice my support of the one of the Applicants of THE Rivanna Heights Project. Mr. Michael Brown has been a pillar in his community for many years. Mike has an old school characteristic of being a man of his word. He has always supported youth and worked hard in his community. I have known Mike as a Business man and personal friend for years. I have been on the Board of Supervisors in Louisa for 18 years and would love to have a businessman like Mike Brown in Louisa. I will be present to support him at the Planning Commission Meeting and the Board of Supervisors meeting

# Attachment B



# Attachment B



Green=A1 Zoning

Brown=R4 Zoning

# 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 Morse</i>	<i>Kent Store</i>	<i>434-589-4106</i>	<i>Columbia Floodplain</i>
2 <i>MURRAY BUCKNER</i>	<i>IVY</i>	<i>434-242-3136</i>	<i>SILVER LINING</i>
3 <i>Bryan Chambers</i>	<i>Keswick</i>	<i>434-962-3747</i>	<i>Rivanna Heights</i>
4 <i>Kerry Murphy-Hammond</i>		<i>434-842-1097</i>	<i>Columbia Floodplain</i>
5 <i>Mike Brown</i>	<i>Charlottesville VA</i>	<i>434-531-4724</i>	<i>RIVANNA Hg. (OT)</i>
6 <i>R T HARRY</i>	<i>467, marion rd, VA</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>Terry L.C. Callison</i>	<i>3 Hilltop Cir, Lake Monticello</i>		
10	<i>dixiebd@gmail.com</i>	<i>434/607-2117</i>	<i>Rivanna Hts. Rezoning</i>
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			

ZMP 16:02 - All comments from 1 person

Att. C

Applicant: Community garden & trail

We know traffic is a concern

- What type of affordable housing?

↳ Housing affordable to service workers Not Sec. 8  
or subsidized housing. Mean to house many age groups.  
Not the intent

- ~~How~~ <sup>How</sup> many owned units?

↳ Not designed for mixed: but is a possibility

- What will happen to trees on site?

↳ Buffer zones will be placed

- How many entrances?

↳ Just 1 unless Riverside is extended

- Why returning to this project? Too much traffic,

↳ Have deal & can add an acceleration lane

# Attachment C

3 Hilltop Circle  
Lake Monticello, VA 22963-2011  
June 8, 2016

To Whom it May Concern;

As a Lake Monticello resident (Lot 369-Phase I) whose home is directly across Route 600 (South Boston Rd) from the proposed rezoning (Tax Map 18, Sect. A, Parcel 10), I have several concerns.

On June 8, 2016, I attended a Neighborhood Meeting to learn about the proposed rezoning.

Subsequently, I request that this submission be included as part of the official file re: proposed rezoning of this property.

1. What is the purpose of revisiting this project, when a very similar one was fully rejected by Fluvanna Board of Supervisors approximately six years ago?

2. Although the primary change in the current version involves minimal tapering and deceleration lanes, the roadway remains the same. These lanes occur on a curve, at the top of a steep hill, where the single entry (ingress/egress) is placed.

3. Although the applicant stated the anticipation that Lake Monticello's Riverside road could be extended, the Lake Monticello Board of Directors representative gave an emphatic "No" to this idea, which was given in the earlier proposal.

4. Extending the Riverside road would provide a new 40-unit community with

## Attachment C

-2-

full access to an established — and frequently dangerous — exit to South Boston Road. Lake Monticello is a private community which has built — and fully maintains its own roadways and gated areas; no public access is allowed.

5. No mention was made of estimated ingress/egress for these 40 housing units. I believe the estimate for the former 40-unit proposal was 275-400 daily entries/exits. From a safety standard alone, this would appear to be an unacceptable risk, particularly when every entry and exit must be made on a sight-limiting curve at the top of a hill!

6. Would it not be more prudent to continue the current zoning (A-1, Agricultural General) and use this land as, perhaps, a fruit orchard? Commercial growth of flowers, trees, shrubs, etc., would be appropriate, as would be grape vineyards. How about a cemetery?

7. Of particular concern is the apparent plan to clear-cut the area of abundant mature hardwood trees, except for a short distance on either side of the entrance "to make a buffer for the neighborhood across the road." This project is environmentally unhealthy.

Att. C

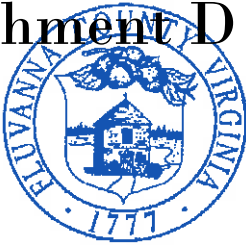
8. The Rivanna Heights survey map calls for "Typical Parking Lot Lights" on either side of the units on the front (west) side of the development. The many serious astronomers and stargazers at Lake Monticello would be extremely negatively impacted by light pollution, which we work diligently to eliminate. Any "typical parking lot lighting" would be considered unwelcome, unfriendly, and environmentally inappropriate.

It is my fervent hope that you address these concerns, since I was the only member of the neighborhood who was able to attend the constructive Neighborhood Meeting; all others are employed and unable to attend a meeting scheduled for 4:30pm on a weekday.

Sincerely yours,  
Terry L. Callison

TERRY L. C. CALLISON





## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

July 5 2016

Bryan Chambers  
253 Willow Drive  
Keswick VA, 22947

Delivered via email to [chamberslandsurveying@yahoo.com](mailto:chamberslandsurveying@yahoo.com)

**Re: ZMP 16:02 –Rivanna Heights Rezoning**  
**Tax Map: 18, Section A, Parcel 10**

Dear Mr. Chambers:

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

1. Planning Staff: This is a rezoning from A-1 to R-3. The parcel is located within a Community Planning Area and is surrounded by R-4 Residential, Limited District zoned parcels. The sketch plan appears to conform to R-3 zoning requirements. No comments for rezoning application (if rezoning is approved, staff will do another TRC review for site plan). County needs affordable housing for service workers. Applicant does not plan on having rentals in development plan.
2. Fire Chief wanted to know if Aqua would be providing water service for site. Fire Dept. will need at least 2 hydrants with a 6 inch main. Proposed buildings need to have firewalls. Road width must be large enough to allow emergency vehicle access.
3. Erosion and Sediment Control had no comments on the rezoning. The Site Plan is a challenging site for stormwater management. Further comments will be given if Site Development Plan is submitted, pending rezoning approval.
4. VDOT offers the following preliminary comments:  
Rte. 600 (South Boston Road) is a Rural Major Collector with a posted speed limit of 45 mph. VDOT's 2015 Traffic Data shows an estimated Annual Average Daily Traffic Volume of 5300 vehicles.

Provide an entrance analysis for the proposed development at full build out (residential and commercial) along with the recommended road improvements to support the proposed the development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2015 Traffic Data (5300 AADT), the additional traffic generated by other proposed developments at full build out (Sycamore Square, Houchens Place, etc.) and the projected traffic volumes from the existing approved developments (Village Oaks, River Oaks, etc.) along Rte. 618 that are under construction or have not yet been built out.

# Attachment D

Rte. 600 (South Boston Road) has a posted speed limit of 45 mph which requires a minimum of 500 ft. of Intersection Sight Distance for a standard commercial entrance. Intersection Sight Distance will be measured from 14.5 ft. behind the edge of the right turn lane.

If a left turn lane is not required for the development, ensure that there is a minimum of 425 ft. of Stopping Sight Distance for motorists on Rte. 618 that are approaching stopped vehicles waiting to make a left turn into Lafayette Village.

Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum 500 ft. of Intersection Sight Distance (height of eye = 3.5 ft., height of object = 3.5 ft. and 14.5 ft. off edge of pavement) at all points along the travel lane between the proposed entrance and the approaching travel lanes.

Provide all necessary sight easements (on site and off site) to provide and protect the 500 ft. sight triangles. The sight easement extends 5 ft. outside of and parallel to the sight lines.

The preliminary site plan of "Rivanna Heights" shows approximately 50 ft. of corner clearance from the edge of the right turn lane to the closest edge of Rivanna Heights Lane. VDOT's Access Management Regulations require a minimum of 225 ft. of corner clearance.

Master Plan shows the "Approximate Location of Existing Line of Sight Easement". Show the exact location of the existing sight easement on the site plan as well as the line of sight for the minimum 500 feet of sight distance in relationship to the existing sight easement. Provide the legal reference (Deed/Plat Book & Page Number) for the existing sight easement.

Provide the distances in feet (center line to center) from the center of the proposed entrance to the closest commercial entrances or state road intersections (north and south of the proposed entrance).

Design of turn lane(s) shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).

Rte. 600 improvements associated with Rivanna Heights shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.

A VDOT Land Use Permit and Security Bond will be required.

5. Health Department had no comments.

# Attachment D

6. Sheriff: Rezoning would increase traffic on a road that is already dangerous. VDOT needs to modify speed limits. Applicant proposed putting in a spot for police vehicles to lie-in-wait of watching traffic and catching offenders. Sheriff appreciated offer but says VDOT needs to do more to control traffic speeds.

The Planning Commission will have a meeting to discuss this item at their Wednesday, July 27, 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.

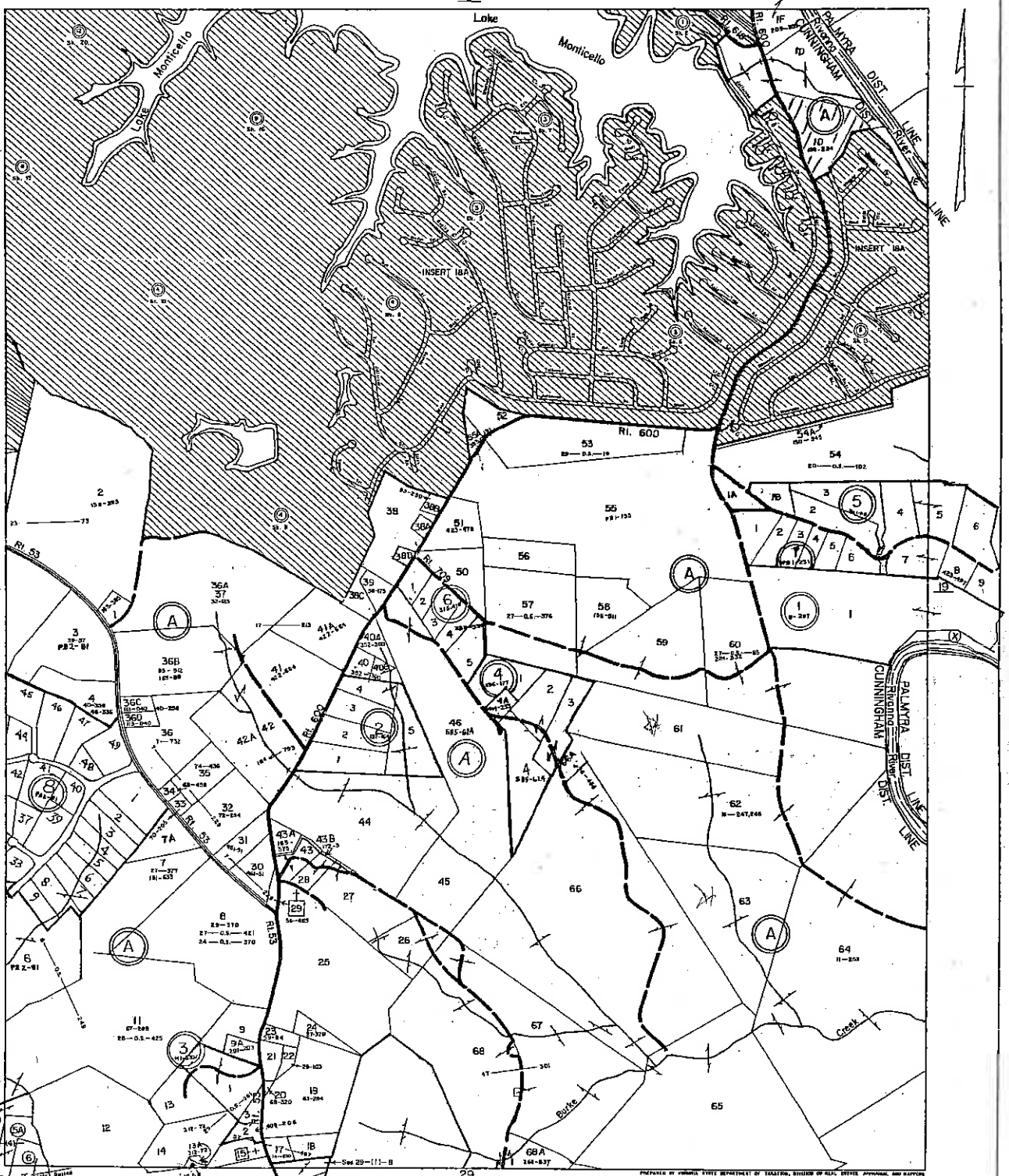
Sincerely,  
James Newman  
Planner  
Dept. of Planning & Zoning

cc: File

# Attachment E

## FLUVANNA COUNTY

9



17

29

PALMYRA CUNNINGHAM DISTRICT

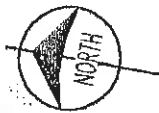
SECTION 18  
INSERT

REVISED:

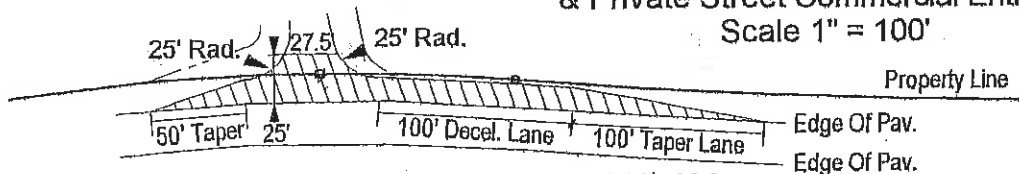
# Attachment E

**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.

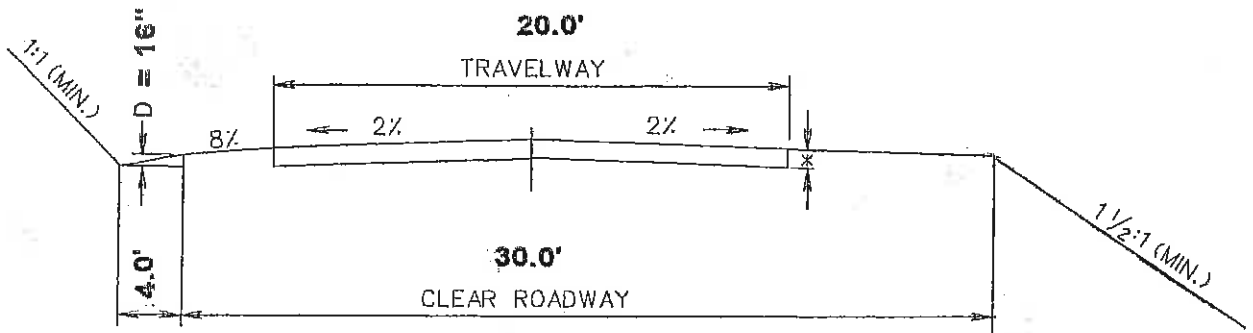


Details Of Required Deceleration Lane  
& Private Street Commercial Entrance  
Scale 1" = 100'



State Route 600 - 40' R/W - DB 115-632  
Addtn'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

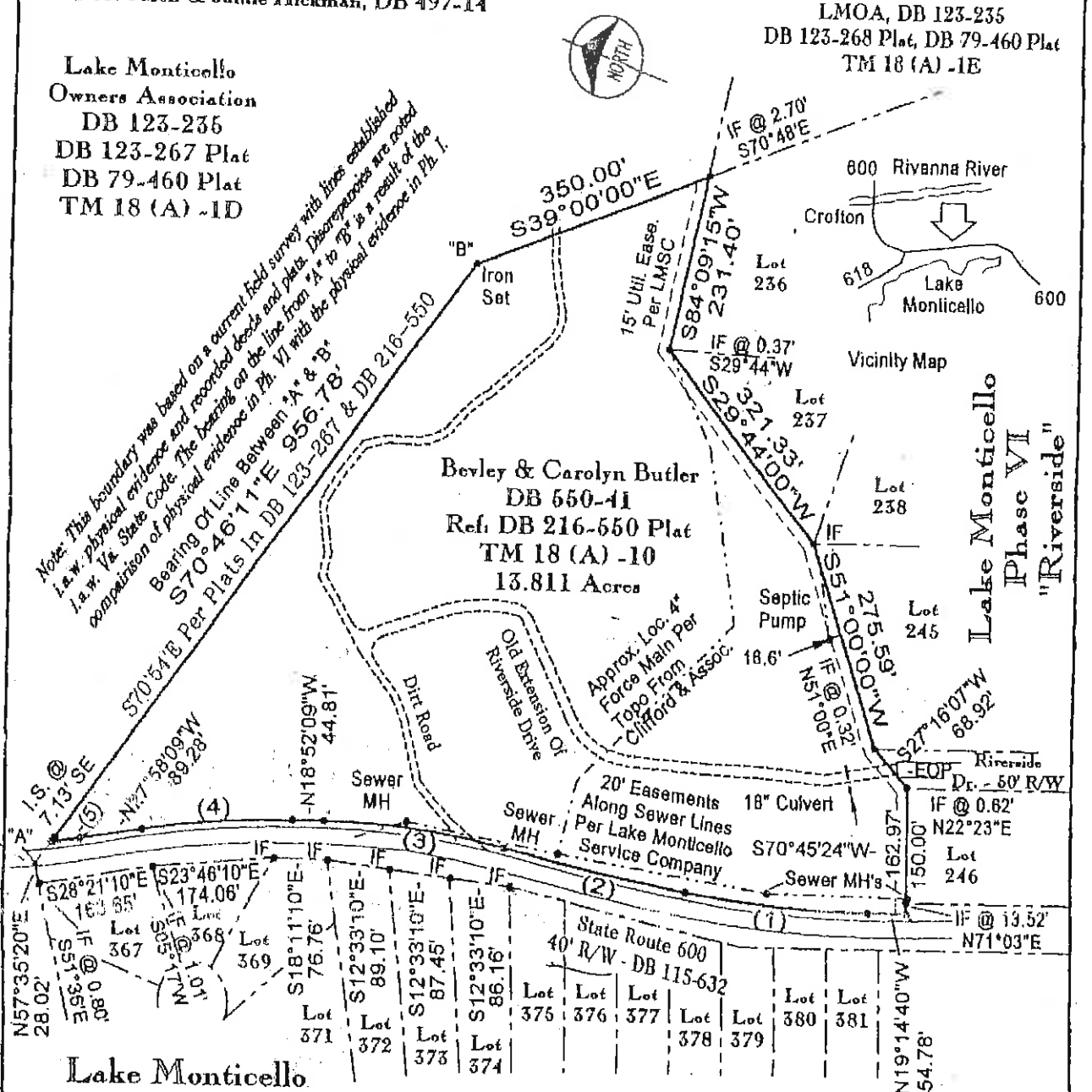


Lake Monticello Phase VI "Riverside" - DB 83-226 Plat  
 Lot 236: Nelson Properties, Inc., DB 166-231  
 Lot 237: Steven & Bethany Whitten, DB 395-520  
 Lot 238: Earl & Barbara Jean Stinnie, DB 480-658  
 Lot 246: Benton & Jennifer Lyons, DB 364-202  
 Lot 246: Jason & Jamie Hickman, DB 497-14

*Stuart Bled*  
 Approved For Recordation  
 Fluvanna Co. Planning Dept. Date 12/19/03

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.a.w. physical evidence and recorded deeds and plats. Discrepancies are noted  
 i.a.w. Va. State Code. 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.

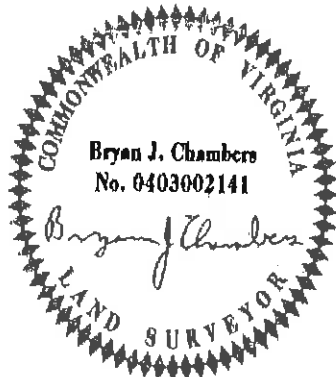


Lake Monticello  
 Phase I - "Ashlawn"

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

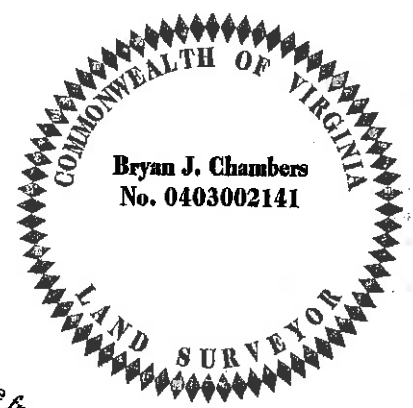


Lake Monticello Phase VI "Riverside" Subd. Plat - DB 83-226  
 Lot 236: Richard Ashdown, DB 836-514  
 Lot 237: Ebony & Patrick Butler, DB 912-589  
 Lot 238: Barbara Jean Vest, DB 842-623  
 Lot 245: Stephen & Sandra Thomas, DB 854-887  
 Lot 246: Mathew & Edelmira Johnson, DB 579-973

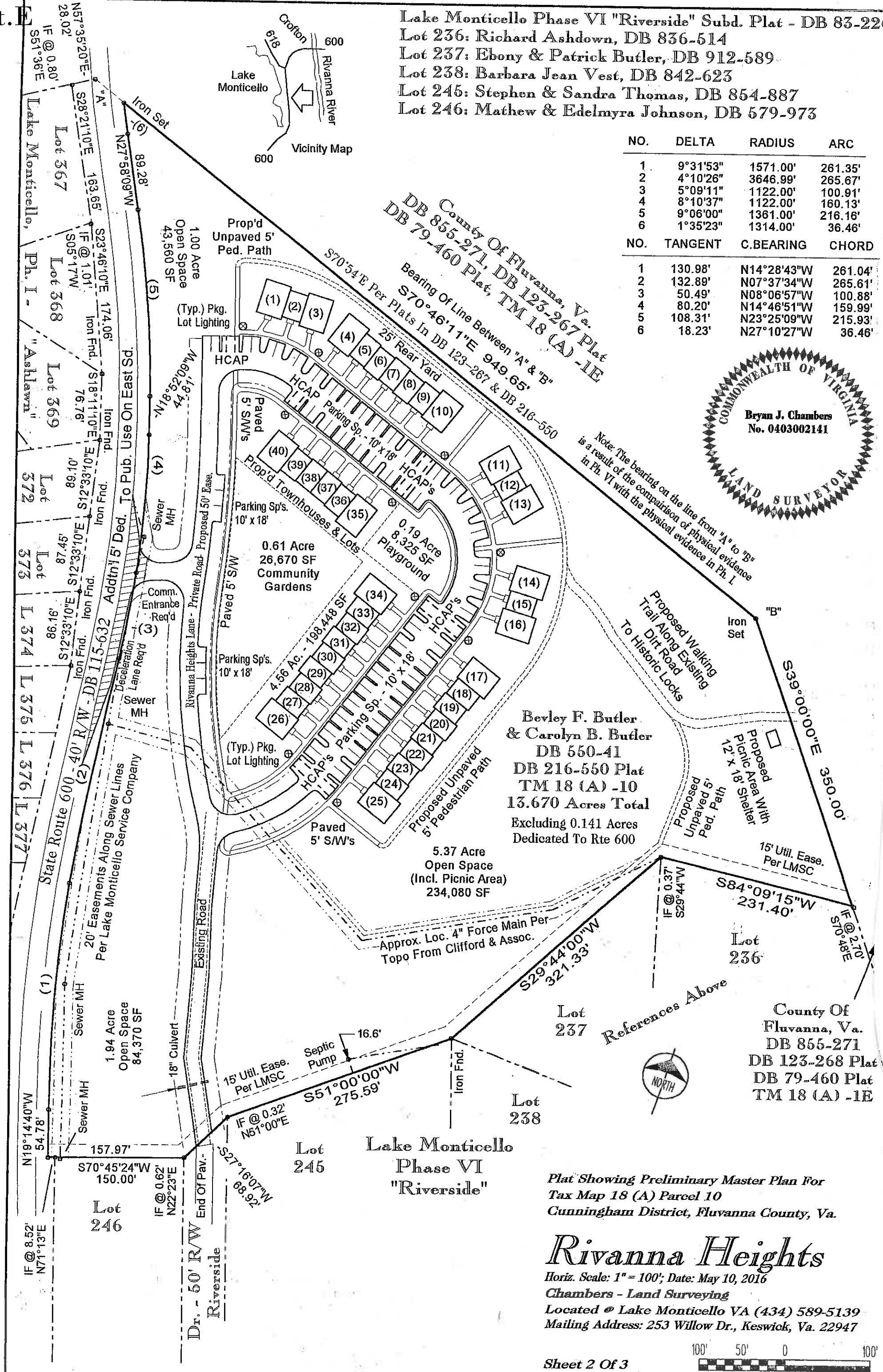
NO.	DELTA	RADIUS	ARC
1	9°31'53"	1571.00'	261.35'
2	4°10'26"	3646.99'	265.67'
3	5°09'11"	1122.00'	100.91'
4	8°10'37"	1122.00'	160.13'
5	9°06'00"	1361.00'	216.16'
6	1°35'23"	1314.00'	36.46'

NO.	TANGENT	C.BEARING	CHORD
1	130.98'	N14°28'43"W	261.04'
2	132.89'	N07°37'34"W	265.61'
3	50.49'	N08°06'57"W	100.88'
4	80.20'	N14°46'51"W	159.99'
5	108.31'	N23°25'09"W	215.93'
6	18.23'	N27°10'27"W	36.46'



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

County Of  
 Fluvanna, Va.  
 DB 855-271  
 DB 123-268 Plat  
 DB 79-460 Plat  
 TM 18 (A) -1E

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) 589-5139  
 Mailing Address: 253 Willow Dr., Keswick, Va. 22947



## **ATTACHMENT F**

Draft Ordinance for the Board of Supervisors to consider:

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 13.81 acres of Tax Map 18, Section A, Parcel 10, to rezone the same from A-1, Agricultural, General to R-3, Residential Planned Community

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

That 13.81 acres of Tax Map 18, Section A, Parcel 10, be and is hereby, rezoned from A-1, Agricultural, General to R-3, Residential Planned Community





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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SDP 16:08  
**Tax Map:** Tax Map 40, Section A, Parcel 16

**From:** James Newman  
**District:** Fork Union  
**Date:** July 27, 2016

**General Information:** This item is scheduled to be heard by the Planning Commission on Wednesday, July 27, 2016 at 7:00 p.m. in the Circuit Courtroom of the Fluvanna County Courts Building.

