



FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

October 2, 2016

6:00 PM (