**Owner:** County of Fluvanna, VA

**Applicant/Representative:** Steven M. Nichols/ Cheryl Elliott

**Requested Action:** Approval of a Site Development Application to construct a 250' self-support lattice tower and peripheral ground-equipment with respect to a portion of 100.288 acres of Tax Map 40, Section A, Parcel 16. (Attachment A)

**Location** The property is zoned A-1, Agricultural General, and is located approximately a half-mile from the intersection of West River Road (State Route 6) and Goldmine Road (State Route 671). The property is located in the Fork Union Election District.

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

**Existing Land Use:** Landfill

**Adjacent Land Uses:** Adjacent properties are zoned A-1, Agricultural, General

**Comprehensive Plan:** Rural Preservation Community Planning Area

**Zoning History:** None.

**Analysis:**

In accordance with Sec. 22-27-10 (3), and Sec. 22-27-10.3 (2), of the telecommunications facilities ordinance, the applicant is requesting sketch plan approval to construct a 250' self-support lattice tower and peripheral ground-equipment on a portion A-1 zoned property, approximately 100 acres in size. According to the submitted sketch plan, the applicant is proposing to construct the tower in support of the County Emergency Services Communication System. Along with the tower, a 12'x16' pre-fabricated concrete shelter is proposed to house the ground equipment required to operate the tower, and a 1,000 gallon propane tank will also be installed on site. All of this will be located within a 75'x75' tower and equipment compound area.

The proposed tower is an integral part of the County's comprehensive Emergency Services Communication System; however, the tower will be designed for a minimum of three (3) future co-locations for potential rental opportunities. In accordance with Sec. 22-27-1, (8), (13), and (14), the proposed lattice tower will;

- Accommodate the growing need and demand for telecommunications services;
- Encourage the use of public lands, buildings, and emergency services facilities as locations for telecommunications infrastructure demonstrating where possible concealed technologies and revenue generating methodologies;
- Will be compatible with the goals and objectives of the County's Comprehensive Plan.

(Attachment C)

Sec. 22-27-3. Exempt telecommunications antenna support facilities.

Sec. 22-27-3.(2)B. of the County Telecommunications Facilities Ordinance states, "A government-owned Telecommunications Antenna Support Facility (TASF) is exempt from the provisions of this article if, "erected for the purposes of installing antenna(s) and ancillary equipment necessary to provide telecommunications for public health and safety." Therefore, the Zoning Administrator has determined that the proposed lattice tower is exempt from the Special Use Permit process on the qualifier that its purpose is for public health and safety.

Sec. 22-27-9.8.B Additional Development Standards for non-concealed telecommunications antenna support facility

Sec. 22-27-9.8.B.(1) of the County Telecommunications Facilities Ordinance states, "It is intended that all new non-broadcasting TASFs, other than amateur radio towers, be 199 feet or less in height. However, should here be a demonstrated need for a TASF in excess of 199 feet, under no circumstance shall any non-broadcast or non-emergency service facility exceed 250 feet in height". This tower meets an exceptional need of providing Public Safety infrastructure. Therefore, the height may exceed 199 feet. The Zoning Administrator has determined that the proposed lattice tower is exempt from this height restriction on the qualifier that its purpose is for public health and safety.

Sec. 22-27-13.(1) Publicly-owned property.

*“Pursuant to applicable law, the County may contract with a third party to administer publicly-owned sites for purposes of developing the sites as part of a master telecommunications plan, consistent with the terms of this Article. Except as specifically provided herein, the terms of this Article, and the requirements established thereby, shall be applicable to all TASF’s to be developed or collocated on County-owned sites.”*

(Attachment D)

In accordance with Sec. 22-27-9.8.B.(2), the nearest dwelling must be located a minimum 500 feet from the tower. This requirement has been met.

*Parking/Roads*

Site access is available via an existing 15-foot wide gravel access drive that splits off from a paved driveway which comes off of West River Road. Per Sec. 22-27-9.8(12), one (1) parking space is required for each TASF development area. The space shall be provided within the leased area, or equipment compound or the development area as defined on the site plan. The site plan has a proposed 20’ wide x 35’ long parking and turnaround area.

*Landscaping/Screening*

The location of this tower on a landfill far from residential or business locations is in accord with County Code Section 22-27-1(6): *“Encourage builders and tenants of TASF’s and antennas to locate them, to the extent possible, in areas where the visual impact on the community is minimal”*.

Furthermore, County Code Section 22-24-5(A) states: *“It is the specific intent of these requirements to promote landscape design and installation to mitigate the effects of new development on surrounding areas and specifically not to use plantings to draw attention to new development. The landscape plan should help protect and preserve Fluvanna County’s rural character”*.

This site will be hidden from road-view by existing terrain and foliage; the support buildings would only be viewable from within the landfill and from the top of the hill. Existing landscaping at landfill may be considered an acceptable alternative to creating landscaping around this tower site. This will be addressed by Staff in the administrative review process. The Planning Director may waive minor requirements of the Site Development Plan process if deemed necessary, per section 22-23-4.

*Stormwater Management*

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

**Technical Review Committee**

This item was presented before the Technical Review Committee on July 14, 2016. There were no comments.

**Conclusion:**

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

**Recommended Conditions:**

1. Meeting all final site plan requirements.
2. Meet all required Erosion and Sedimentation Control regulations.

**Suggested Motion:**

I move to approve SDP 16:08, a sketch plan to construct a 250’ self-support lattice tower and peripheral ground-equipment with respect to a portion of 100.288 acres of Tax Map 40, Section A, Parcel 16, subject to the two (2) conditions listed in the staff report.

**Attachments:**

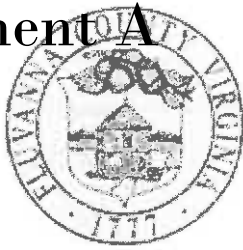
- A – Application
- B – Aerial Vicinity Map
- C - Site sketch plan
- D – Sec. 22-27-3.(2)B., and Sec. 22-27-13 (1) of the Telecommunications Facilities Ordinance

Copy:

Owner: County of Fluvanna Emergency Services Coordinator – representative Cheryl Elliott

File

# Attachment A



## COMMONWEALTH OF VIRGINIA COUNTY OF FLUVANNA Site Development Application

**Owner of Record:** County of Fluvanna VA **Applicant of Record:** Steven M. Nichols  
 E911 Address: 132 Main Street, Palmyra, VA 22963 E911 Address: 132 Main Street, Palmyra, VA 22963  
 Phone: 434-591-1910 Fax: 434-591-1913 Phone: 434-591-1910 Fax: 434-591-1913  
 Email: celliott@fluvannacounty.org Email: snichols@fluvannacounty.org

**Representative:** Robert Kirk  
 E911 Address: 2712 Mattlyn Ct., Raleigh, NC 27163  
 Phone: 919-624-1212 Fax: n/a  
 Email: bkirk@mhcinc.net

**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: \_\_\_\_\_

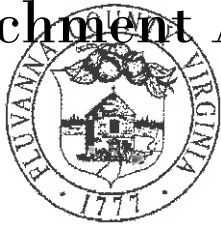
**Tax Map and Parcel(s):** 40 A 16 **Deed Book Reference:** DB351-123  
**Acreeage:** 100.288 ac **Zoning:** I-1 **Deed Restrictions?**  No  Yes (Attach copy)  
 Location: 11206 West River Road, Fork Union, VA 23055

**Description of Property:** Fluvanna County Convenience Center  
**Proposed Structure:** 250' self-supported lattice tower for the new E911 Radio Communications System  
**Dimensions of Building:** Will install a 250' self supported tower, 12'x16' pre-fabricated concrete shelter, a 50KW Lighting Standards on Site:  No  Yes  
**# of Employees:** 0 **# of Parking Spaces:** 0  
**Noise Limitations:** None

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.

Steven M. Nichols [Signature] 7/5/16  
 Applicant Name (Please Print) Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>July 1, 2016</u>	Fee Paid: <u>waived</u>	Application #: <u>SDP 16 : 008</u>
Election District: <u>Fork Union</u>	Planning Area: <u>Rural Preservation</u>	Number of Lots: <u>1</u>
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		



## COUNTY OF FLUVANNA

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

### MEMORANDUM

**Date:** July 5, 2016  
**From:** Cheryl J. Elliott  
**To:** Jason Stewart, Roger Black, Florin Moldovan, Amy Helfrich  
**Subject:** WAIVER OF FEES FOR RADIO PROJECT

Just a reminder that the Board of Supervisors approved the fee waiver for the Radio Project in their May 4, 2016 Board meeting:

<p>E911 Tower Planning/E&amp;S Fee Waiver: Waived all County-assessed building, E&amp;S, and planning/zoning fees associated with the construction of the three public safety towers, site and antenna modifications for co-located commercial towers, and any upgrades to the E911 Dispatch Center.</p>	<p><b><u>BOARD</u></b> <b><u>APPROVED</u></b> <b>5-0</b></p>
--	--

Upcoming in July: Site development and subsequent construction of two new towers at the County Landfill and Columbia Elementary School properties.

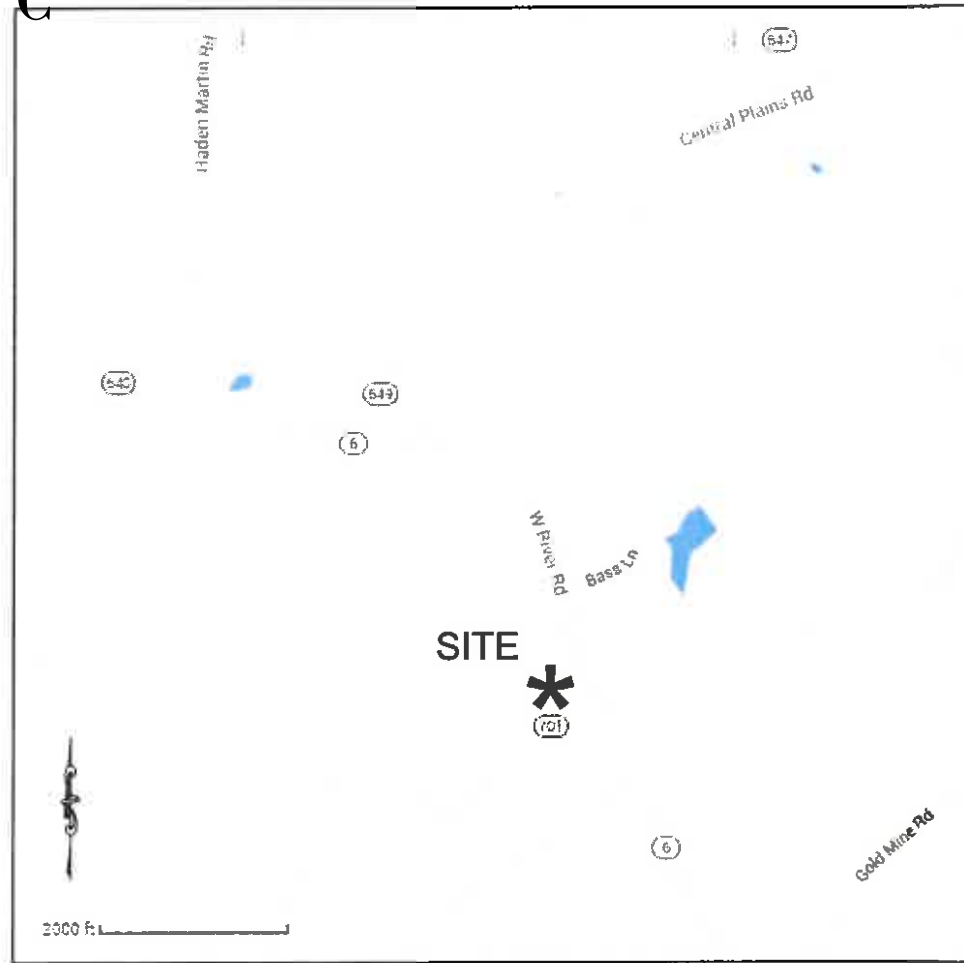
Upcoming in August: Site development and subsequent construction of the new tower near Lake Monticello (site TBD).

Let me know if I can further assist.

Cheryl

# Attachment B





FLUVANNA COUNTY, VA  
 OFFICE OF EMERGENCY SERVICES  
 132 MAIN ST.  
 P.O. BOX #540  
 PALMYRA, VA 22963  
 PHONE: (434) 591-1910

# FLUVANNA COUNTY LANDFILL TOWER

11206 WEST RIVER RD.  
 PALMYRA, VIRGINIA 22963  
 LAT: 37° 47' 47.10"N  
 LONG: 78° 19' 12.36"W

PROPOSED 250'-0" TALL SELF-SUPPORTED TOWER  
 HIGHEST APPURTENANCE = 270'-0"

**SITE CONTACT:**

PROJECT MANAGER:  
 PIETER JANSEN  
 7031 COLUMBIA GATEWAY DR., 3rd FLOOR  
 COLUMBIA, MARYLAND 21046  
 PHONE: (301) 471-3432

**UTILITY CONTACTS:**

ELECTRIC:  
 CENTRAL VIRGINIA ELECTRIC COOPERATIVE  
 32 COOPERATIVE WAY  
 PALMYRA, VA 22963  
 PHONE: (434) 589-8342

CALL BEFORE YOU DIG: MISS UTILITY OF VIRGINIA  
 LAW REQUIRES THAT THE CONTRACTOR NOTIFY  
 THE APPROVED NOTIFICATION CENTER NOT LESS  
 THAN TWO (2) WORKING DAYS PRIOR, BUT NOT  
 MORE THAN TEN (10) WORKING DAYS PRIOR TO  
 EXCAVATION OR DEMOLITION ACTIVITIES.  
 VIRGINIA: 1-800-552-7001 OR 811

**PROPERTY OWNER:**

COUNTY OF FLUVANNA, VA.  
 P.O. BOX 299  
 PALMYRA, VA 22963

**PARCEL INFORMATION:**

JURISDICTION: COUNTY OF FLUVANNA, VA  
 PARCEL ID NUMBER: 40-A-16  
 PARCEL REFERENCE: DB351 PG123  
 PARCEL ACREAGE: 100.288 ACRES  
 PARCEL ZONING: I-1  
 PARCEL DISTRICT: 03  
 CURRENT USE: COUNTY LANDFILL AND CONVENIENCE CENTER  
 USE: UNMANNED EMERGENCY 911 TELECOMMUNICATIONS  
 RELAY TOWER, ONE 11'-8" x 24'-0" EQUIPMENT AND  
 STORAGE BUILDING, PARKING AND TURN-AROUND AREA

**ENGINEER:**

KCI TECHNOLOGIES, INC.  
 4601 SIX FORKS RD., SUITE 220  
 RALEIGH, NC 27609  
 (919) 783-9214  
 ERIC S. KOHL, VA LICENSE #35675

**NOTES:**

CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.  
 KEEP GATES AND/OR DOORS LOCKED AT ALL TIMES.  
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING  
 DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL  
 IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY  
 DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR  
 BE RESPONSIBLE FOR SAME.

- T-1 COVER SHEET
- T-2 GENERAL REQUIREMENTS
- C-1 SITE OVERVIEW
- C-2 SITE PLAN AND NOTES
- C-3 COMPOUND PLAN
- C-4 TOWER ELEVATION AND NOTES
- D-1 CONSTRUCTION DETAILS

NO.	DATE	REVISION
90%	05/18/2016	90% SITE PLAN DRAWINGS SUBMISSION
95%	05/31/2016	95% SITE PLAN DRAWINGS SUBMISSION

SUITE 220, LANDMARK CENTER II,  
 4601 SIX FORKS ROAD  
 RALEIGH, NORTH CAROLINA 27609  
 (919) 783-9214  
 ENGINEERS • PLANNERS • ECOLOGISTS

MOTOROLA SOLUTIONS, INC.  
 7031 COLUMBIA GATEWAY DR.,  
 3rd FLOOR  
 COLUMBIA, MARYLAND 21046  
 CONTACT: PIETER JANSEN  
 PHONE: (301) 471-3432

FLUVANNA COUNTY LANDFILL TOWER

11206 WEST RIVER RD.  
 PALMYRA, VIRGINIA 22963  
 FLUVANNA COUNTY, VA

DATE OF ORIGATION : 03/17/2016

DRAWN BY : TNW      APPROVED BY :  
 CHECKED BY :      KCI# : 0215-9087-H

FLUVANNA COUNTY, VA  
 OFFICE OF EMERGENCY  
 SERVICES  
 132 MAIN ST.  
 P.O. BOX #540  
 PALMYRA, VA 22963  
 PHONE: (434) 591-1910

COVER SHEET

**T-1**

SEAL:



# Attachment C GENERAL REQUIREMENTS:

1. GENERAL
- 1.1 SUMMARY OF WORK
- A. THE WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO, THE INSTALLATION OF NEW TELECOMMUNICATIONS TOWER AND EQUIPMENT SHELTER WITHIN A FENCED EQUIPMENT COMPOUND, ANTENNAS AND LINES, GROUNDING AND ELECTRICAL WORK, ETC., ASSOCIATED WITH THE SHELTER AS INDICATED ON DRAWINGS AND AS SPECIFIED HEREIN. CONTRACTOR SHALL SUPPLY ALL PERMANENT MATERIALS OR EQUIPMENT REQUIRED AND ALL LABOR, EQUIPMENT, TOOLS, UTILITIES, MINOR HARDWARE MATERIALS, TRANSPORTATION AND FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF SERVICES AND INSTALL WORK, WHETHER TEMPORARY OR PERMANENT. CONTRACTOR SHALL BE OBLIGATED TO PERFORM ALL THE WORK OUTLINED IN THESE DRAWINGS IN ACCORDANCE WITH THE CONTRACT AGREEMENT, FEDERAL REGULATIONS, STATE REQUIREMENTS, LOCAL CODES, COMMERCIAL/INDUSTRY STANDARDS, DETAILED IN THE LISTED DOCUMENTS REGARDING STANDARDS OF WORK, THE MORE STRINGENT CRITERIA SHALL APPLY. ANY ADDITIONAL COSTS OR DELAYS RESULTING FROM CORRECTION OF THE WORK TO COMPLY WITH THE ABOVE REQUIREMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- B. THE TOTAL DISTURBED AREA IS 15,513.78sqf.
- 1.2 SITE VISIT
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE ITSELF WITH THE SCOPE OF WORK REQUIRED PER THE DRAWINGS AND ALL LOCAL CONDITIONS AND LAWS AND REGULATIONS THAT MAY IN ANY MANNER AFFECT THE PRICE, PROGRESS AND PERFORMANCE OF WORK, INCLUDING ANY COSTS ASSOCIATED WITH IT. THE CONTRACTOR ALSO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND NOTIFY THE MOTOROLA REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.
- 1.3. STANDARDS AND CODES
- THE FOLLOWING DOCUMENTS (LATEST REVISION) SHALL BE CONSIDERED TO BE SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. IN THE EVENT OF CONFLICT BETWEEN THE REQUIREMENTS OF THIS SPECIFICATION AND THE REQUIREMENTS OF THE REFERENCED DOCUMENTS, THE STRICTER SPECIFICATION SHALL GOVERN. WHERE PROVISIONS OF THE CODES AND STANDARDS ARE IN CONFLICT WITH THE BUILDING CODE IN FORCE FOR THIS PROJECT, THE BUILDING CODE SHALL GOVERN.
- A. AMERICAN CONCRETE INSTITUTE:
- \* ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
  - \* ACI 305 "HOT WEATHER CONCRETING"
  - \* ACI 308 "COLD WEATHER CONCRETING"
  - \* ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
  - \* ACI 614 "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE"
  - \* ACI 311 "RECOMMENDED PRACTICE FOR CONCRETE INSPECTION"
  - \* ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES"
  - \* ACI 613 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE"
- B. AMERICAN NATIONAL STANDARDS INSTITUTE:
- \* ANSI Z359 REQUIREMENTS FOR PERSONAL FALL ARREST SYSTEMS, SUBSYSTEMS, AND COMPONENTS
  - \* ANSI Z87.1 OCCUPATIONAL AND EDUCATIONAL EYE AND FACE PROTECTION
  - \* ANSI Z89.1 PROTECTIVE HEADWEAR FOR INDUSTRIAL WORKERS - REQUIREMENTS
  - \* ANSI/IEEE C95.1 SAFETY LEVELS WITH RESPECT TO HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY
  - \* ANSI/TIA/EIA STANDARD 222: STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- C. AMERICAN INSTITUTE OF STEEL CONSTRUCTION:
- \* AISC MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: LATEST EDITION
- D. AMERICAN SOCIETY FOR TESTING AND MATERIALS:
- \* ASTM A615 - "SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT"
  - \* ASTM C94-80 - "SPECIFICATION FOR READY-MIX CONCRETE"
  - \* ASTM C39-77 - "SPECIFICATION FOR TEST FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN"
  - \* ASTM C33 - "SPECIFICATION FOR CONCRETE AGGREGATES"
  - \* ASTM C150 - "SPECIFICATION FOR PORTLAND CEMENT"
  - \* ASTM C172 - "SAMPLING FRESH CONCRETE"
  - \* ASTM C143 - "SLUMP OF PORTLAND CEMENT CONCRETE"
  - \* ASTM D698-91 - "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT"
  - \* ASTM D1556-64 - "DENSITY OF SOIL IN PLACE BY THE SAND-CONE METHOD"
  - \* ASTM D1557 - "TEST FOR MOISTURE-UNIT WEIGHT RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10-LB. HAMMER AND 18-IN. DROP" PROCEDURE C.
  - \* ASTM D2487 - "STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)"
  - \* ASTM D2922 - "DENSITY OF SOIL AND SOIL AGGREGATE IN PLACE BY NUCLEAR METHODS SHALLOW DEPTH"
  - \* ASTM D2940 - "STANDARD SPECIFICATION FOR GRADED AGGREGATE MATERIAL FOR BASES OR SUB-BASES FOR HIGHWAYS OR AIRPORTS"
- E. AMERICAN WELDING SOCIETY:
- \* AWS D12.1 - "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION"
- F. CONCRETE REINFORCING STEEL INSTITUTE:
- \* "MANUAL OF STANDARD PRACTICE"
- G. FEDERAL AVIATION ADMINISTRATION:
- \* DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, AC 70/7460-1K; OBSTRUCTION MARKING & LIGHTING.
  - \* DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, 150-5345-43, FAA/ DOD SPECIFICATION L-864; FLASHING RED OBSTRUCTION LIGHTING.
- H. FEDERAL COMMUNICATIONS COMMISSION:
- \* FEDERAL COMMUNICATIONS COMMISSION - RULES AND REGULATIONS PART 17; CONSTRUCTION, MARKING AND LIGHTING OF ANTENNA STRUCTURES.
- I. STRUCTURAL STEEL PAINTING COUNCIL:
- \* SPCC-SP-1-63: SPECIFICATION FOR PAINTING STEEL STRUCTURES.
- J. MOTOROLA R56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES (LATEST REVISION).
- K. MOTOROLA'S CIVIL WORKS BID SPECIFICATIONS
- L. NATIONAL FIRE PROTECTION ASSOCIATION:
- \* NFPA 1 - FIRE PREVENTION CODE
  - \* NFPA 70 - NATIONAL ELECTRICAL CODE
  - \* NFPA 101 - LIFE SAFETY CODE
  - \* NFPA 111 - STANDARD ON STORED ELECTRICAL ENERGY, EMERGENCY AND STANDBY POWER SYSTEMS
  - \* NFPA 780 - STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS
- M. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION:
- \* OSHA 1926
  - \* OSHA DIRECTIVES CPL 2-1.29 - INTERIM INSPECTION PROCEDURES DURING COMMUNICATION TOWER CONSTRUCTION ACTIVITIES.
- N. STANDARD BUILDING CODE:
- \* SCC SECTION 1607 EARTHQUAKE LOADS. ASCE-7 MAP MAY BE USED IN DETERMINING COEFFICIENT VALUES FOR A, AND AV.
- O. VIRGINIA UNIFORM STATEWIDE BUILDING CODE (LATEST EDITION).

- 1.4. NOTICE TO PROCEED
- WHEN THE SITE IS READY FOR INSTALLATION, MOTOROLA SHALL ISSUE A NOTICE TO PROCEED TO THE CONTRACTOR. UPON RECEIPT OF THE NOTICE TO PROCEED, THE CONTRACTOR SHALL SUBMIT TO MOTOROLA A SCHEDULE REFLECTING THE WORK PLAN. THE CONTRACTOR SHALL ADVISE THE MOTOROLA REPRESENTATIVE IMMEDIATELY OF ANY SCHEDULE CHANGES. THE CONTRACTOR SHALL ADJUST HIS WORK, AS REQUIRED, TO COORDINATE WITH THE MOTOROLA INSTALLATION TEAM IF THE SCHEDULES OVERLAP.
- 1.5. MOTOROLA REPRESENTATIVE:
- MOTOROLA SHALL DESIGNATE A REPRESENTATIVE. THIS PERSON IS THE ONLY CONTACT POINT AUTHORIZED TO MAKE ANY CHANGES TO THE CONTRACT PROVISIONS OR THE PLANS AND SPECIFICATIONS. ANY CHANGES MADE BY THE CONTRACTOR ARE AT THE CONTRACTOR'S RESPONSIBILITY AND RISK.
- 1.6. CONTRACTORS FIELD REPRESENTATIVE
- CONTRACTOR SHALL ASSIGN A FIELD REPRESENTATIVE WHO IS FAMILIAR WITH THESE SPECIFICATIONS AND WILL REPRESENT THE CONTRACTOR AND HAVE THE AUTHORITY TO ACT FOR THE CONTRACTOR AND SUPERVISE ALL CONSTRUCTION ACTIVITIES. THE FIELD REPRESENTATIVE SHALL BE AVAILABLE WHEN CONSTRUCTION ACTIVITIES BEGIN. THE FIELD REPRESENTATIVE SHALL BE THE PRIMARY POINT OF CONTACT FOR MOTOROLA DURING THE CONSTRUCTION PHASE OF THE WORK.
- 1.7. PROJECT MEETINGS
- THE CONTRACTOR SHALL CONDUCT THE INITIAL (PRE-CONSTRUCTION) MEETING (INCLUDING ALL SUB-CONTRACTORS) WITH THE MOTOROLA REPRESENTATIVE WITHIN TWO WEEKS AFTER AWARD OF THE CONTRACT. SUBSEQUENTLY, THE CONTRACTOR SHALL PROVIDE PROGRESS SCHEDULE UPDATES TO MOTOROLA ON A WEEKLY BASIS.
- 1.8. MATERIALS
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AS REQUIRED FOR COMPLETE SYSTEMS INCLUDING: ALL PARTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER SPECIFICALLY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO MOTOROLA'S ACCEPTANCE.
- MATERIALS AND WORKMANSHIP SHALL BE THE BEST OF THEIR RESPECTIVE KINDS (AS DEFINED BY INDUSTRY STANDARDS), FREE OF DEFECTS AND ALL MATERIALS SHALL BE NEW AND UNUSED IN ALL CASES, UNLESS OTHERWISE SPECIFIED. WHERE THE NAME OF A CONCERN OR MANUFACTURER IS MENTIONED ON DRAWINGS OR IN SPECIFICATIONS IN REFERENCE TO A REQUIRED SERVICE OR PRODUCT, AND NO QUALIFICATIONS OR SPECIFICATION OF SUCH IS INCLUDED, THEN THE MATERIAL SPECIFICATIONS, DETAILS OF MANUFACTURE, FINISH, ETC., SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD PRACTICE, DIRECTION OR SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- 1.9. VERIFICATION OF EXISTING CONDITIONS
- BEFORE STARTING ANY OPERATION, THE CONTRACTOR SHALL EXAMINE EXISTING WORK PERFORMED BY OTHERS, TO WHICH ITS WORK IS TO ADJOIN OR BE APPLIED, AND SHALL REPORT TO MOTOROLA PROJECT MANAGER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS WORK. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND / OR AS PROVIDED BY MOTOROLA. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS, OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE MOTOROLA REPRESENTATIVE IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED. FAILURE TO NOTIFY THE MOTOROLA REPRESENTATIVE OF DEFICIENCIES, ERRORS OR FAULTS PRIOR TO COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS OF UNSUITABILITY, ERRORS, OMISSIONS OR INACCURACIES.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRESERVING ALL ESTABLISHED SURVEY CONTROL POINTS. IF THE CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS MOVE OR DESTROY ANY SURVEY CONTROL POINTS, THE COST INCURRED BY THE LAND OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.
- 1.10. PERMITS
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL MEET ALL OF THE REGULATORY REQUIREMENTS OF THE JURISDICTION GOVERNING CONSTRUCTION.
- 1.11. SITE INSPECTION BY MOTOROLA
- THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ARRANGING WITH MOTOROLA FOR AN INSPECTION PRIOR TO COVERING UP ALL WORK THAT WILL BE COVERED IN FINISHED CONDITION. IF IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE THE SEQUENCE OF WORK AND REQUEST THE INSPECTIONS IN A TIMELY MANNER. THE CONTRACTOR SHALL NOT REQUEST AN INSPECTION UNLESS ALL OF THE RELATED WORK HAS BEEN COMPLETED. WORK SHALL NOT PROCEED TO THE NEXT STEP UNTIL THE PREVIOUS STEP HAS BEEN INSPECTED AND APPROVED BY THE LOCAL INSPECTORS AND THE MOTOROLA REPRESENTATIVE. THE PRESENCE OF THE OWNER OR MOTOROLA REPRESENTATIVE ON THE JOB SITE IN NO WAY RELIEVES THE CONTRACTOR OF THE ASSOCIATED RESPONSIBILITIES OF THE JOB. ANY WORK WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE CORRECTED OR REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
- THE FOLLOWING INFORMATION IS INCLUDED AS A GUIDE TO THE CONTRACTOR TO ASSIST IN DETERMINING THE TYPE AND FREQUENCY OF INSPECTIONS. THE LISTED INSPECTIONS REPRESENT THOSE REQUIRED FOR SMALL OR SIMPLE PROJECTS. LARGE OR COMPLEX PROJECTS MAY REQUIRE ADDITIONAL INSPECTIONS DEPENDING ON THE SEQUENCE OF WORK.
- \* FOUNDATIONS EXCAVATION AND REBAR: TO BE MADE AFTER TRENCHES ARE EXCAVATED AND FORMS ERECTED, REINFORCEMENT PLACED, COMPACTION TESTED, SOIL TREATED, VAPOR BARRIER PLACED, AND ESSENTIALLY READY FOR CONCRETE PLACEMENT.
  - \* GROUNDING: TO BE MADE AFTER THE BELOW GROUND CADWELD CONNECTIONS HAVE BEEN COMPLETED, PRIOR TO COVERING UP TRENCHES.
  - \* ELECTRICAL WORK WITHIN WALLS: TO BE MADE AFTER THE ROOF, FRAMING, FIREBLOCKING AND BRACING IS IN PLACE PRIOR TO INSTALLATION OF INSULATION OR WALL/CEILING MEMBRANES.
- AS A GENERAL RULE, THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO MOTOROLA FOR INSPECTION OF ALL WORK PRIOR TO CONCEALMENT. THE CONTRACTOR HAS RESPONSIBILITIES RELATIVE TO ALL TYPES OF INSPECTIONS AND IS RESPONSIBLE FOR CONTACTING ALL OF THE INSPECTING ENTITIES TO DETERMINE HIS RESPONSIBILITIES. ALL OF THESE INSPECTING ENTITIES HAVE UNIQUE AND SEPARATE RESPONSIBILITIES. ONE INSPECTION FROM AN ENTITY WILL NOT SUBSTITUTE FOR AN INSPECTION FROM ANOTHER ENTITY.
- 1.12. SAFETY
- THE CONTRACTOR, HIS EMPLOYEES, ANY SUB-CONTRACTORS, VENDORS, THEIR RESPECTIVE EMPLOYEES AND CONTRACTOR'S VISITORS SHALL COMPLY WITH ALL SAFETY STANDARDS, ACCIDENT PREVENTION REGULATIONS AND ENVIRONMENTAL REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES HAVING JURISDICTION AND SHALL AT ALL TIMES CONDUCT ALL OPERATIONS UNDER THE CONTRACT IN A MANNER TO AVOID THE RISK OF ANY SAFETY PROGRAMS AND/OR RULES PROMULGATED BY OWNER AND/OR MOTOROLA.

- 1.13. ELECTROMAGNETIC EMISSIONS
- THE CONTRACTOR SHALL ACKNOWLEDGE ALL OR PORTIONS OF THE WORK MAY INVOLVE POSSIBLE EXPOSURE OF CONTRACTOR, SUB-CONTRACTORS, AND THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES AND OTHER VISITORS TO THE JOBSITE AND/OR MOTOROLA PREMISES TO ELECTRO-MAGNETIC ENERGY (EME) WHILE PERFORMING WORK UNDER THIS CONTRACT, ESPECIALLY IF WORK IS PERFORMED ON EXISTING ANTENNA TOWERS OR BUILDING TOPS WHERE ANTENNAS ARE LOCATED. THE CONTRACTOR REPRESENTS THAT CONTRACTOR, SUBCONTRACTORS, AND ALL OF THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES, AND OTHER AUTHORIZED REPRESENTATIVES WHO ARE PERFORMING SERVICES UNDER THIS AGREEMENT WILL COMPLY WITH ALL ANSI AND ANY OTHER APPLICABLE EME STANDARDS, RULES OR REGULATIONS, INCLUDING, BUT NOT LIMITED TO THOSE RULES OR REGULATIONS IMPOSED OR SUGGESTED BY MOTOROLA, IF ANY.
- THE CONTRACTOR SHALL ADHERE TO ALL OSHA RULES, REGULATIONS AND ADOPTED POLICIES. ALL CONTRACTOR PERSONNEL SHALL HAVE UNDERGONE ELECTROMAGNETIC ENERGY (EME) TRAINING FOR PERSONNEL WORKING IN THE VICINITY OF ACTIVE ANTENNAS. AS SUCH IT IS RECOMMENDED THAT RF MONITORS BE USED BY THE TOWER PERSONNEL TO MONITOR EXPOSURE LEVELS. IF EME LEVELS AT THE SITE EXCEED THE MAXIMUM PERMISSIBLE EXPOSURE LIMITS, THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUALS RESPONSIBLE FOR USE OF THE TRANSMITTER TO MAKE SURE THAT THE EQUIPMENT IS DEACTIVATED BEFORE WORK CAN BE RESUMED, WITHOUT CAUSING A SERIOUS DISRUPTION OF THE SERVICE.
- 1.14. SITE CLEANUP
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, VEGETATION, AND RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. WHENEVER THE WORK-SITE IS LEFT UNATTENDED, THE CONTRACTOR SHALL BLOCK THE OPENING WITH WARNING TAPE TO DISCOURAGE TRESPASSING. THE PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE AT THE CONCLUSION OF SITE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE GRADING AND SEEDING OF THE DISTURBED SOIL. THE CONTRACTOR SHALL USE LOCAL GRASS SEED TO STABILIZE SOIL AND SHALL COVER DISTURBED AREAS WITH HAY MULCH TO REDUCE RUNOFF OF SEDIMENT TO DOWNSTREAM AREAS. THE CONTRACTOR SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION. ALL SLOPES AND DISTURBED AREAS NOT RECEIVING AGGREGATE SURFACING ARE TO BE PREPARED AND BROADCAST SEEDED AND FERTILIZED FOR EROSION PROTECTION. SEEDING FOR AREAS DISTURBED SHALL BE ESTABLISHED SEASONALLY AS REQUIRED BY LOCAL CODES.
- THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE OR INTERRUPTION OF EXISTING UNDERGROUND OR OVERHEAD ELECTRIC SERVICES, UNDERGROUND GROUNDING AND FUEL LINES, EQUIPMENT AND BUILDINGS ON THE SITE, PLUS OFF SITE SERVICES, BURIED OR OVERHEAD, SURROUNDING THE EXISTING OR EXPANDED COMPOUND. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND MOTOROLA AT NO ADDITIONAL COST TO THE PROPERTY OWNER OR MOTOROLA.
- 1.15. FACILITY STARTUP & COMMISSIONING
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL DEMONSTRATE TO MOTOROLA THAT ALL SYSTEMS AND SUB-SYSTEMS INSTALLED UNDER THIS CONTRACT, OPERATE PROPERLY PRIOR TO THE FINAL ACCEPTANCE INSPECTION. PROVIDE THE OPERATIONS AND MAINTENANCE MANUALS AT THIS TIME.
- 1.16. AS-BUILT DRAWINGS
- THE CONTRACTOR SHALL KEEP UP-TO-DATE MARKED UP PRINTS OF THE PROJECT DRAWINGS. UPON COMPLETION OF WORK AT THE SITE, THE CONTRACTOR SHALL REVIEW THE COMPLETE AS-BUILT DRAWINGS, AND ASCERTAIN THAT ALL DATA FURNISHED ON THE DRAWINGS IS ACCURATE AND TRULY REPRESENTS THE WORK AS ACTUALLY INSTALLED. MARKING INDICATING CHANGES TO THE DRAWINGS SHALL BE RED OR GREEN AND CLEARLY VISIBLE. TWO (2) SETS OF AS-BUILT DRAWINGS SHALL BE FURNISHED TO THE MOTOROLA REPRESENTATIVE AT THE COMPLETION OF THE PROJECT. THESE DRAWINGS SHALL ALSO SHOW THE FOLLOWING:
- \* MODIFICATIONS TO SITE LAYOUT
  - \* GROUNDING SYSTEM LAYOUT
  - \* UNDERGROUND FUEL LINE RUN
  - \* UNDERGROUND TELCO CABLE RUN
  - \* UNDERGROUND ELECTRICAL RUN
- WHERE THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE SITE EQUIPMENT (SHELTER, ISOLATION TRANSFORMER, GENERATOR, ETC.) THAT REQUIRES PERIODIC MAINTENANCE, THE CONTRACTOR SHALL INCLUDE ALL OPERATION AND MAINTENANCE MANUALS AND ALL AS-BUILT DRAWINGS WHICH FULLY DESCRIBE THE ACTUAL INSTALLED EQUIPMENT.
- 1.17. TEST PROCEDURES AND RESULTS
- THE CONTRACTOR IS REQUIRED TO SUBMIT THE RESULTS OF ALL TESTS REQUIRED BY THE PROJECT SPECIFICATIONS AND DRAWINGS THAT FALL WITHIN THE SCOPE OF WORK TO THE MOTOROLA REPRESENTATIVE WITHIN FIVE (5) DAYS OF THE TEST. THE CONTRACTOR IS REQUIRED TO SUBMIT TEST PROCEDURES NINETY (90) DAYS PRIOR TO THE TESTS BEING CONDUCTED. IN GENERAL, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TEST RESULTS:
- \* CONCRETE COMPRESSION TEST FOR ALL CONCRETE WORK.
  - \* TIME DOMAIN REFLECTOMETER (TDR)/SWEEP TEST FOR ANTENNA AND TRANSMISSION LINE INSTALLATION WORK.
  - \* FUEL LINE LEAKAGE TEST FOR FUEL TANK AND PIPING INSTALLATION WORK.
  - \* SLUMP TEST FOR CONCRETE WORK.
  - \* GROUNDING RESISTANCE TEST FOR GROUNDING WORK.
  - \* ANY OTHER TEST THAT MAY BE REQUIRED.
- 1.18. CONTRACT CLOSEOUT
- THE MOTOROLA REPRESENTATIVE WILL PROVIDE A CERTIFICATE OF COMPLETION AND APPROVE FINAL PAYMENT WHEN ALL PUNCH-LIST ITEMS HAVE BEEN CORRECTED AND ALL SYSTEMS ARE ACCEPTABLE. AFTER FINAL PAYMENT, CONTRACTOR WILL SIGN A RELEASE OF LIEN.
- 1.19. WARRANTY
- ALL WORK PERFORMED BY THE CONTRACTOR IN COMPLETING THE SCOPE IDENTIFIED ON THE DRAWINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE PROJECT. THIS GUARANTEE SHALL COVER ALL MATERIALS, EQUIPMENT OR WORKMANSHIP WHICH IN THE OPINION OF MOTOROLA IS RENDERED DEFECTIVE OR INFERIOR OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DURING THE GUARANTEE PERIOD. IF, WITHIN THE GUARANTEE PERIOD, REPAIRS OR CHANGES ARE REQUIRED TO CORRECT THE GUARANTEE WORK THEN UPON RECEIPT OF NOTICE, THE CONTRACTOR SHALL PROMPTLY AND WITHOUT EXPENSE TO MOTOROLA OR THE CITY OF SUFFOLK, PROCEED TO:
- \* PLACE IN SATISFACTORY CONDITION ALL OF SUCH GUARANTEED WORK AND CORRECT ALL DEFECTS THEREIN;
  - \* MAKE GOOD ALL DAMAGES TO THE STRUCTURE OR SITE OR EQUIPMENT OR CONTENTS THEREOF, WHICH, IN THE OPINION OF MOTOROLA, IS THE RESULT OF THE USE OF MATERIALS, EQUIPMENT, OR WORKMANSHIP WHICH ARE INFERIOR, DEFECTIVE, OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT;
  - \* MAKE GOOD ANY WORK, MATERIALS OR EQUIPMENT, AND ADJACENT STRUCTURES DISTURBED IN FULFILLING THE GUARANTEE.

NO.	DATE	REVISION
90%	05/18/2016	90% SITE PLAN DRAWINGS SUBMISSION
95%	05/31/2016	95% SITE PLAN DRAWINGS SUBMISSION



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FLUVANNA COUNTY LANDFILL TOWER

11206 WEST RIVER RD.  
PALMYRA, VIRGINIA 22963  
FLUVANNA COUNTY, VA

DATE OF ORIGATION : 03/17/2016  
DRAWN BY : TNW APPROVED BY :  
CHECKED BY : KCI# : 0215-9087-H



FLUVANNA COUNTY, VA  
OFFICE OF EMERGENCY  
SERVICES  
132 MAIN ST.  
P.O. BOX #540  
PALMYRA, VA 22963  
PHONE: (434) 591-1910

GENERAL  
REQUIREMENTS

T-2

SEAL:

# Attachment C

## GENERAL NOTES:

1. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
2. HORIZONTAL DATUM IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983 IN US FEET.
3. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
4. REFERENCE: DEED BOOK 351, PAGE 123.
5. THIS PLAN DOES NOT REPRESENT A TITLE SURVEY OF THE PARENT TRACT.
6. FLOOD INSURANCE RATE MAP: 51065C0175C, ZONE X.
7. INFORMATION SHOWN HEREON BASED ON ACTUAL FIELD SURVEY PERFORMED BY KCI TECHNOLOGIES, INC. ON APRIL 5, 2016, AS WELL AS INFORMATION CONTAINED IN THE PUBLIC RECORDS OF THE FLUVANNA CO. REGISTER OF DEEDS AND TAX ASSESSORS OFFICES.
8. LANDOWNER INFORMATION:  
COUNTY OF FLUVANNA, VA.  
P.O. BOX 299  
PALMYRA, VA 22963

### CENTERLINE TOWER DATA

LAT 37° 47' 47.10" (NAD '83)  
LON 78° 19' 12.36" (NAD '83)  
AVERAGE GROUND ELEVATION AT CENTERLINE OF PROPOSED TOWER ELEV. = @ 464.50' (NAVD '88)

TOWER SETBACK	
	DISTANCE
NORTHWEST	865'±
SOUTHWEST	2561'±
NORTHEAST	610'±
SOUTHEAST	897'±
TO WEST RIVER RD.	531'±

## CONTRACTOR NOTES

CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.

CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.

THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.

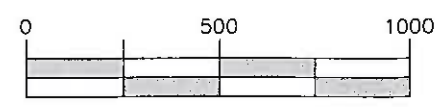
EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

DAMAGE TO UTILITIES OR PROPERTY OF OTHERS BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO LIKE-NEW CONDITION.

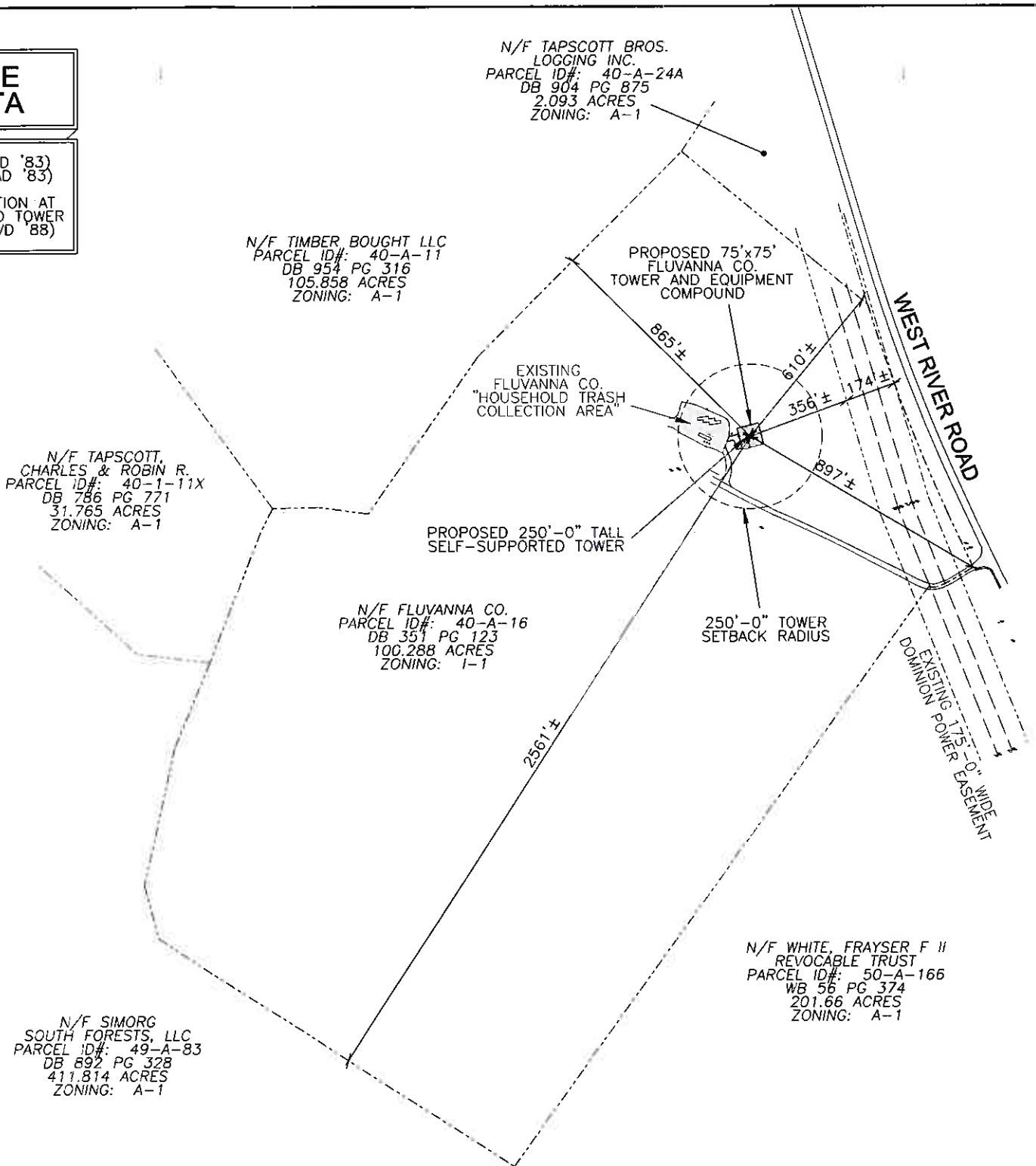
NOTIFY "MISS UTILITY OF VIRGINIA" AT 811 OR 1-800-552-7001 - 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



1 SITE OVERVIEW  
C-1 SCALE: 1" = 500'-0"



NO.	DATE	REVISION
90%	05/18/2016	90% SITE PLAN DRAWINGS SUBMISSION
95%	05/31/2016	95% SITE PLAN DRAWINGS SUBMISSION

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 FLUVANNA COUNTY, VA

DATE OF ORIGINATION : 03/17/2016  
 DRAWN BY : TNW      APPROVED BY :  
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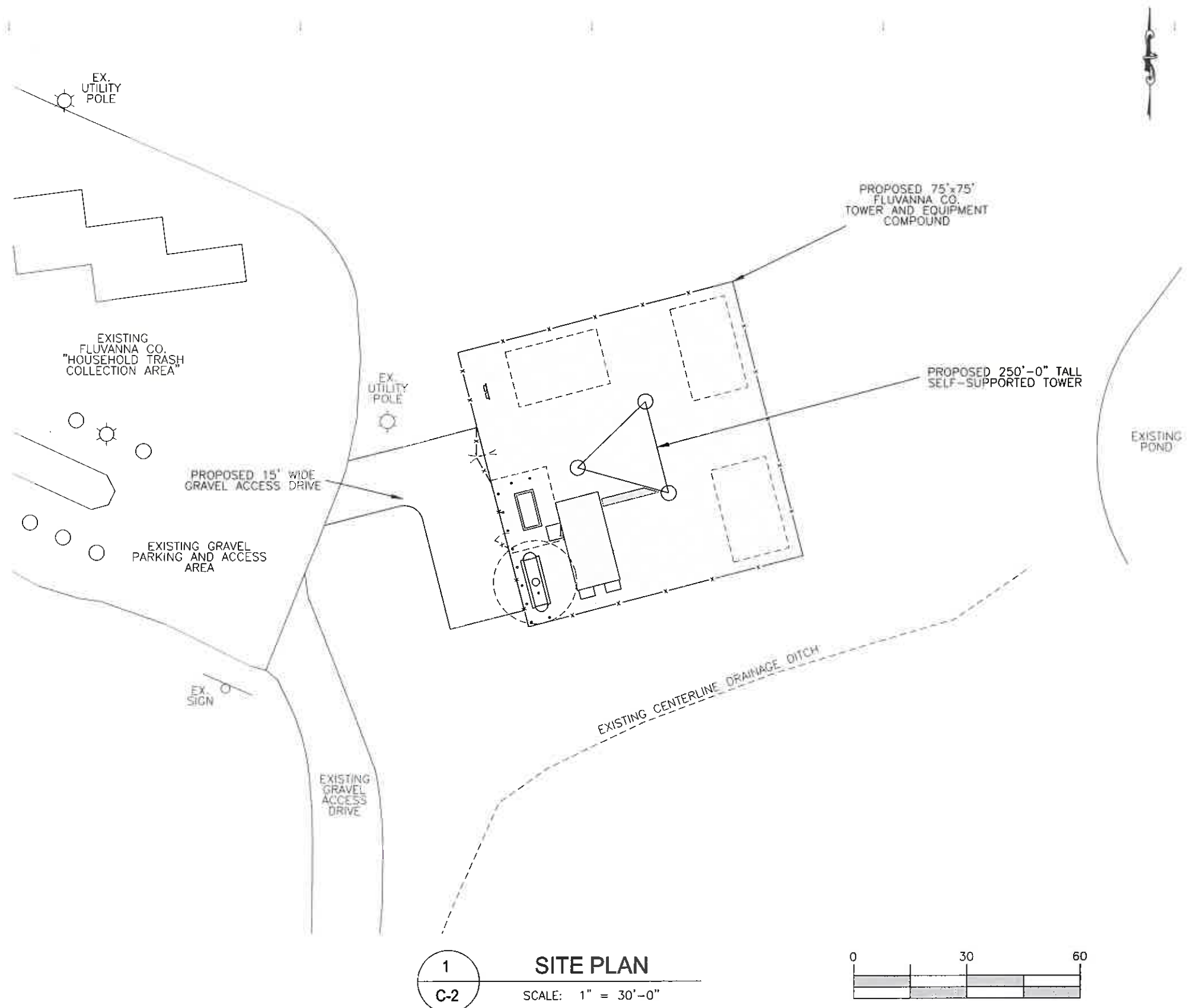
**SITE OVERVIEW**

**C-1**

# Attachment C

## CONSTRUCTION NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND/OR AS PROVIDED BY MOTOROLA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL ESTABLISHED SURVEY CONTROL POINTS. IF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS MOVE OR DESTROY ANY SURVEY CONTROL POINTS, THE COST INCURRED BY THE OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.
3. BEFORE CLEARING, THE CONTRACTOR SHALL ENSURE THAT THE AREA TO BE CLEARED HAS BEEN PROPERLY MARKED BY THE SURVEYORS AND ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITIES HAVE BEEN OBTAINED.
4. THE CONTRACTOR SHALL ENSURE THAT ALL THE TREES, SHRUBS, STUMPS AND OTHER SURFACE OBSTRUCTIONS ARE REMOVED AND DISPOSED OF AT AN APPROVED DUMPSITE.
5. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
6. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS AND EQUIPMENT NOT SHOWN IN THE BILL OF MATERIALS AS OWNER FURNISHED, AND ALL LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
7. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO PERFORMING WORK TO FAMILIARIZE THEMSELVES WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
9. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
10. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, VEGETATION, AND RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
11. SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS.
12. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND MOTOROLA AT NO ADDITIONAL COST TO THE PROPERTY OWNER OR MOTOROLA.
13. WHERE POSSIBLE BY THE LOCAL CODES, AN EPA APPROVED HERBICIDE SHALL BE APPLIED TO ALL AREAS PRIOR TO LAYING DOWN THE GEOTEXTILE FABRIC, THE RATE OF APPLICATION OF THIS HERBICIDE SHALL BE A MIN. OF 10 lbs. OF PRODUCT PER ACRE, UNLESS OTHERWISE REQUIRED BY LOCAL CODES OR MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL CHECK THE LOCAL CODES PRIOR TO APPLYING DEFOLIANT. SUBSTANCE SHALL NOT BE APPLIED IF GROUND IS FROZEN OR IF DANGER OF DEFOLIANT BEING WASHED BEYOND THE INTENDED AREA IS PRESENT.



1  
C-2

**SITE PLAN**

SCALE: 1" = 30'-0"

0      30      60

NO.	DATE	REVISION
90%	05/18/2016	90% SITE PLAN DRAWINGS SUBMISSION
95%	05/31/2016	95% SITE PLAN DRAWINGS SUBMISSION

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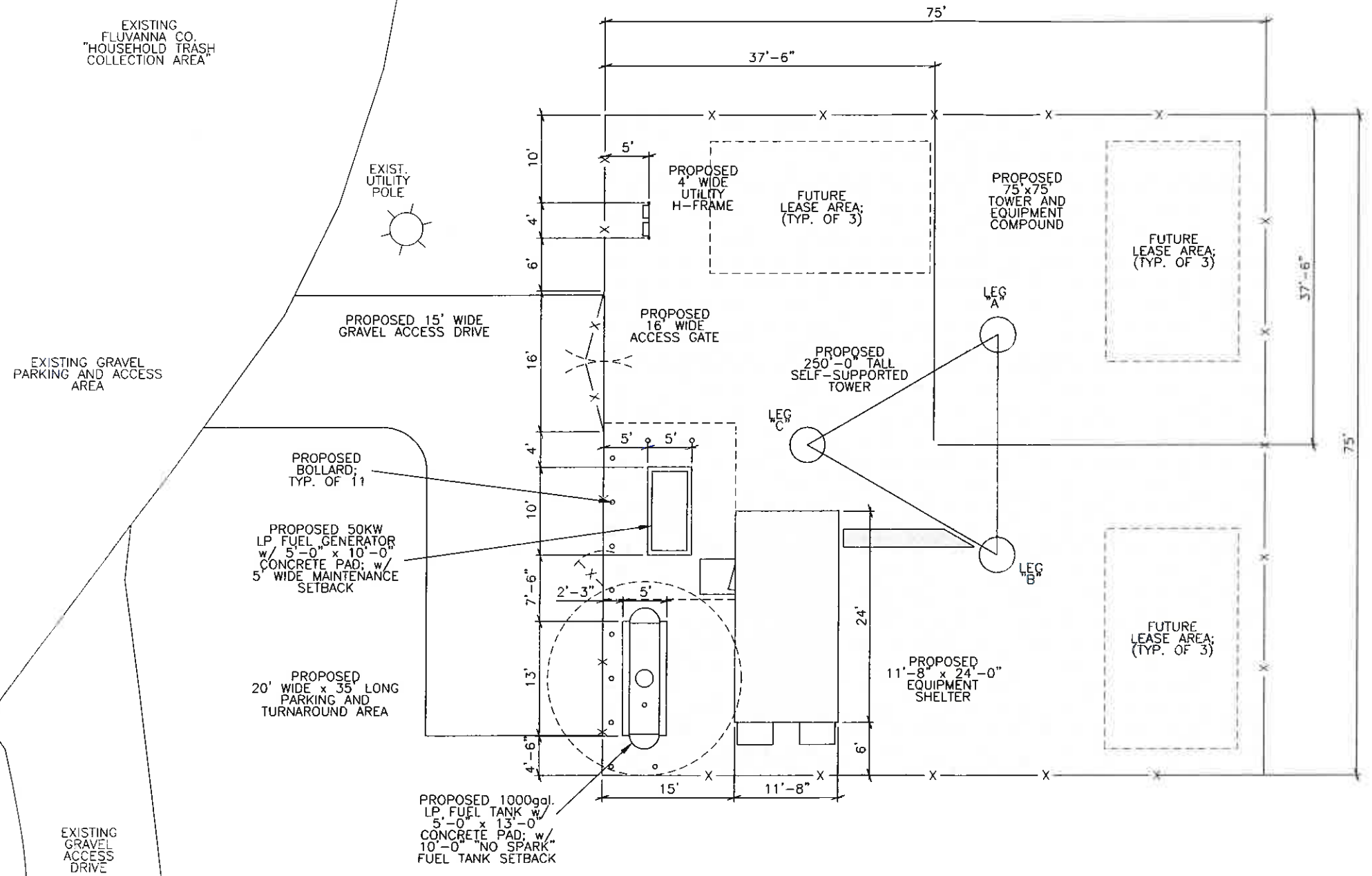
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**SITE PLAN AND NOTES**

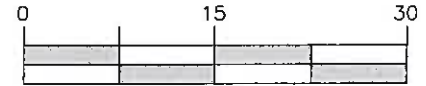
**C-2**

SEAL

# Attachment C



**1** COMPOUND PLAN  
C-3 SCALE: 1" = 15'-0"



NO.	DATE	REVISION
90%	05/18/2016	90% SITE PLAN DRAWINGS SUBMISSION
95%	05/31/2016	95% SITE PLAN DRAWINGS SUBMISSION

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DRAWN BY : TNW      APPROVED BY :  
CHECKED BY :      KCI# : 0215-9087-H



FLUVANNA COUNTY, VA  
OFFICE OF EMERGENCY SERVICES  
132 MAIN ST.  
P.O. BOX #540  
PALMYRA, VA 22963  
PHONE: (434) 591-1910

COMPOUND PLAN  
**C-3**

SEAL

# Attachment C

⊕ PROPOSED TOP OF HIGHEST APPURTENANCE = 270'-0"  
 PROPOSED 20'-0" LIGHTNING ROD

⊕ PROPOSED TOP OF TOWER = 250'-0"  
 FUTURE PANEL ANTENNAS (BY OTHERS) @ 240'-0"

⊕ FUTURE PANEL ANTENNAS (BY OTHERS) @ 225'-0"

⊕ FUTURE PANEL ANTENNAS (BY OTHERS) @ 210'-0"

⊕ PROPOSED 6'Ø MICROWAVE (MW#3) @ 195'-0"  
 ANDREWS PAR6-59; TO FLUVANNA SHERIFF; (LEG "A")

⊕ PROPOSED 21'-4" OMNI Rx ANTENNA (Rx#1) @ 169'-4"  
 RFI WIRELESS COL54-160; (LEG "B")

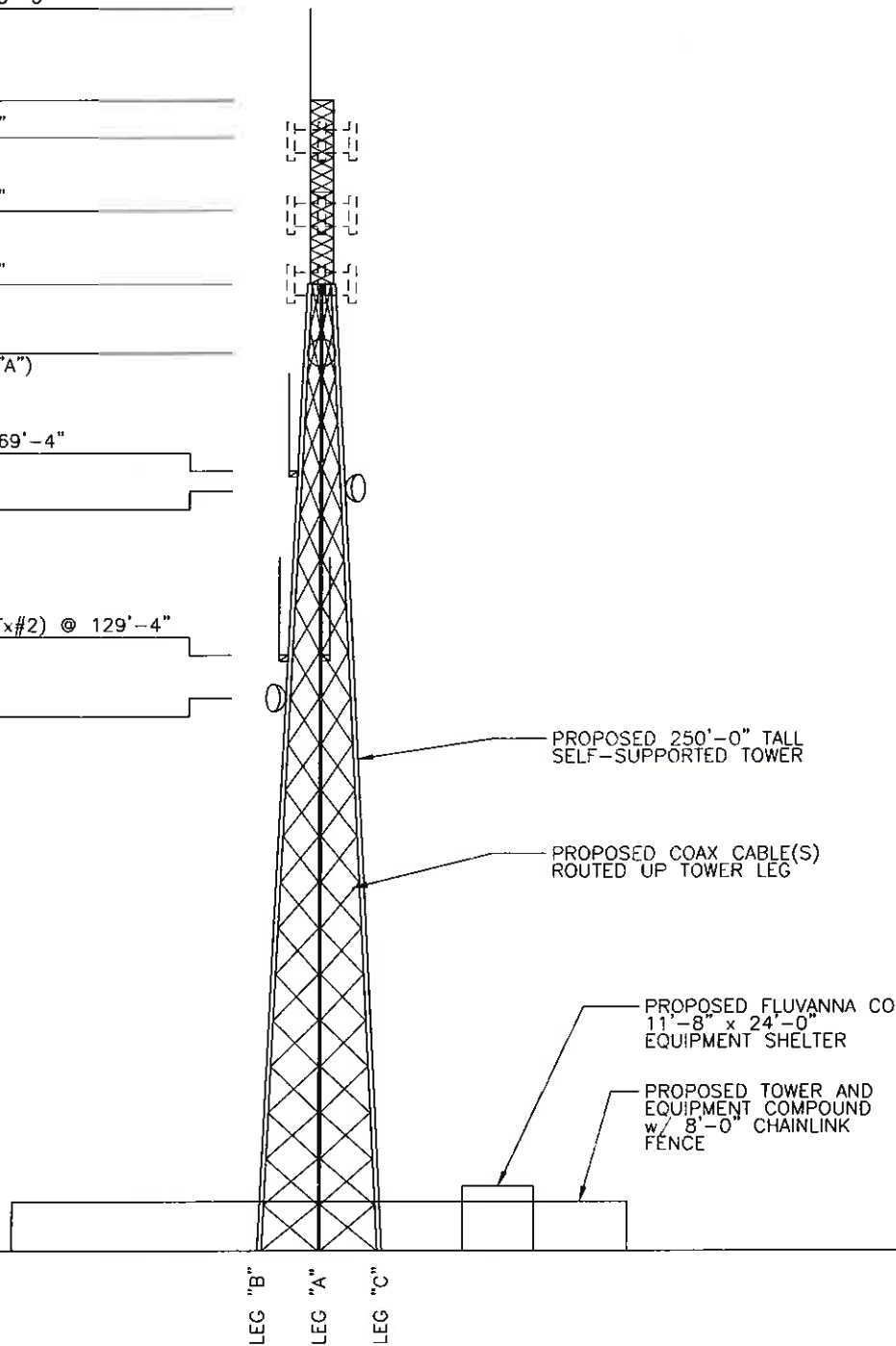
⊕ PROPOSED 6'Ø MICROWAVE (MW#2) @ 165'-0"  
 ANDREWS PAR6-59; TO VFW; (LEG "C")

⊕ (2) PROPOSED 21'-4" OMNI Tx ANTENNAS (Tx#1/Tx#2) @ 129'-4"  
 RFI WIRELESS COL54-160; (LEG "A"/LEG "B")

⊕ PROPOSED 6'Ø MICROWAVE (MW#1) @ 120'-0"  
 ANDREWS PAR6-59; TO BREMO; (LEG "B")

NOTE:  
 TOWER IS DESIGNED FOR FLUVANNA COUNTY AND THREE (3) FUTURE CO-LOCATORS.

⊕ TOP OF TOWER FOUNDATION = 0'-0"



1  
 C-4  
**TOWER ELEVATION**  
 SCALE: 1" = 40'-0"

PROPOSED EQUIPMENT AND COAXIAL CABLE SCHEDULE					
ANTENNA	ACRONYM	BAND 1	BAND 2	BAND 3	BAND 4
PROPOSED Rx OMNI ANTENNA	Rx#1	GREEN	GREEN		
PROPOSED Rx OMNI ANTENNA TOWER TOP AMPLIFIER	TTA#1	GREEN	GREEN	GREEN	
PROPOSED Tx OMNI ANTENNA	Tx#1	RED	RED		
PROPOSED Tx OMNI ANTENNA	Tx#1	RED	RED	RED	
PROPOSED MICROWAVE #1 (TO BREMO)	MW#1	BLUE	GREEN		
PROPOSED MICROWAVE #2 (TO VFW)	MW#2	BLUE	RED		
PROPOSED MICROWAVE #3 (TO FLUVANNA SHERIFF)	MW#3	BLUE	YELLOW		

### GENERAL CONSTRUCTION NOTES

1. ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNAS SHALL BE GROUNDED NEAR THE TOP AND BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES HORIZONTAL TRANSITION AND NEAR THE ENTRY PORT ON THE SHELTER. ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO A RANGE OF 50FT (MIN.) TO 65FT (MAX.). TOWER TOP AMPLIFIER SHALL BE GROUNDED TO TOWER TOP GROUND BAR.
2. THE CONTRACTOR SHALL CONDUCT A SWEEP TEST ON ALL THE NEWLY INSTALLED TRANSMISSION LINES TO DETERMINE THE CABLE CONDUCTOR RESISTANCE, CABLE INSERTION LOSS, REFLECTION AND STIMULUS RESPONSE MEASUREMENTS.
3. DRIP LOOPS SHALL BE INCORPORATED IN CABLE RUNS TO PREVENT WATER FROM TRICKLING DOWN THE LINES INTO THE BUILDING.
4. ALL TRANSMISSION LINES SHALL BE MARKED WITH APPROPRIATE COLOR TAPE BANDS (ONE INCH WIDE COLOR TAPE) FOR IDENTIFICATION NEAR THE ANTENNA, AT THE BOTTOM OF VERTICAL RUN, JUST BEFORE ENTERING THE BUILDING AS WELL AS INSIDE THE BUILDING, BEFORE CONNECTING TO THE SURGE SUPPRESSORS. FOR COLOR CODING SCHEME, SEE EQUIPMENT AND CABLE SCHEDULE.

NO.	DATE	REVISION
90%	05/18/2016	90% SITE PLAN DRAWINGS SUBMISSION
95%	05/31/2016	95% SITE PLAN DRAWINGS SUBMISSION

SUITE 220, LANDMARK CENTER II,  
 4601 SIX FORKS ROAD  
 RALEIGH, NORTH CAROLINA 27609  
 (919) 783-9214  
 ENGINEERS • PLANNERS • ECOLOGISTS

MOTOROLA SOLUTIONS, INC.  
 7031 COLUMBIA GATEWAY DR.,  
 3rd FLOOR  
 COLUMBIA, MARYLAND 21046  
 CONTACT: PIETER JANSEN  
 PHONE: (301) 471-3432

**FLUVANNA COUNTY LANDFILL TOWER**

11206 WEST RIVER RD.  
 PALMYRA, VIRGINIA 22963  
 FLUVANNA COUNTY, VA

DATE OF ORIGATION : 03/17/2016

DRAWN BY : TNW      APPROVED BY :  
 CHECKED BY :      KCI# : 0215-9087-H

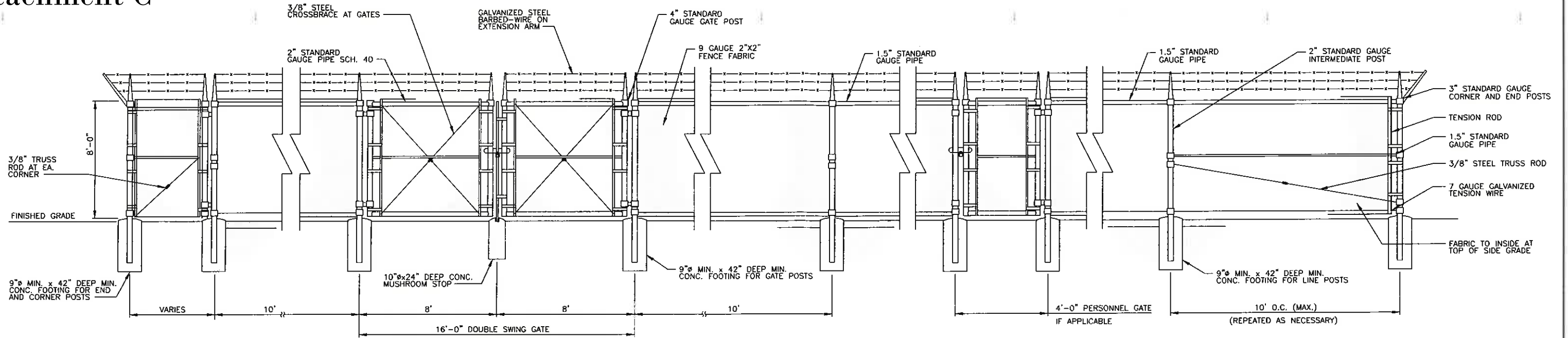
FLUVANNA COUNTY, VA  
 OFFICE OF EMERGENCY SERVICES  
 132 MAIN ST.  
 P.O. BOX #540  
 PALMYRA, VA 22963  
 PHONE: (434) 591-1910

**TOWER ELEVATION AND NOTES**

**C-4**

SEAL

# Attachment C



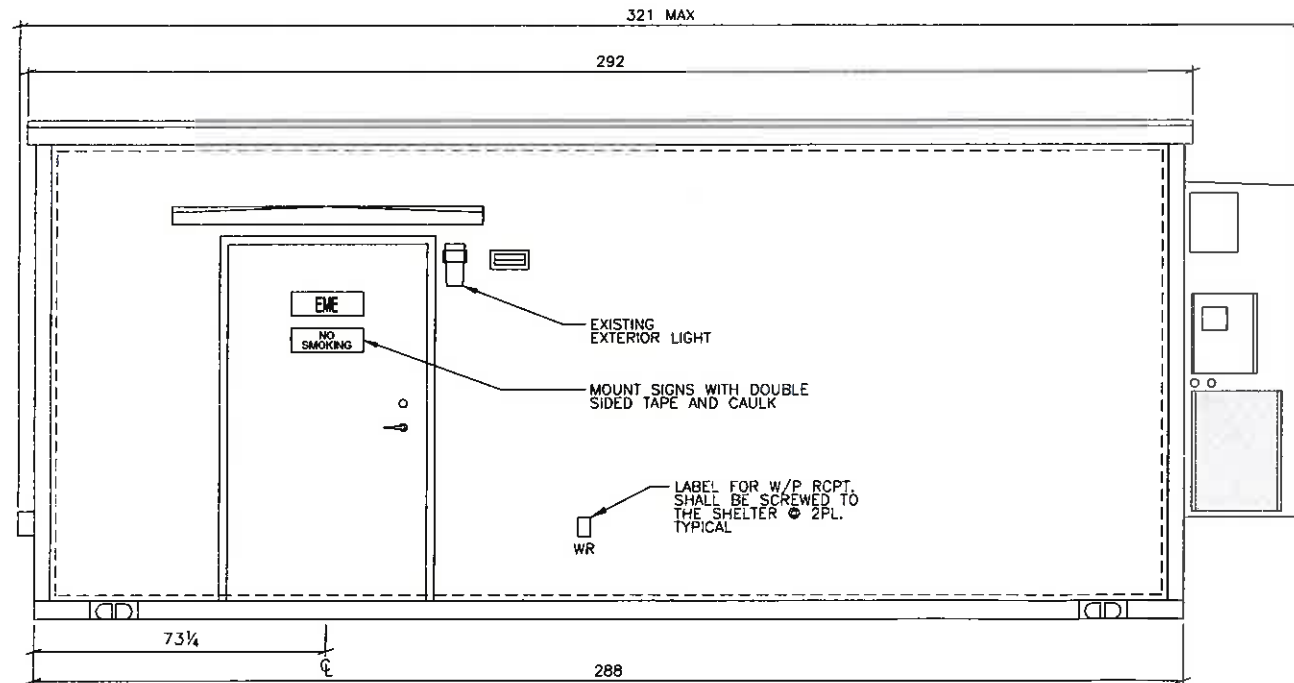
**NOTES:**

1. FOR EXACT LOCATION OF GATE(S), REFER TO SITE PLAN.

1  
D-1

## CHAIN LINK FENCE AND GATE ELEVATION

NOT TO SCALE



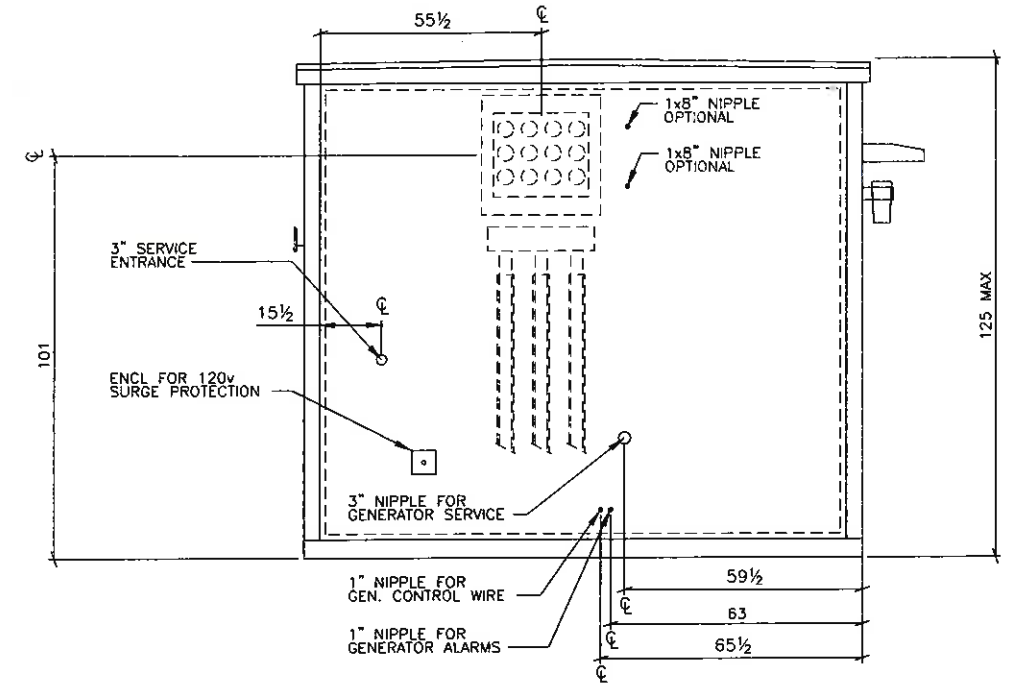
**NOTES:**

1. MATERIALS INCLUDE PRECAST CONCRETE WITH A WASHED AGGREGATE AND SEALED EXTERIOR FINISH.
2. ALL OPENINGS AND ACCESSORIES SHOWN ARE TYPICAL. EXACT DETAILS MAY VARY BASED ON FINAL ORDER.
3. ALL DIMENSIONS IN INCHES.

2  
D-1

## FRONT WALL ELEVATION

NOT TO SCALE



3  
D-1

## LEFT WALL ELEVATION

NOT TO SCALE

NO.	DATE	REVISION
90%	05/18/2016	90% SITE PLAN DRAWINGS SUBMISSION
95%	05/31/2016	95% SITE PLAN DRAWINGS SUBMISSION

**KCI**  
TECHNOLOGIES

SUITE 220, LANDMARK CENTER II,  
4501 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27609  
(919) 783-9214  
ENGINEERS • PLANNERS • ECOLOGISTS

**MOTOROLA SOLUTIONS**

MOTOROLA SOLUTIONS, INC.  
7031 COLUMBIA GATEWAY DR.,  
3rd FLOOR  
COLUMBIA, MARYLAND 21046

CONTACT: PIETER JANSEN  
PHONE: (301) 471-3432

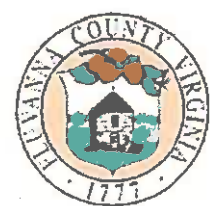
**FLUVANNA COUNTY LANDFILL TOWER**

11206 WEST RIVER RD.  
PALMYRA, VIRGINIA 22963  
FLUVANNA COUNTY, VA

DATE OF ORIGATION : 03/17/2016

DRAWN BY : TNW      APPROVED BY :

CHECKED BY :      KCI# : 0215-9087-H



FLUVANNA COUNTY, VA  
OFFICE OF EMERGENCY SERVICES  
132 MAIN ST.  
P.O. BOX #540  
PALMYRA, VA 22963  
PHONE: (434) 591-1910

## CONSTRUCTION DETAILS

D-1

SEAL:

# Attachment D

12-31-08

## **Sec. 22-27-3. Exempt telecommunications antenna support facilities.**

The following items are exempt from the provisions of this Article; notwithstanding any other provisions:

- (1) Satellite earth stations that are one meter or less in diameter in all residential zoning districts and two meters or less in all other zoning districts; and
- (2) A government-owned TASF:
  - A) upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by the County designee; except that such facility must comply with all federal and state requirements; and
  - B. erected for the purposes of installing antenna(s) and ancillary equipment necessary to provide telecommunications for public health and safety;
- (3) A temporary, commercial antenna support facility, upon the declaration of a state of emergency by federal, state, or local government, or determination of public necessity by the County and approved by the County; except that such facility must comply with all federal and state requirements. The telecommunications antenna support facility may be exempt from the provisions of this division up to three (3) months after the duration of the state of emergency; and
- (4) A temporary, commercial antenna support facility, for the purposes of providing coverage of a special event such as news coverage or sporting event, subject to administrative zoning approval by the County, except that such facility must comply with all federal and state requirements. Said telecommunications antenna support facility will be exempt from the provisions of this division up to one week after the duration of the special event. (Ord. 9-21-11)

## **Sec. 22-27-4. Applicability.**

This Article shall apply to the development activities including installation, construction, or modification of all TASFs including but not limited to:

- (1) Antenna support facilities used for amateur radio station antennas;
- (2) Existing TASFs;
- (3) Proposed TASFs (concealed and non-concealed);

# Attachment D

12-31-08

facilities will not cause radio frequency interference with the County's public safety telecommunications equipment and will implement appropriate technical measures, as described in antenna element replacements, to attempt to prevent such interference.

- (4) Whenever the County has encountered radio frequency interference with its public safety telecommunications equipment, and it believes that such interference has been or is being caused by one or more antenna arrays, the following steps shall be taken:
  - (a) The County shall provide notification to all wireless service providers operating in the County of possible interference with the public safety telecommunications equipment, and upon such notifications, the owners shall use their best efforts to cooperate and coordinate with the County and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety "Best Practices Guide," released by the FCC in February 2001, including the "Good Engineering Practices," as may be amended or revised by the FCC from time to time.
  - (b) If any equipment owner fails to cooperate with the County in complying with the owner's obligations under this section or if the FCC makes a determination of radio frequency interference with the County public safety telecommunications equipment, the owner who failed to cooperate and/or the owner of the equipment which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the County for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the County to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Best Practices Guide" within twenty-four (24) hours of County's notification.

(Ord. 9-21-11)

## **Sec. 22-27-13. Publicly-owned property.**

- (1) Pursuant to applicable law, the County may contract with a third party to administer publicly-owned sites for purposes of developing the sites as part of a master telecommunications plan, consistent with the terms of this Article. Except as specifically provided herein, the terms of this Article, and the requirements established thereby, shall be applicable to all TASFs to be developed or collocated on County-owned sites.





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# COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SDP 16:09  
**Tax Map:** Tax Map 43, Section A, Parcel 22

**From:** James Newman  
**District:** Fork Union  
**Date:** July 27, 2016

**General Information:** This item is scheduled to be heard by the Planning Commission on Wednesday, July 27, 2016 at 7:00 p.m. in the Circuit Courtroom of the Fluvanna County Courts Building.

**Owner:** County of Fluvanna, VA

**Applicant/Representative:** Steven M. Nichols/ Cheryl Elliott

**Requested Action:** Approval of a Site Development Application to construct a 300' self-support lattice tower and peripheral ground-equipment with respect to a portion of 7.6 acres of Tax Map 43, Section A, Parcel 22. (Attachment A)

**Location** The property is zoned A-1, Agricultural General, and is located approximately a half-mile from the intersection of Wilmington Road (State Route 608) and Cedar Lane Road (State Route 659). The property is located in the Fork Union Election District.

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

**Existing Land Use:** School building

**Adjacent Land Uses:** Adjacent properties are zoned A-1, Agricultural, General

**Comprehensive Plan:** Rural Preservation Community Planning Area

**Zoning History:** None.

**Analysis:**

In accordance with Sec. 22-27-10 (3), and Sec. 22-27-10.3 (2), of the telecommunications facilities ordinance, the applicant is requesting sketch plan approval to construct a 300' self-support lattice tower and peripheral ground-equipment on a portion A-1 zoned property, approximately 7 acres in size. According to the submitted sketch plan, the applicant is proposing to construct the tower in support of the County Emergency Services Communication System. Along with the tower, a 12'x16' pre-fabricated concrete shelter is proposed to house the ground equipment required to operate the tower. There will also be a 1,000 gallon propane tank on site. All will be located within a 75'x75' tower and equipment compound area.

The proposed tower is an integral part of the County's comprehensive Emergency Services Communication System, however the tower will be designed for a minimum of three (3) future co-locations also. In accordance with Sec. 22-27-1, (8), (13), and (14), the proposed lattice tower will:

- Accommodate the growing need and demand for telecommunications services;
- Encourage the use of public lands, buildings, and emergency services facilities as locations for telecommunications infrastructure demonstrating where possible concealed technologies and revenue generating methodologies
- Be compatible with the goals and objectives of the 2015 Comprehensive Plan

(Attachment C)

**Sec. 22-27-3. Exempt telecommunications antenna support facilities.**

Sec. 22-27-3.(2)B. of the County Telecommunications Facilities Ordinance states, "A government-owned Telecommunications Antenna Support Facility (TASF) is exempt from the provisions of this article if, "erected for the purposes of installing antenna(s) and ancillary equipment necessary to provide telecommunications for public health and safety". Therefore, the Zoning Administrator has determined that the proposed lattice tower is exempt from the Special Use Permit process on the qualifier that its purpose is for public health and safety.

**Sec. 22-27-9.8.B Additional Development Standards for non-concealed telecommunications antenna support facility**

Sec. 22-27-9.8.B.(1) of the County Telecommunications Facilities Ordinance states, "It is intended that all new non-broadcasting TASFs, other than amateur radio towers, be 199 feet or less in height. However, should here be a demonstrated need for a TASF in excess of 199 feet, under no circumstance shall any non-broadcast or non-emergency service facility exceed 250 feet in height". This tower meets an exceptional need of providing Public Safety infrastructure. Therefore, the height may exceed 199 feet. The Zoning Administrator has determined that the proposed lattice tower is exempt from this height restriction on the qualifier that its purpose is for public health and safety.

Sec. 22-27-13.(1) Publicly-owned property.

*“Pursuant to applicable law, the County may contract with a third party to administer publicly-owned sites for purposes of developing the sites as part of a master telecommunications plan, consistent with the terms of this Article. Except as specifically provided herein, the terms of this Article, and the requirements established thereby, shall be applicable to all TASF’s to be developed or collocated on County-owned sites.”*

(Attachment D)

In accordance with Sec. 22-27-9.8.B.(2), the nearest dwelling must be located at least a minimum of 500 feet from the tower. This requirement has been met; the nearest dwelling is approximately 1,300 feet away from the proposed tower site.

*Parking/Roads*

Site access is proposed via a 15-foot wide gravel access drive that would split off from the existing drive in area. Per Sec. 22-27-9.8(12), one (1) parking space is required for each TASF development area. The space shall be provided within the leased area, or equipment compound or the development area as defined on the site plan. The site plan has a proposed 20’ wide x 50’ long parking and turnaround area.

*Landscaping/Screening*

In accordance with Sec. 22-27-9.8. (4), (5) and (6), *“cabinets shall not be visible from pedestrian views. Cabinets may be provided within the principal building, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound”*. Also, *“all equipment compounds shall be enclosed with an opaque fence. Alternative equivalent screening may be approved through the site plan approval process described in “Buffers”. Buffers shall be provided as described in Article 24 of this ordinance”*. The applicant has been advised that ground equipment should be screened, and screening in accordance with the ordinance may be demonstrated on the final site development plan.

*Stormwater Management*

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

**Technical Review Committee**

This item was presented before the Technical Review Committee on July 14, 2016. There was one comment from the Environmental Health Department, delivered via email on July 15, 2016:

*“Attached is the septic repair permit that was issued in 1976. Steps should be taken to assure that the proposed tower does not infringe on existing drainfield site.” (Attachment E)*

**Conclusion:**

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

**Recommended Conditions:**

1. Meeting all final site plan requirements which include, but are not limited to, providing parking and screening,
2. Meet all required Erosion and Sedimentation Control regulations.
3. Tower compound placement must avoid existing drainfield

**Suggested Motion:**

I move to approve SDP 16:09, a sketch plan to construct a 300 foot tall self-support lattice tower and peripheral ground-equipment with respect to a portion of 7.6 acres of Tax Map 43, Section A, Parcel 2, subject to the three (3) conditions listed in the staff report.

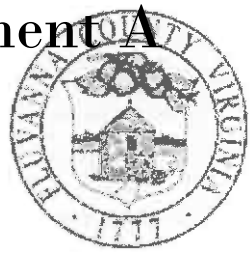
**Attachments:**

- A – Application
- B – Aerial Vicinity Map
- C - Site sketch plan
- D – Sec. 22-27-3.(2)B., and Sec. 22-27-13 (1) of the Telecommunications Facilities Ordinance
- E- Environmental Health Dept comments from TRC

Copy:

Owner: County of Fluvanna Emergency Services Coordinator – representative Cheryl Elliott

File



COMMONWEALTH OF VIRGINIA  
 COUNTY OF FLUVANNA  
 Site Development Application

**Owner of Record:** County of Fluvanna VA      **Applicant of Record:** Steven M. Nichols  
 E911 Address: 132 Main Street, Palmyra, VA 22963      E911 Address: 132 Main Street, Palmyra, VA 22963  
 Phone: 434-591-1910      Fax: 434-591-1913      Phone: 434-591-1910      Fax: 434-591-1913  
 Email: celliott@fluvannacounty.org      Email: snichols@fluvannacounty.org

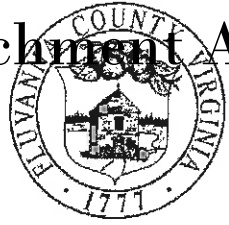
**Representative:** Robert Kirk      **Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.**  
 E911 Address: 2712 Mattlyn Ct., Raleigh, NC 27163      Is property in Agricultural Forestal District?  No  Yes  
 Phone: 919-624-1212      Fax: n/a      If Yes, what district: \_\_\_\_\_  
 Email: bkirk@mhcinc.net

**Tax Map and Parcel(s):** 43 A 22      **Deed Book Reference:** DB934-130  
**Acreage:** 7.6 ac      **Zoning:** A-1      Deed Restrictions?  No  Yes (Attach copy)  
 Location: 563 Wilmington Road, Palmyra, VA 22963

Description of Property: former Columbia Elementary School property  
 Proposed Structure: 300' self-supported lattice tower for the new E911 Radio Communications System  
 Dimensions of Building: Will install a 300' self supported tower, 12'x16' pre-fabricated concrete shelter, a 50KW      Lighting Standards on Site:  No  Yes  
 # of Employees: 0      # of Parking Spaces: 0  
 Noise Limitations: None

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.  
 Steven M. Nichols      [Signature] 2/5/16  
 Applicant Name (Please Print)      Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>July 14, 2016</u>	Fee Paid: <u>/</u>	Application #: <u>SDP 16 : 09</u>
Election District: <u>Fourth Union</u>	Planning Area: <u>Rural Preservation</u>	Number of Lots: _____
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		



**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

**MEMORANDUM**

**Date:** July 5, 2016  
**From:** Cheryl J. Elliott  
**To:** Jason Stewart, Roger Black, Florin Moldovan, Amy Helfrich  
**Subject:** WAIVER OF FEES FOR RADIO PROJECT

Just a reminder that the Board of Supervisors approved the fee waiver for the Radio Project in their May 4, 2016 Board meeting:

<p>E911 Tower Planning/E&amp;S Fee Waiver: Waived all County-assessed building, E&amp;S, and planning/zoning fees associated with the construction of the three public safety towers, site and antenna modifications for co-located commercial towers, and any upgrades to the E911 Dispatch Center.</p>	<p><b><u>BOARD</u></b> <b><u>APPROVED</u></b> <b>5-0</b></p>
--	--

Upcoming in July: Site development and subsequent construction of two new towers at the County Landfill and Columbia Elementary School properties.

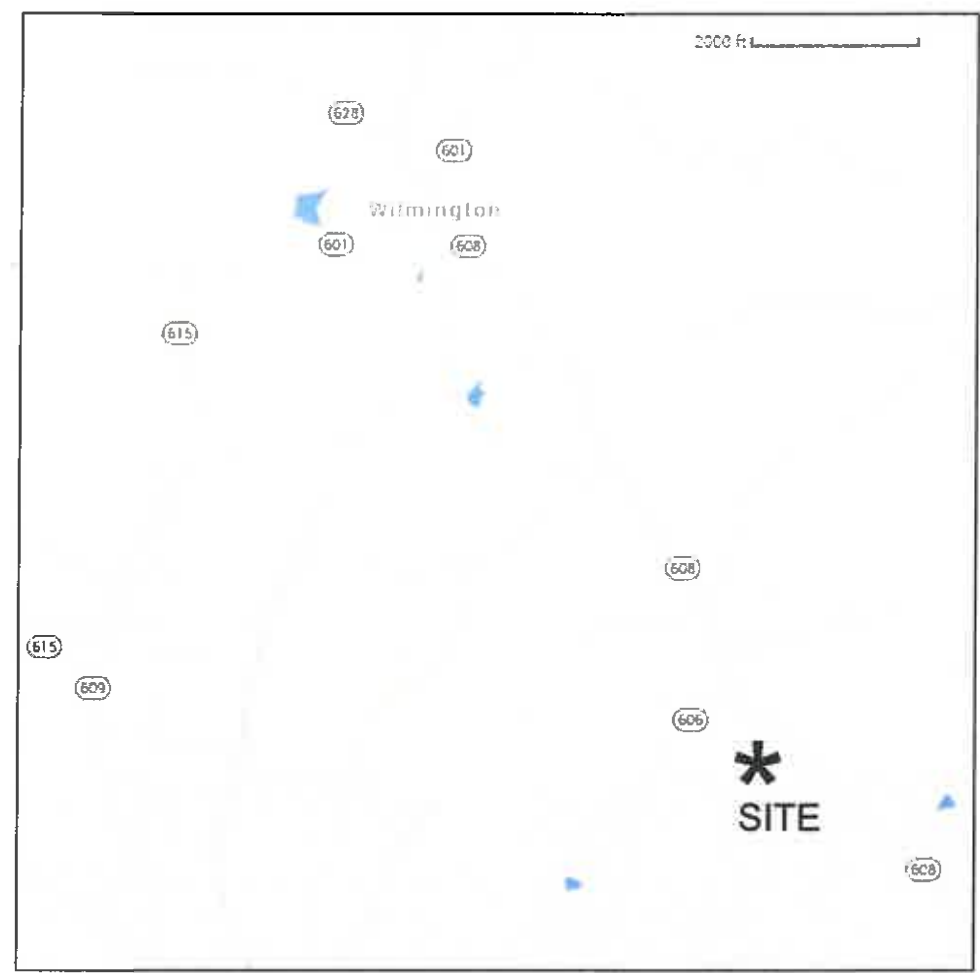
Upcoming in August: Site development and subsequent construction of the new tower near Lake Monticello (site TBD).

Let me know if I can further assist.

Cheryl

# Attachment B





FLUVANNA COUNTY, VA  
 OFFICE OF EMERGENCY SERVICES  
 132 MAIN ST.  
 P.O. BOX #540  
 PALMYRA, VA 22963  
 PHONE: (434) 591-1910

# COLUMBIA DISTRICT ELEMENTARY SCHOOL

563 WILMINGTON RD.  
 PALMYRA, VIRGINIA 22963  
 LAT: 37° 49' 52.26"N  
 LONG: 78° 11' 11.79"W

PROPOSED 300'-0" TALL SELF-SUPPORTED TOWER  
 HIGHEST APPURTENANCE = 320'-0"

**SITE CONTACT:**

PROJECT MANAGER:  
 RON GUTHRIE  
 7031 COLUMBIA GATEWAY DR.,  
 3rd FLOOR  
 COLUMBIA, MD 21046-2289  
 PHONE: (434) 525-2270

**UTILITY CONTACTS:**

ELECTRIC:  
 CENTRAL VIRGINIA ELECTRIC COOPERATIVE  
 32 COOPERATIVE WAY  
 PALMYRA, VA 22963  
 PHONE: (434) 589-8342

CALL BEFORE YOU DIG: MISS UTILITY OF VIRGINIA  
 LAW REQUIRES THAT THE CONTRACTOR NOTIFY  
 THE APPROVED NOTIFICATION CENTER NOT LESS  
 THAN TWO (2) WORKING DAYS PRIOR, BUT NOT  
 MORE THAN TEN (10) WORKING DAYS PRIOR TO  
 EXCAVATION OR DEMOLITION ACTIVITIES.  
 VIRGINIA: 1-800-552-7001 OR 811

**PROPERTY OWNER:**

BOARD OF SUPERVISORS  
 COUNTY OF FLUVANNA, VA.  
 P.O. BOX 540  
 PALMYRA, VA 22963

**PARCEL INFORMATION:**

JURISDICTION: COUNTY OF FLUVANNA, VA  
 PARCEL ID NUMBER: 43-A-11  
 PARCEL REFERENCE: DB934 PG 130  
 PARCEL ACREAGE: 7.6 ACRES  
 PARCEL ZONING: A-1  
 PARCEL DISTRICT: 04  
 CURRENT USE: COUNTY SCHOOL (ABANDONED)

PROPOSED USE: UNMANNED EMERGENCY 911  
 TELECOMMUNICATIONS RELAY TOWER, ONE  
 11'-8" x 24'-0" EQUIPMENT AND STORAGE  
 BUILDING, PARKING AND TURN-AROUND AREA.

**ENGINEER:**

KCI TECHNOLOGIES, INC.  
 4601 SIX FORKS RD., SUITE 220  
 RALEIGH, NC 27609  
 (919) 783-9214  
 ERIC S. KOHL, VA LICENSE #35675

**NOTES:**

CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.  
 KEEP GATES AND/OR DOORS LOCKED AT ALL TIMES.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING  
 DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL  
 IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY  
 DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR  
 BE RESPONSIBLE FOR SAME.

- T-1 COVER SHEET
- T-2 GENERAL REQUIREMENTS
- C-1 SITE OVERVIEW
- C-2 SITE PLAN AND NOTES
- C-3 COMPOUND PLAN
- C-4 TOWER ELEVATION AND NOTES
- D-1 CONSTRUCTION DETAILS

NO.	DATE	REVISION
90%	07/11/2016	90% SITE PLAN DRAWINGS SUBMISSION

SUITE 220, LANDMARK CENTER II,  
 4601 SIX FORKS ROAD  
 RALEIGH, NORTH CAROLINA 27609  
 (919) 783-9214  
 ENGINEERS • PLANNERS • ECOLOGISTS

MOTOROLA SOLUTIONS, INC.  
 7031 COLUMBIA GATEWAY DR.,  
 3rd FLOOR  
 COLUMBIA, MD 21046-2289  
 CONTACT: RON GUTHRIE  
 PHONE: (434) 525-2270

COLUMBIA DISTRICT  
 ELEMENTARY SCHOOL  
 563 WILMINGTON RD.  
 PALMYRA, VIRGINIA 22963  
 FLUVANNA COUNTY, VA

DATE OF ORIGINATION : 06/01/2016

DRAWN BY : TNW      APPROVED BY :  
 CHECKED BY :      KCI# : 0214-7855-x

FLUVANNA COUNTY, VA  
 OFFICE OF EMERGENCY  
 SERVICES  
 132 MAIN ST.  
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 PALMYRA, VA 22963  
 PHONE: (434) 591-1910

COVER SHEET

T-1

SEAL



# Attachment C

## GENERAL REQUIREMENTS:

**1. GENERAL**

**1.1 SUMMARY OF WORK**

**A. THE WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO, THE INSTALLATION OF NEW TELECOMMUNICATIONS TOWER AND EQUIPMENT SHELTER WITHIN A FENCED EQUIPMENT COMPOUND, ANTENNAS AND LINES, GROUNDING AND ELECTRICAL WORK, ETC., ASSOCIATED WITH THE SHELTER AS INDICATED ON DRAWINGS AND AS SPECIFIED HEREIN. CONTRACTOR SHALL SUPPLY ALL PERMANENT MATERIALS OR EQUIPMENT REQUIRED AND ALL LABOR, EQUIPMENT, TOOLS, UTILITIES, MINOR HARDWARE MATERIALS, TRANSPORTATION AND FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF SERVICES AND INSTALL WORK, WHETHER TEMPORARY OR PERMANENT. CONTRACTOR SHALL BE OBLIGATED TO PERFORM ALL THE WORK OUTLINED IN THESE DRAWINGS IN ACCORDANCE WITH THE CONTRACT AGREEMENT, FEDERAL REGULATIONS, STATE REQUIREMENTS, LOCAL CODES, COMMERCIAL/INDUSTRY STANDARDS, DETAILED IN THE LISTED DOCUMENTS REGARDING STANDARDS OF WORK, THE MORE STRINGENT CRITERIA SHALL APPLY. ANY ADDITIONAL COSTS OR DELAYS RESULTING FROM CORRECTION OF THE WORK TO COMPLY WITH THE ABOVE REQUIREMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**

**B. THE TOTAL DISTURBED AREA IS 7,648.31sf.**

**1.2 SITE VISIT**

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE ITSELF WITH THE SCOPE OF WORK REQUIRED PER THE DRAWINGS AND ALL LOCAL CONDITIONS AND LAWS AND REGULATIONS THAT MAY IN ANY MANNER AFFECT THE PRICE, PROGRESS AND PERFORMANCE OF WORK, INCLUDING ANY COSTS ASSOCIATED WITH IT. THE CONTRACTOR ALSO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND NOTIFY THE MOTOROLA REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.

**1.3. STANDARDS AND CODES**

THE FOLLOWING DOCUMENTS (LATEST REVISION) SHALL BE CONSIDERED TO BE SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. IN THE EVENT OF CONFLICT BETWEEN THE REQUIREMENTS OF THIS SPECIFICATION AND THE REQUIREMENTS OF THE REFERENCED DOCUMENTS, THE STRICTER SPECIFICATION SHALL GOVERN. WHERE PROVISIONS OF THE CODES AND STANDARDS ARE IN CONFLICT WITH THE BUILDING CODE IN FORCE FOR THIS PROJECT, THE BUILDING CODE SHALL GOVERN.

**A. AMERICAN CONCRETE INSTITUTE:**

- \* ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- \* ACI 305 "HOT WEATHER CONCRETING"
- \* ACI 306 "COLD WEATHER CONCRETING"
- \* ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
- \* ACI 614 "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE"
- \* ACI 311 "RECOMMENDED PRACTICE FOR CONCRETE INSPECTION"
- \* ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES"
- \* ACI 613 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE"

**B. AMERICAN NATIONAL STANDARDS INSTITUTE:**

- \* ANSI Z359 REQUIREMENTS FOR PERSONAL FALL ARREST SYSTEMS, SUBSYSTEMS, AND COMPONENTS
- \* ANSI Z87.1 OCCUPATIONAL AND EDUCATIONAL EYE AND FACE PROTECTION
- \* ANSI Z89.1 PROTECTIVE HEADWEAR FOR INDUSTRIAL WORKERS - REQUIREMENTS
- \* ANSI/IEEE C95.1 SAFETY LEVELS WITH RESPECT TO HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY
- \* ANSI/TIA/EIA STANDARD 222: STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

**C. AMERICAN INSTITUTE OF STEEL CONSTRUCTION:**

- \* AISC MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: LATEST EDITION

**D. AMERICAN SOCIETY FOR TESTING AND MATERIALS:**

- \* ASTM A615 - "SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT"
- \* ASTM C94-80 - "SPECIFICATION FOR READY-MIX CONCRETE"
- \* ASTM C39-77 - "SPECIFICATION FOR TEST FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN"
- \* ASTM C33 - "SPECIFICATION FOR CONCRETE AGGREGATES"
- \* ASTM C150 - "SPECIFICATION FOR PORTLAND CEMENT"
- \* ASTM C172 - "SAMPLING FRESH CONCRETE"
- \* ASTM C143 - "SLUMP OF PORTLAND CEMENT CONCRETE"
- \* ASTM D698-91 - "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT"
- \* ASTM D1556-64 - "DENSITY OF SOIL IN PLACE BY THE SAND-CONE METHOD"
- \* ASTM D1557 - "TEST FOR MOISTURE-UNIT WEIGHT RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10-LB. HAMMER AND 18-IN. DROP" PROCEDURE C.
- \* ASTM D2487 - "STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)"
- \* ASTM D2922 - "DENSITY OF SOIL AND SOIL AGGREGATE IN PLACE BY NUCLEAR METHODS SHALLOW DEPTH"
- \* ASTM D2940 - "STANDARD SPECIFICATION FOR GRADED AGGREGATE MATERIAL FOR BASES OR SUB-BASES FOR HIGHWAYS OR AIRPORTS"

**E. AMERICAN WELDING SOCIETY:**

- \* AWS D12.1 - "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION"

**F. CONCRETE REINFORCING STEEL INSTITUTE:**

- \* "MANUAL OF STANDARD PRACTICE"

**G. FEDERAL AVIATION ADMINISTRATION:**

- \* DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, AC 70/7460-1K: OBSTRUCTION MARKING & LIGHTING.
- \* DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, 150-5345-43, FAA/ DOD SPECIFICATION L-864: FLASHING RED OBSTRUCTION LIGHTING.

**H. FEDERAL COMMUNICATIONS COMMISSION:**

- \* FEDERAL COMMUNICATIONS COMMISSION - RULES AND REGULATIONS PART 17: CONSTRUCTION, MARKING AND LIGHTING OF ANTENNA STRUCTURES.

**I. STRUCTURAL STEEL PAINTING COUNCIL:**

- \* SPCC-SP-1-63: SPECIFICATION FOR PAINTING STEEL STRUCTURES.

**J. MOTOROLA R56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES (LATEST REVISION).**

**K. MOTOROLA'S CIVIL WORKS BID SPECIFICATIONS**

**L. NATIONAL FIRE PROTECTION ASSOCIATION:**

- \* NFPA 1 - FIRE PREVENTION CODE
- \* NFPA 70 - NATIONAL ELECTRICAL CODE
- \* NFPA 101 - LIFE SAFETY CODE
- \* NFPA 111 - STANDARD ON STORED ELECTRICAL ENERGY, EMERGENCY AND STANDBY POWER SYSTEMS
- \* NFPA 780 - STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS

**M. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION:**

- \* OSHA 1926
- \* OSHA DIRECTIVES CPL 2-1.29 - INTERIM INSPECTION PROCEDURES DURING COMMUNICATION TOWER CONSTRUCTION ACTIVITIES.

**N. STANDARD BUILDING CODE:**

- \* SCC SECTION 1607 EARTHQUAKE LOADS. ASCE-7 MAP MAY BE USED IN DETERMINING COEFFICIENT VALUES FOR A, AND AV.

**O. VIRGINIA UNIFORM STATEWIDE BUILDING CODE (LATEST EDITION).**

**1.4. NOTICE TO PROCEED**

WHEN THE SITE IS READY FOR INSTALLATION, MOTOROLA SHALL ISSUE A NOTICE TO PROCEED TO THE CONTRACTOR. UPON RECEIPT OF THE NOTICE TO PROCEED, THE CONTRACTOR SHALL SUBMIT TO MOTOROLA A SCHEDULE REFLECTING THE WORK PLAN. THE CONTRACTOR SHALL ADVISE THE MOTOROLA REPRESENTATIVE IMMEDIATELY OF ANY SCHEDULE CHANGES. THE CONTRACTOR SHALL ADJUST HIS WORK, AS REQUIRED, TO COORDINATE WITH THE MOTOROLA INSTALLATION TEAM IF THE SCHEDULES OVERLAP.

**1.5. MOTOROLA REPRESENTATIVE:**

MOTOROLA SHALL DESIGNATE A REPRESENTATIVE. THIS PERSON IS THE ONLY CONTACT POINT AUTHORIZED TO MAKE ANY CHANGES TO THE CONTRACT PROVISIONS OR THE PLANS AND SPECIFICATIONS. ANY CHANGES MADE BY THE CONTRACTOR ARE AT THE CONTRACTOR'S RESPONSIBILITY AND RISK.

**1.6. CONTRACTORS FIELD REPRESENTATIVE**

CONTRACTOR SHALL ASSIGN A FIELD REPRESENTATIVE WHO IS FAMILIAR WITH THESE SPECIFICATIONS AND WILL REPRESENT THE CONTRACTOR AND HAVE THE AUTHORITY TO ACT FOR THE CONTRACTOR AND SUPERVISE ALL CONSTRUCTION ACTIVITIES. THE FIELD REPRESENTATIVE SHALL BE AVAILABLE WHEN CONSTRUCTION ACTIVITIES BEGIN. THE FIELD REPRESENTATIVE SHALL BE THE PRIMARY POINT OF CONTACT FOR MOTOROLA DURING THE CONSTRUCTION PHASE OF THE WORK.

**1.7. PROJECT MEETINGS**

THE CONTRACTOR SHALL CONDUCT THE INITIAL (PRE-CONSTRUCTION) MEETING (INCLUDING ALL SUB-CONTRACTORS) WITH THE MOTOROLA REPRESENTATIVE WITHIN TWO WEEKS AFTER AWARD OF THE CONTRACT. SUBSEQUENTLY, THE CONTRACTOR SHALL PROVIDE PROGRESS SCHEDULE UPDATES TO MOTOROLA ON A WEEKLY BASIS.

**1.8. MATERIALS**

CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AS REQUIRED FOR COMPLETE SYSTEMS INCLUDING: ALL PARTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER SPECIFICALLY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO MOTOROLA'S ACCEPTANCE.

MATERIALS AND WORKMANSHIP SHALL BE THE BEST OF THEIR RESPECTIVE KINDS (AS DEFINED BY INDUSTRY STANDARDS), FREE OF DEFECTS AND ALL MATERIALS SHALL BE NEW AND UNUSED IN ALL CASES, UNLESS OTHERWISE SPECIFIED. WHERE THE NAME OF A CONCERN OR MANUFACTURER IS MENTIONED ON DRAWINGS OR IN SPECIFICATIONS IN REFERENCE TO A REQUIRED SERVICE OR PRODUCT, AND NO QUALIFICATIONS OR SPECIFICATION OF SUCH IS INCLUDED, THEN THE MATERIAL SPECIFICATIONS, DETAILS OF MANUFACTURE, FINISH, ETC., SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD PRACTICE, DIRECTION OR SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

**1.9. VERIFICATION OF EXISTING CONDITIONS**

BEFORE STARTING ANY OPERATION, THE CONTRACTOR SHALL EXAMINE EXISTING WORK PERFORMED BY OTHERS, TO WHICH ITS WORK IS TO ADJOIN OR BE APPLIED, AND SHALL REPORT TO MOTOROLA PROJECT MANAGER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS WORK. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND / OR AS PROVIDED BY MOTOROLA. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS, OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE MOTOROLA REPRESENTATIVE IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED. FAILURE TO NOTIFY THE MOTOROLA REPRESENTATIVE OF DEFICIENCIES, ERRORS OR FAULTS PRIOR TO COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS OF UNSUITABILITY, ERRORS, OMISSIONS OR INACCURACIES.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRESERVING ALL ESTABLISHED SURVEY CONTROL POINTS. IF THE CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS MOVE OR DESTROY ANY SURVEY CONTROL POINTS, THE COST INCURRED BY THE LAND OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.

**1.10. PERMITS**

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL MEET ALL OF THE REGULATORY REQUIREMENTS OF THE JURISDICTION GOVERNING CONSTRUCTION.

**1.11. SITE INSPECTION BY MOTOROLA**

THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ARRANGING WITH MOTOROLA FOR AN INSPECTION PRIOR TO COVERING UP ALL WORK THAT WILL BE COVERED IN FINISHED CONDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE THE SEQUENCE OF WORK AND REQUEST THE INSPECTIONS IN A TIMELY MANNER. THE CONTRACTOR SHALL NOT REQUEST AN INSPECTION UNLESS ALL OF THE RELATED WORK HAS BEEN COMPLETED. WORK SHALL NOT PROCEED TO THE NEXT STEP UNTIL THE PREVIOUS STEP HAS BEEN INSPECTED AND APPROVED BY THE LOCAL INSPECTORS AND THE MOTOROLA REPRESENTATIVE. THE PRESENCE OF THE OWNER OR MOTOROLA REPRESENTATIVE ON THE JOB SITE IN NO WAY RELIEVES THE CONTRACTOR OF THE ASSOCIATED RESPONSIBILITIES OF THE JOB. ANY WORK WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE CORRECTED OR REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.

THE FOLLOWING INFORMATION IS INCLUDED AS A GUIDE TO THE CONTRACTOR TO ASSIST IN DETERMINING THE TYPE AND FREQUENCY OF INSPECTIONS. THE LISTED INSPECTIONS REPRESENT THOSE REQUIRED FOR SMALL OR SIMPLE PROJECTS. LARGE OR COMPLEX PROJECTS MAY REQUIRE ADDITIONAL INSPECTIONS DEPENDING ON THE SEQUENCE OF WORK.

- \* FOUNDATIONS EXCAVATION AND REBAR: TO BE MADE AFTER TRENCHES ARE EXCAVATED AND FORMS ERECTED, REINFORCEMENT PLACED, COMPACTION TESTED, SOIL TREATED, VAPOR BARRIER PLACED, AND ESSENTIALLY READY FOR CONCRETE PLACEMENT.
- \* GROUNDING: TO BE MADE AFTER THE BELOW GROUND CADWELD CONNECTIONS HAVE BEEN COMPLETED, PRIOR TO COVERING UP TRENCHES.
- \* ELECTRICAL WORK WITHIN WALLS: TO BE MADE AFTER THE ROOF, FRAMING, FIREBLOCKING AND BRACING IS IN PLACE PRIOR TO INSTALLATION OF INSULATION OR WALL/CEILING MEMBRANES.

AS A GENERAL RULE, THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO MOTOROLA FOR INSPECTION OF ALL WORK PRIOR TO CONCEALMENT. THE CONTRACTOR HAS RESPONSIBILITIES RELATIVE TO ALL TYPES OF INSPECTIONS AND IS RESPONSIBLE FOR CONTACTING ALL OF THE INSPECTING ENTITIES TO DETERMINE HIS RESPONSIBILITIES. ALL OF THESE INSPECTING ENTITIES HAVE UNIQUE AND SEPARATE RESPONSIBILITIES. ONE INSPECTION FROM AN ENTITY WILL NOT SUBSTITUTE FOR AN INSPECTION FROM ANOTHER ENTITY.

**1.12. SAFETY**

THE CONTRACTOR, HIS EMPLOYEES, ANY SUB-CONTRACTORS, VENDORS, THEIR RESPECTIVE EMPLOYEES AND CONTRACTOR'S VISITORS SHALL COMPLY WITH ALL SAFETY STANDARDS, ACCIDENT PREVENTION REGULATIONS AND ENVIRONMENTAL REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES HAVING JURISDICTION AND SHALL AT ALL TIMES CONDUCT ALL OPERATIONS UNDER THE CONTRACT IN A MANNER TO AVOID THE RISK OF ANY SAFETY PROGRAMS AND/OR RULES PROMULGATED BY OWNER AND/OR MOTOROLA.

**1.13. ELECTROMAGNETIC EMISSIONS**

THE CONTRACTOR SHALL ACKNOWLEDGE ALL OR PORTIONS OF THE WORK MAY INVOLVE POSSIBLE EXPOSURE OF CONTRACTOR, SUB-CONTRACTORS, AND THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES AND OTHER VISITORS TO THE JOBSITE AND/OR MOTOROLA PREMISES TO ELECTRO-MAGNETIC ENERGY (EME) WHILE PERFORMING WORK UNDER THIS CONTRACT, ESPECIALLY IF WORK IS PERFORMED ON EXISTING ANTENNA TOWERS OR BUILDING TOPS WHERE ANTENNAS ARE LOCATED. THE CONTRACTOR REPRESENTS THAT CONTRACTOR, SUBCONTRACTORS, AND ALL OF THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES, AND OTHER AUTHORIZED REPRESENTATIVES WHO ARE PERFORMING SERVICES UNDER THIS AGREEMENT WILL COMPLY WITH ALL ANSI AND ANY OTHER APPLICABLE EME STANDARDS, RULES OR REGULATIONS, INCLUDING, BUT NOT LIMITED TO THOSE RULES OR REGULATIONS IMPOSED OR SUGGESTED BY MOTOROLA, IF ANY.

THE CONTRACTOR SHALL ADHERE TO ALL OSHA RULES, REGULATIONS AND ADOPTED POLICIES. ALL CONTRACTOR PERSONNEL SHALL HAVE UNDERGONE ELECTROMAGNETIC ENERGY (EME) TRAINING FOR PERSONNEL WORKING IN THE VICINITY OF ACTIVE ANTENNAS. AS SUCH IT IS RECOMMENDED THAT RF MONITORS BE USED BY THE TOWER PERSONNEL TO MONITOR EXPOSURE LEVELS. IF EME LEVELS AT THE SITE EXCEED THE MAXIMUM PERMISSIBLE EXPOSURE LIMITS, THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUALS RESPONSIBLE FOR USE OF THE TRANSMITTER TO MAKE SURE THAT THE EQUIPMENT IS DEACTIVATED BEFORE WORK CAN BE RESUMED, WITHOUT CAUSING A SERIOUS DISRUPTION OF THE SERVICE.

**1.14. SITE CLEANUP**

THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, VEGETATION, AND RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. WHENEVER THE WORK-SITE IS LEFT UNATTENDED, THE CONTRACTOR SHALL BLOCK THE OPENING WITH WARNING TAPE TO DISCOURAGE TRESPASSING. THE PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE AT THE CONCLUSION OF SITE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE GRADING AND SEEDING OF THE DISTURBED SOIL. THE CONTRACTOR SHALL USE LOCAL GRASS SEED TO STABILIZE SOIL AND SHALL COVER DISTURBED AREAS WITH HAY MULCH TO REDUCE RUNOFF OF SEDIMENT TO DOWNSTREAM AREAS. THE CONTRACTOR SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION. ALL SLOPES AND DISTURBED AREAS NOT RECEIVING AGGREGATE SURFACING ARE TO BE PREPARED AND BROADCAST SEEDING AND FERTILIZED FOR EROSION PROTECTION. SEEDING FOR AREAS DISTURBED SHALL BE ESTABLISHED SEASONALLY AS REQUIRED BY LOCAL CODES.

THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE OR INTERRUPTION OF EXISTING UNDERGROUND OR OVERHEAD ELECTRIC SERVICES, UNDERGROUND GROUNDING AND FUEL LINES, EQUIPMENT AND BUILDINGS ON THE SITE, PLUS OFF SITE SERVICES, BURIED OR OVERHEAD, SURROUNDING THE EXISTING OR EXPANDED COMPOUND. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND MOTOROLA AT NO ADDITIONAL COST TO THE PROPERTY OWNER OR MOTOROLA.

**1.15. FACILITY STARTUP & COMMISSIONING**

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL DEMONSTRATE TO MOTOROLA THAT ALL SYSTEMS AND SUB-SYSTEMS INSTALLED UNDER THIS CONTRACT, OPERATE PROPERLY PRIOR TO THE FINAL ACCEPTANCE INSPECTION. PROVIDE THE OPERATIONS AND MAINTENANCE MANUALS AT THIS TIME.

**1.16. AS-BUILT DRAWINGS**

THE CONTRACTOR SHALL KEEP UP-TO-DATE MARKED UP PRINTS OF THE PROJECT DRAWINGS. UPON COMPLETION OF WORK AT THE SITE, THE CONTRACTOR SHALL REVIEW THE COMPLETE AS-BUILT DRAWINGS, AND ASCERTAIN THAT ALL DATA FURNISHED ON THE DRAWINGS IS ACCURATE AND TRULY REPRESENTS THE WORK AS ACTUALLY INSTALLED. MARKING INDICATING CHANGES TO THE DRAWINGS SHALL BE RED OR GREEN AND CLEARLY VISIBLE. TWO (2) SETS OF AS-BUILT DRAWINGS SHALL BE FURNISHED TO THE MOTOROLA REPRESENTATIVE AT THE COMPLETION OF THE PROJECT. THESE DRAWINGS SHALL ALSO SHOW THE FOLLOWING:

- \* MODIFICATIONS TO SITE LAYOUT
- \* GROUNDING SYSTEM LAYOUT
- \* UNDERGROUND FUEL LINE RUN
- \* UNDERGROUND TELL CO CABLE RUN
- \* UNDERGROUND ELECTRICAL RUN

WHERE THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE SITE EQUIPMENT (SHELTER, ISOLATION TRANSFORMER, GENERATOR, ETC.) THAT REQUIRES PERIODIC MAINTENANCE, THE CONTRACTOR SHALL INCLUDE ALL OPERATION AND MAINTENANCE MANUALS AND ALL AS-BUILT DRAWINGS WHICH FULLY DESCRIBE THE ACTUAL INSTALLED EQUIPMENT.

**1.17. TEST PROCEDURES AND RESULTS**

THE CONTRACTOR IS REQUIRED TO SUBMIT THE RESULTS OF ALL TESTS REQUIRED BY THE PROJECT SPECIFICATIONS AND DRAWINGS THAT FALL WITHIN THE SCOPE OF WORK TO THE MOTOROLA REPRESENTATIVE WITHIN FIVE (5) DAYS OF THE TEST. THE CONTRACTOR IS REQUIRED TO SUBMIT TEST PROCEDURES NINETY (90) DAYS PRIOR TO THE TESTS BEING CONDUCTED. IN GENERAL, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TEST RESULTS:

- \* CONCRETE COMPRESSION TEST FOR ALL CONCRETE WORK.
- \* TIME DOMAIN REFLECTOMETER (TDR)/SWEEP TEST FOR ANTENNA AND TRANSMISSION LINE INSTALLATION WORK.
- \* FUEL LINE LEAKAGE TEST FOR FUEL TANK AND PIPING INSTALLATION WORK.
- \* SLUMP TEST FOR CONCRETE WORK.
- \* GROUNDING RESISTANCE TEST FOR GROUNDING WORK.
- \* ANY OTHER TEST THAT MAY BE REQUIRED.

**1.18. CONTRACT CLOSEOUT**

THE MOTOROLA REPRESENTATIVE WILL PROVIDE A CERTIFICATE OF COMPLETION AND APPROVE FINAL PAYMENT WHEN ALL PUNCH-LIST ITEMS HAVE BEEN CORRECTED AND ALL SYSTEMS ARE ACCEPTABLE. AFTER FINAL PAYMENT, CONTRACTOR WILL SIGN A RELEASE OF LIEN.

**1.19. WARRANTY**


ALL WORK PERFORMED BY THE CONTRACTOR IN COMPLETING THE SCOPE IDENTIFIED ON THE DRAWINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE PROJECT. THIS GUARANTEE SHALL COVER ALL MATERIALS, EQUIPMENT OR WORKMANSHIP WHICH IN THE OPINION OF MOTOROLA IS RENDERED DEFECTIVE OR INFERIOR OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DURING THE GUARANTEE PERIOD. IF, WITHIN THE GUARANTEE PERIOD, REPAIRS OR CHANGES ARE REQUIRED TO CORRECT THE GUARANTEE WORK THEN UPON RECEIPT OF NOTICE, THE CONTRACTOR SHALL PROMPTLY AND WITHOUT EXPENSE TO MOTOROLA OR THE CITY OF SUFFOLK, PROCEED TO:

- \* PLACE IN SATISFACTORY CONDITION ALL OF SUCH GUARANTEED WORK AND CORRECT ALL DEFECTS THEREIN;
- \* MAKE GOOD ALL DAMAGES TO THE STRUCTURE OR SITE OR EQUIPMENT OR CONTENTS THEREOF, WHICH, IN THE OPINION OF MOTOROLA, IS THE RESULT OF THE USE OF MATERIALS, EQUIPMENT, OR WORKMANSHIP WHICH ARE INFERIOR, DEFECTIVE, OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT;
- \* MAKE GOOD ANY WORK, MATERIALS OR EQUIPMENT, AND ADJACENT STRUCTURES DISTURBED IN FULFILLING THE GUARANTEE.

NO.	DATE	REVISION
90%	07/11/2016	90% SITE PLAN DRAWINGS SUBMISSION



SUITE 220, LANDMARK CENTER II,  
4601 SIX FORKS ROAD  
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ENGINEERS • PLANNERS • ECOLOGISTS



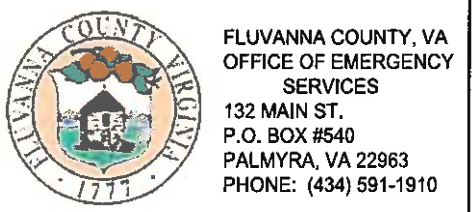
MOTOROLA SOLUTIONS, INC.  
7031 COLUMBIA GATEWAY DR.,  
3rd FLOOR  
COLUMBIA, MD 21046-2289  
CONTACT: RON GUTHRIE  
PHONE: (434) 525-2270

COLUMBIA DISTRICT  
ELEMENTARY SCHOOL  
563 WILMINGTON RD.  
PALMYRA, VIRGINIA 22963  
FLUVANNA COUNTY, VA

DATE OF ORIGINATION : 06/01/2016

DRAWN BY : TNW      APPROVED BY :

CHECKED BY :      KCI# : 0214-7855-x



FLUVANNA COUNTY, VA  
OFFICE OF EMERGENCY  
SERVICES  
132 MAIN ST.  
P.O. BOX #540  
PALMYRA, VA 22963  
PHONE: (434) 591-1910

GENERAL  
REQUIREMENTS

T-2

SEAL:

# Attachment C

## GENERAL NOTES:

1. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
2. HORIZONTAL DATUM IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983 IN US FEET.
3. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
4. REFERENCE: DEED BOOK 934, PAGE 130.
5. THIS PLAN DOES NOT REPRESENT A TITLE SURVEY OF THE PARENT TRACT.
6. FLOOD INSURANCE RATE MAP: 51065C0185C, ZONE X.
7. INFORMATION SHOWN HEREON BASED ON AERIAL PHOTOGRAPHY AND INFORMATION CONTAINED IN THE PUBLIC RECORDS OF THE FRANKLIN CO. REGISTER OF DEEDS AND TAX ASSESSORS OFFICES.
8. LANDOWNER INFORMATION:  
BOARD OF SUPERVISORS  
COUNTY OF FLUVANNA, VA.  
P.O. BOX 540  
PALMYRA, VA 22963

CENTERLINE TOWER DATA	
LAT 37° 49' 52.26" (NAD '83)	LON 78° 11' 11.79" (NAD '83)
AVERAGE GROUND ELEVATION AT CENTERLINE OF PROPOSED TOWER ELEV. = @ 400.00' (NAVD '88)	

TOWER SETBACK	
	DISTANCE
NORTHWEST	886'±
NORTHEAST	148'±
SOUTHEAST	143'±
SOUTHWEST	385'±

## CONTRACTOR NOTES

CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.

CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.

THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.

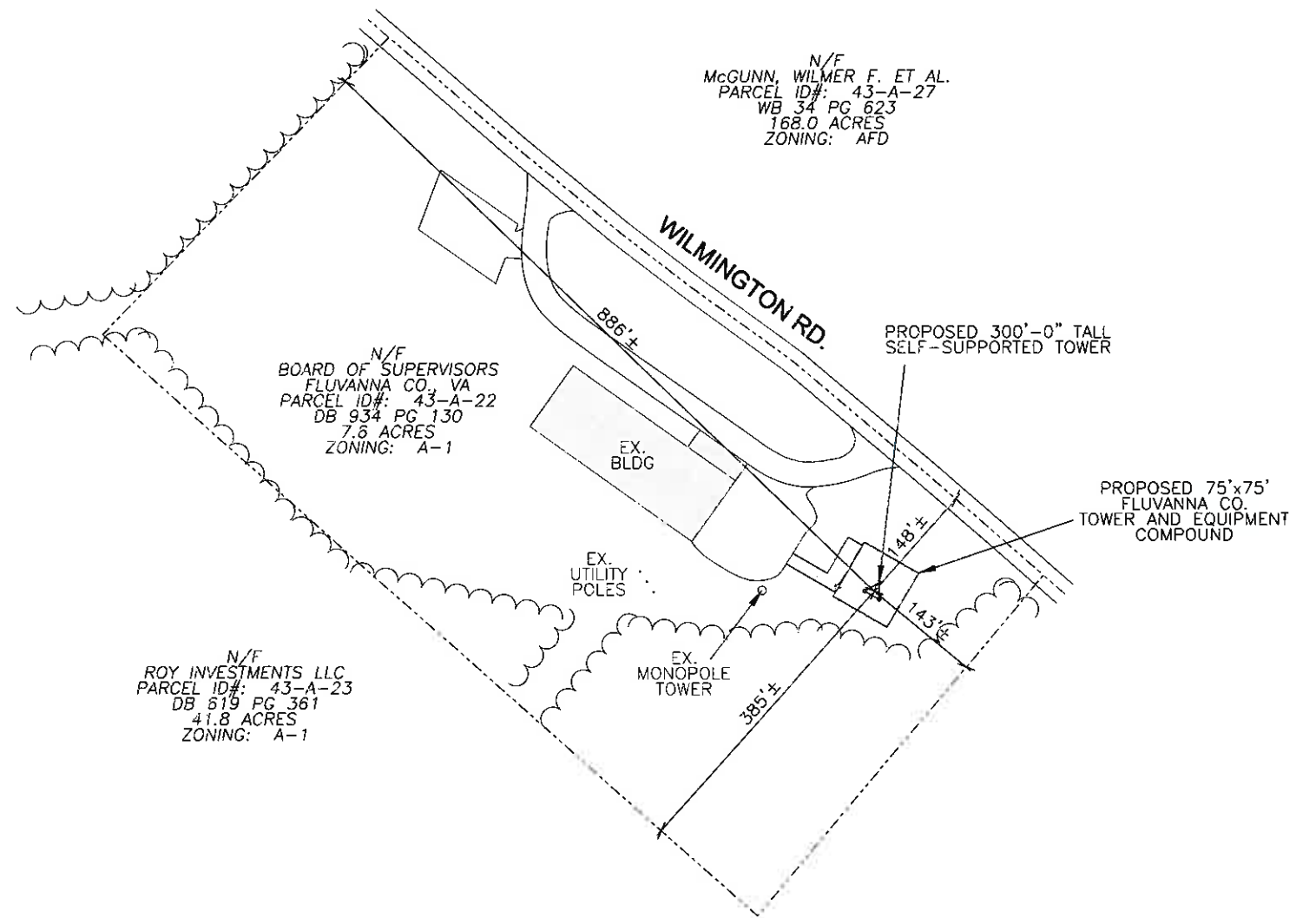
EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

DAMAGE TO UTILITIES OR PROPERTY OF OTHERS BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO LIKE-NEW CONDITION.

NOTIFY "MISS UTILITY OF VIRGINIA" AT 811 OR 1-800-552-7001 - 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



1 SITE OVERVIEW  
C-1 SCALE: 1" = 200'-0"

NO.	DATE	REVISION
90%	07/11/2016	90% SITE PLAN DRAWINGS SUBMISSION

**KCI**  
TECHNOLOGIES

SUITE 220, LANDMARK CENTER II,  
4601 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27609  
(919) 783-9214  
ENGINEERS • PLANNERS • ECOLOGISTS

**MOTOROLA SOLUTIONS**

MOTOROLA SOLUTIONS, INC.  
7031 COLUMBIA GATEWAY DR.,  
3rd FLOOR  
COLUMBIA, MD 21046-2289

CONTACT: RON GUTHRIE  
PHONE: (434) 525-2270

**COLUMBIA DISTRICT  
ELEMENTARY SCHOOL**

563 WILMINGTON RD.  
PALMYRA, VIRGINIA 22963  
FLUVANNA COUNTY, VA

DATE OF ORIGINATION : 06/01/2016

DRAWN BY : TNW      APPROVED BY :

CHECKED BY :      KCI# : 0214-7855-x



FLUVANNA COUNTY, VA  
OFFICE OF EMERGENCY  
SERVICES  
132 MAIN ST.  
P.O. BOX #540  
PALMYRA, VA 22963  
PHONE: (434) 591-1910

SITE OVERVIEW

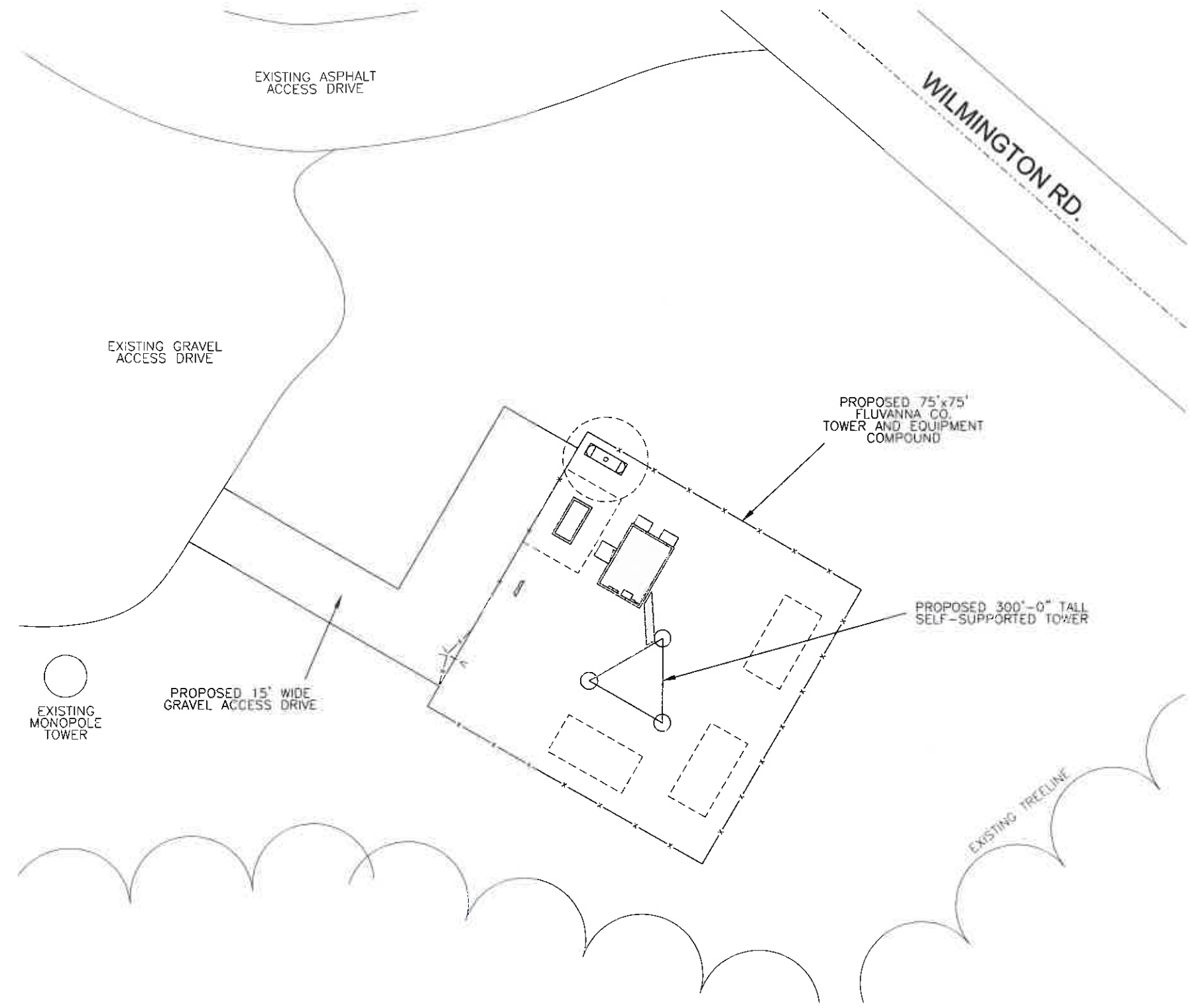
C-1

SEAL:

# Attachment C

## CONSTRUCTION NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND/OR AS PROVIDED BY MOTOROLA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL ESTABLISHED SURVEY CONTROL POINTS. IF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS MOVE OR DESTROY ANY SURVEY CONTROL POINTS, THE COST INCURRED BY THE OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.
3. BEFORE CLEARING, THE CONTRACTOR SHALL ENSURE THAT THE AREA TO BE CLEARED HAS BEEN PROPERLY MARKED BY THE SURVEYORS AND ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITIES HAVE BEEN OBTAINED.
4. THE CONTRACTOR SHALL ENSURE THAT ALL THE TREES, SHRUBS, STUMPS AND OTHER SURFACE OBSTRUCTIONS ARE REMOVED AND DISPOSED OF AT AN APPROVED DUMPSITE.
5. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
6. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS AND EQUIPMENT NOT SHOWN IN THE BILL OF MATERIALS AS OWNER FURNISHED, AND ALL LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
7. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO PERFORMING WORK TO FAMILIARIZE THEMSELVES WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
9. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
10. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, VEGETATION, AND RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
11. SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS.
12. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND MOTOROLA AT NO ADDITIONAL COST TO THE PROPERTY OWNER OR MOTOROLA.
13. WHERE POSSIBLE BY THE LOCAL CODES, AN EPA APPROVED HERBICIDE SHALL BE APPLIED TO ALL AREAS PRIOR TO LAYING DOWN THE GEOTEXTILE FABRIC, THE RATE OF APPLICATION OF THIS HERBICIDE SHALL BE A MIN. OF 10 lbs. OF PRODUCT PER ACRE, UNLESS OTHERWISE REQUIRED BY LOCAL CODES OR MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL CHECK THE LOCAL CODES PRIOR TO APPLYING DEFOLIANT. SUBSTANCE SHALL NOT BE APPLIED IF GROUND IS FROZEN OR IF DANGER OF DEFOLIANT BEING WASHED BEYOND THE INTENDED AREA IS PRESENT.



1  
C-2

**SITE PLAN**  
SCALE: 1" = 30'-0"



NO.	DATE	REVISION
90%	07/11/2016	90% SITE PLAN DRAWINGS SUBMISSION

SUITE 220, LANDMARK CENTER II,  
4601 SIX FORKS ROAD  
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ENGINEERS • PLANNERS • ECOLOGISTS

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**COLUMBIA DISTRICT  
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563 WILMINGTON RD.  
PALMYRA, VIRGINIA 22963  
FLUVANNA COUNTY, VA

DATE OF ORIGINATION : 06/01/2016  
DRAWN BY : TNW      APPROVED BY :  
CHECKED BY :      KCI# : 0214-7855-x

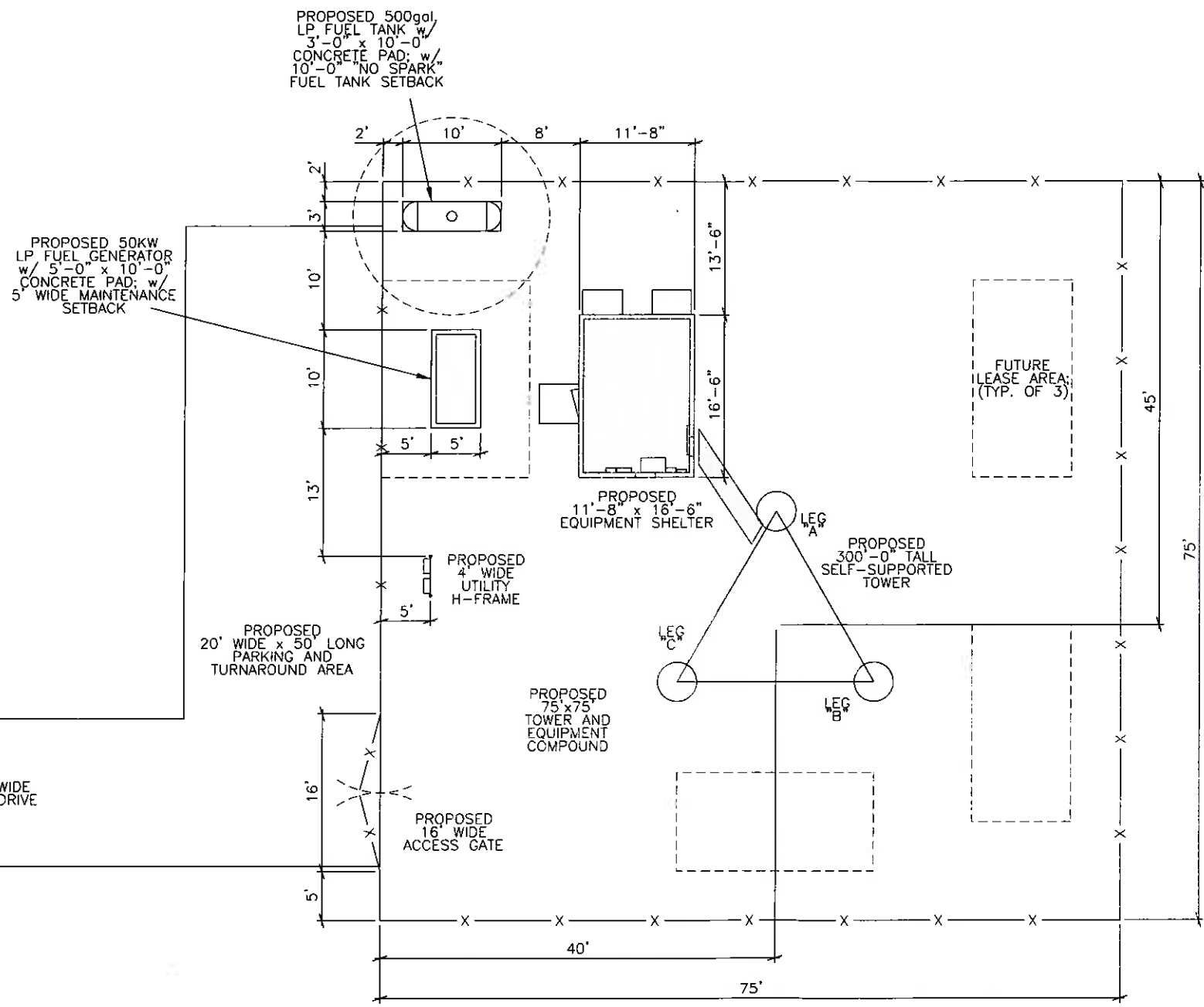


FLUVANNA COUNTY, VA  
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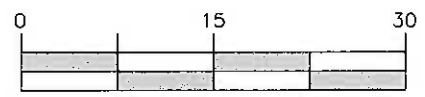
**SITE PLAN  
AND NOTES**

**C-2**

SEAL:



**1** COMPOUND PLAN  
C-4 SCALE: 1" = 15'-0"



NO.	DATE	REVISION
90%	07/11/2016	90% SITE PLAN DRAWINGS SUBMISSION

**KCI**  
TECHNOLOGIES

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DATE OF ORIGINATION : 06/01/2016

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**FLUVANNA COUNTY VIRGINIA**

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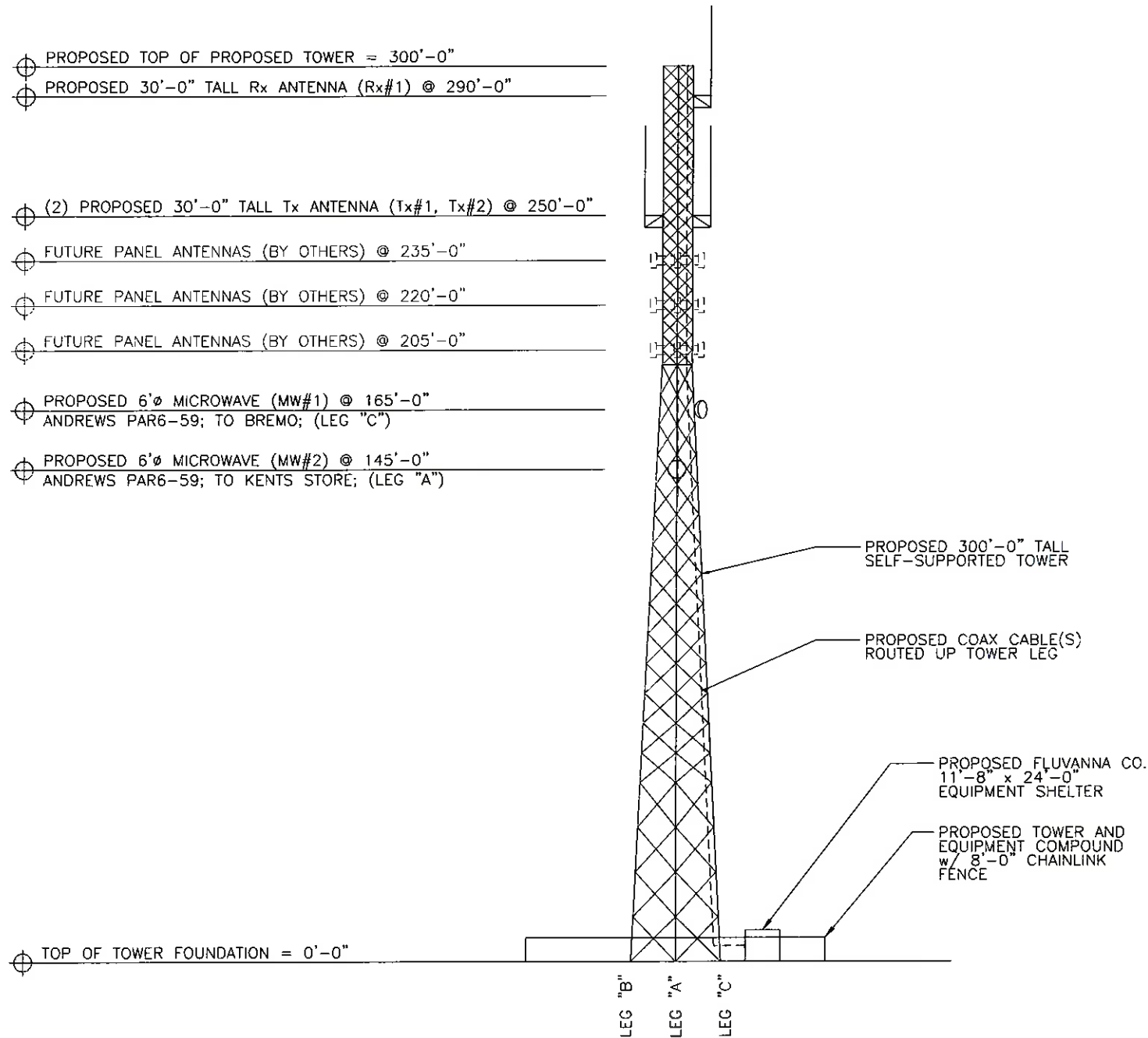
**COMPOUND PLAN**

**C-4**

SEAL:

# Attachment C

NOTE:  
TOWER IS DESIGNED FOR FLUVANNA COUNTY AND THREE (3) FUTURE CO-LOCATORS.



PROPOSED EQUIPMENT AND COAXIAL CABLE SCHEDULE					
ANTENNA	ACRONYM	BAND 1	BAND 2	BAND 3	BAND 4
PROPOSED Rx OMNI ANTENNA	Rx#1	GREEN	GREEN		
PROPOSED Rx OMNI ANTENNA TOWER TOP AMPLIFIER	ITA#1	GREEN	GREEN	GREEN	
PROPOSED Tx OMNI ANTENNA	Tx#1	RED	RED		
PROPOSED Tx OMNI ANTENNA	Tx#1	RED	RED	RED	
PROPOSED MICROWAVE #1 (TO BREMO)	MW#1	BLUE	GREEN		
PROPOSED MICROWAVE #2 (TO KENTS STORE)	MW#2	BLUE	RED		

## GENERAL CONSTRUCTION NOTES

1. ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNAS SHALL BE GROUNDED NEAR THE TOP AND BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES HORIZONTAL TRANSITION AND NEAR THE ENTRY PORT ON THE SHELTER. ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO A RANGE OF 50FT (MIN.) TO 65FT (MAX.). TOWER TOP AMPLIFIER SHALL BE GROUNDED TO TOWER TOP GROUND BAR.
2. THE CONTRACTOR SHALL CONDUCT A SWEEP TEST ON ALL THE NEWLY INSTALLED TRANSMISSION LINES TO DETERMINE THE CABLE CONDUCTOR RESISTANCE, CABLE INSERTION LOSS, REFLECTION AND STIMULUS RESPONSE MEASUREMENTS.
3. DRIP LOOPS SHALL BE INCORPORATED IN CABLE RUNS TO PREVENT WATER FROM TRICKLING DOWN THE LINES INTO THE BUILDING.
4. ALL TRANSMISSION LINES SHALL BE MARKED WITH APPROPRIATE COLOR TAPE BANDS (ONE INCH WIDE COLOR TAPE) FOR IDENTIFICATION NEAR THE ANTENNA, AT THE BOTTOM OF VERTICAL RUN, JUST BEFORE ENTERING THE BUILDING AS WELL AS INSIDE THE BUILDING, BEFORE CONNECTING TO THE SURGE SUPPRESSORS. FOR COLOR CODING SCHEME, SEE EQUIPMENT AND CABLE SCHEDULE.

1  
C-4  
**TOWER ELEVATION**  
SCALE: 1" = 30'-0"

NO.	DATE	REVISION
90%	07/11/2016	90% SITE PLAN DRAWINGS SUBMISSION

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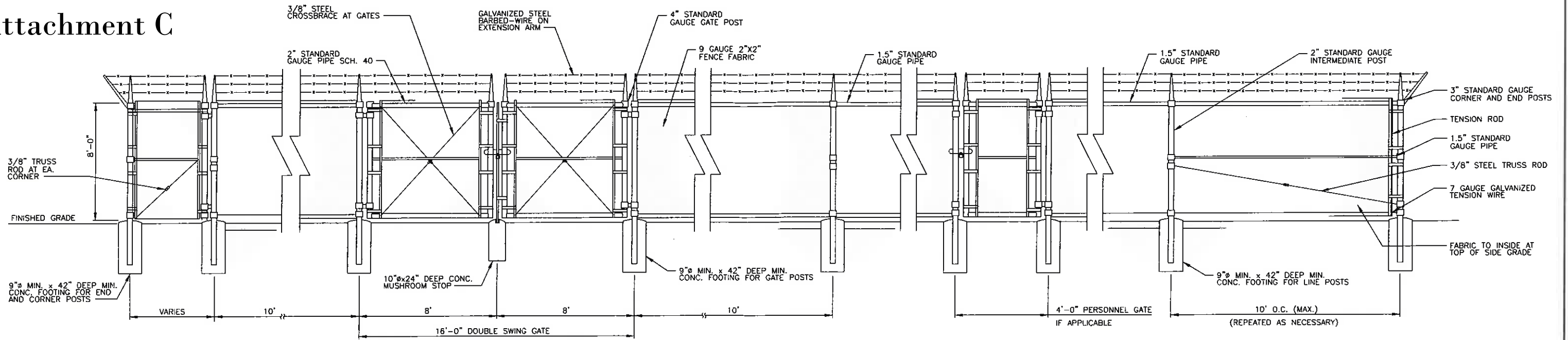
**COLUMBIA DISTRICT  
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**TOWER ELEVATION  
AND NOTES**  
**C-4**

SEAL

# Attachment C



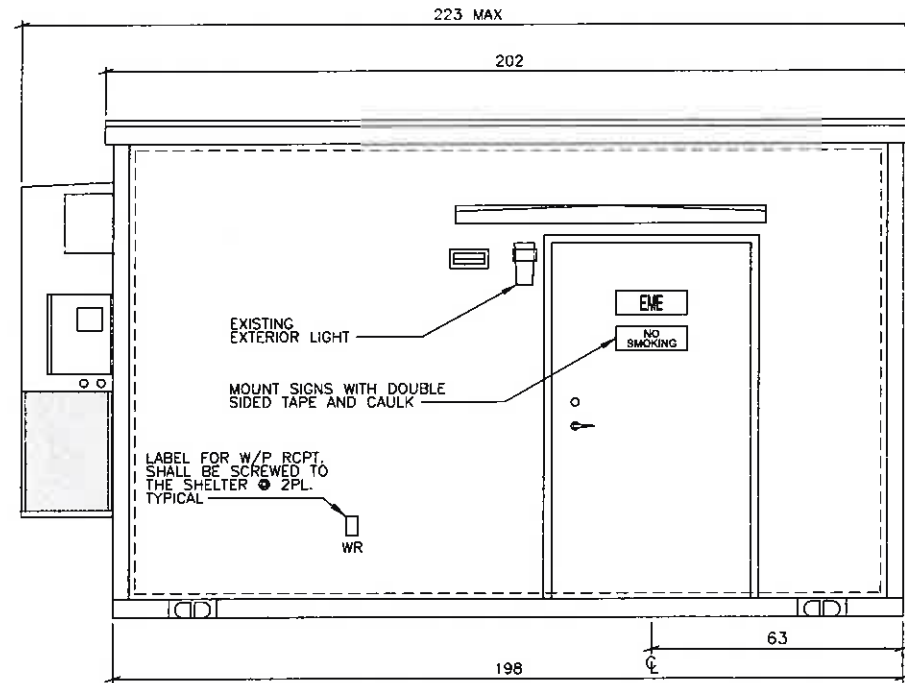
### NOTES:

1. FOR EXACT LOCATION OF GATE(S), REFER TO SITE PLAN.

1  
D-1

## CHAIN LINK FENCE AND GATE ELEVATION

NOT TO SCALE



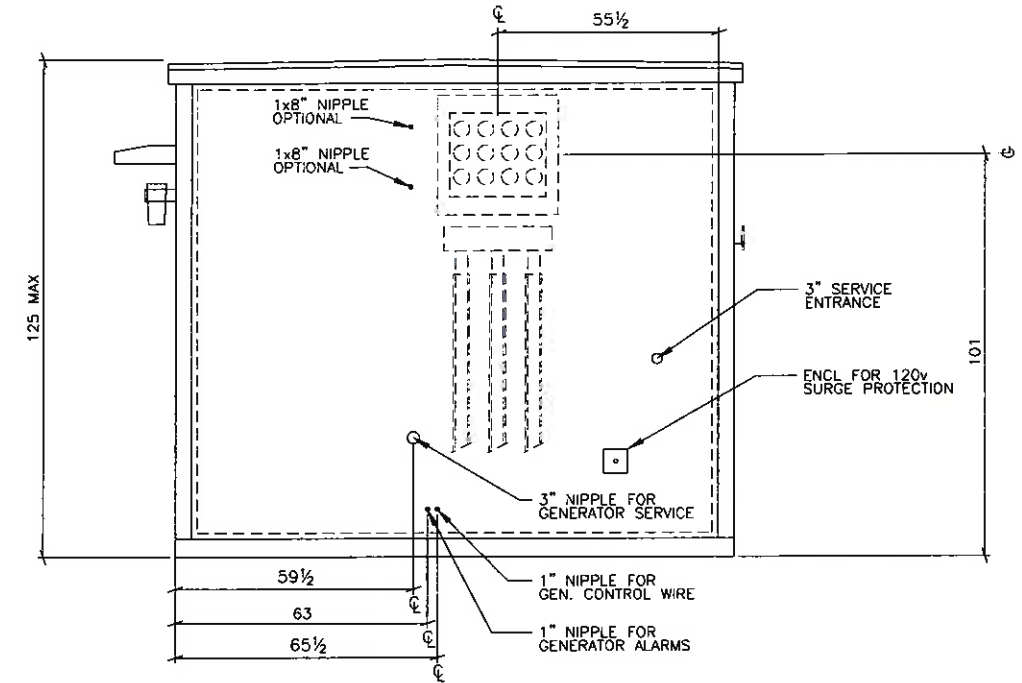
### NOTES:

1. MATERIALS INCLUDE PRECAST CONCRETE WITH A WASHED AGGREGATE AND SEALED EXTERIOR FINISH.
2. ALL OPENINGS AND ACCESSORIES SHOWN ARE TYPICAL. EXACT DETAILS MAY VARY BASED ON FINAL ORDER.
3. ALL DIMENSIONS IN INCHES.

2  
D-1

## FRONT WALL ELEVATION

NOT TO SCALE



3  
D-1

## LEFT WALL ELEVATION

NOT TO SCALE

NO.	DATE	REVISION
90%	07/11/2016	90% SITE PLAN DRAWINGS SUBMISSION

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**CONSTRUCTION  
DETAILS**

**D-1**

SEAL

# Attachment D

12-31-08

## **Sec. 22-27-3. Exempt telecommunications antenna support facilities.**

The following items are exempt from the provisions of this Article; notwithstanding any other provisions:

- (1) Satellite earth stations that are one meter or less in diameter in all residential zoning districts and two meters or less in all other zoning districts; and
- (2) A government-owned TASF:
  - A) upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by the County designee; except that such facility must comply with all federal and state requirements; and
  - B. erected for the purposes of installing antenna(s) and ancillary equipment necessary to provide telecommunications for public health and safety;
- (3) A temporary, commercial antenna support facility, upon the declaration of a state of emergency by federal, state, or local government, or determination of public necessity by the County and approved by the County; except that such facility must comply with all federal and state requirements. The telecommunications antenna support facility may be exempt from the provisions of this division up to three (3) months after the duration of the state of emergency; and
- (4) A temporary, commercial antenna support facility, for the purposes of providing coverage of a special event such as news coverage or sporting event, subject to administrative zoning approval by the County, except that such facility must comply with all federal and state requirements. Said telecommunications antenna support facility will be exempt from the provisions of this division up to one week after the duration of the special event. (Ord. 9-21-11)

## **Sec. 22-27-4. Applicability.**

This Article shall apply to the development activities including installation, construction, or modification of all TASFs including but not limited to:

- (1) Antenna support facilities used for amateur radio station antennas;
- (2) Existing TASFs;
- (3) Proposed TASFs (concealed and non-concealed);

# Attachment D

12-31-08

facilities will not cause radio frequency interference with the County's public safety telecommunications equipment and will implement appropriate technical measures, as described in antenna element replacements, to attempt to prevent such interference.

- (4) Whenever the County has encountered radio frequency interference with its public safety telecommunications equipment, and it believes that such interference has been or is being caused by one or more antenna arrays, the following steps shall be taken:
  - (a) The County shall provide notification to all wireless service providers operating in the County of possible interference with the public safety telecommunications equipment, and upon such notifications, the owners shall use their best efforts to cooperate and coordinate with the County and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety "Best Practices Guide," released by the FCC in February 2001, including the "Good Engineering Practices," as may be amended or revised by the FCC from time to time.
  - (b) If any equipment owner fails to cooperate with the County in complying with the owner's obligations under this section or if the FCC makes a determination of radio frequency interference with the County public safety telecommunications equipment, the owner who failed to cooperate and/or the owner of the equipment which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the County for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the County to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Best Practices Guide" within twenty-four (24) hours of County's notification.

(Ord. 9-21-11)

## **Sec. 22-27-13. Publicly-owned property.**

- (1) Pursuant to applicable law, the County may contract with a third party to administer publicly-owned sites for purposes of developing the sites as part of a master telecommunications plan, consistent with the terms of this Article. Except as specifically provided herein, the terms of this Article, and the requirements established thereby, shall be applicable to all TASFs to be developed or collocated on County-owned sites.



# At. E PERMIT TO INSTALL REPAIR, REASONS FOR REJECTION WATER SUPPLY SEWAGE DISPOSAL SYSTEM

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.  
 (3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

FHA/VA  Yes  No Date 8/30/76 Case No. 43A22

Owner Col. Quat Chen School Address Wilmington, VA Phone 589-8613  
 (Mailing Address)

Occupant \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
 (Mailing Address)

Exact Location of premises Waste side of Rt 608 1 mile south of Rt 606  
 (Subdivision, Street or Road Name, Section or Lot No.)

FOR:  Dwelling  Other school Automatic Washing Machine  Yes  No Consumption 1600 gal. per day  
 Actual  Potential  Bedrooms \_\_\_\_\_ Garbage Disposal Unit  Yes  No ( Actual  estimated Water)  
 Additional wastes 160 students

(1) WATER SUPPLY (Existing) Class \_\_\_\_\_ Approved  Yes  No Other Existing Well  
 (To be installed) Class \_\_\_\_\_ Cased \_\_\_\_\_ ft. to be grouted \_\_\_\_\_ ft.

(Unless supported by positive evidence Class III is to be considered as to be installed.)

(2) SOIL STUDY Naturally drained, suitable by sight  Yes  No Technical Classification N/A (If Known)  
 Estimated Percolation Rate 1-10  11-25  26-50  > 51  Parcolation Test Required  Yes No  Rate \_\_\_\_\_  
 (Minutes per inch) (Minutes per inch to nearest 10 minutes)  
 Depth to Grey Mottles > 60 inches (estimate over 4 ft.) OTHER None  
 Surface drainage required  Yes  No OTHER DRAINAGE None

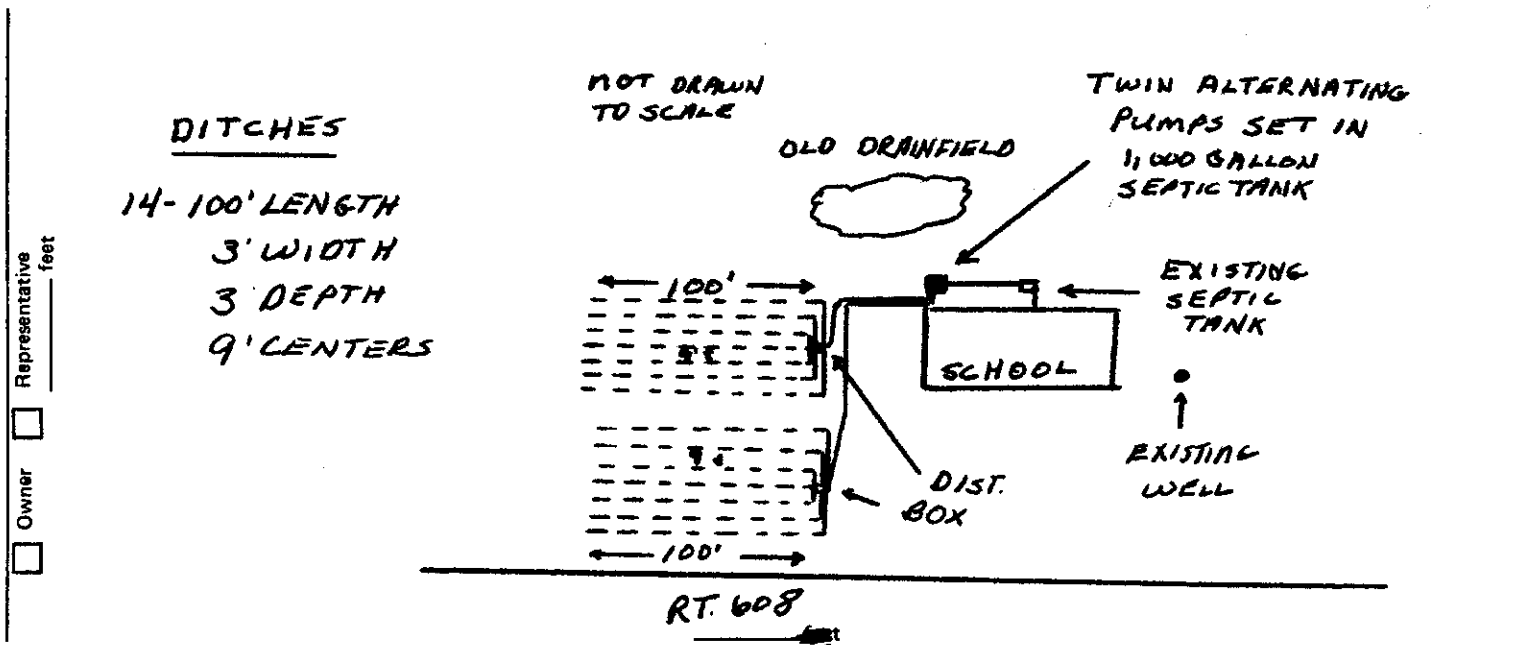
(3) HOUSE SEWER LINE Size \_\_\_\_\_ inches. Type of material required Existing Sewer Line Distance from Water Supply \_\_\_\_\_ feet.

(4) DETAILS OF CONSTRUCTION Watertight Septic Tank of \_\_\_\_\_ Material \_\_\_\_\_ Liquid Capacity \_\_\_\_\_ gallons.  
 Inside Dimensions Length \_\_\_\_\_ feet. Width Existing \_\_\_\_\_ feet. Depth of Air Space \_\_\_\_\_ feet.

SUBSURFACE ABSORPTION FIELD Number of square feet required 4200 Type aggregate required Broken stone

(5) Depth of aggregate from base of tile to bottom of ditches 6 inches. Allowable fall 2 to 6 inches.  
 Total aggregate minimum depth 13 inches or more. Depth of drainfield to be 36 inches from surface of original ground.  
 Distance from well to septic tank 50 feet; distance from well to drainfield 100 feet. minimum distance

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.



Note: Owner or his agent must notify Fluvanna County Health Department, Phone 589-8021 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.  
 Date \_\_\_\_\_ Approved \_\_\_\_\_ (Reviewing Authority) Date 8/30/76 Signed John F. Huthwaite (Sanitarian or Health Director)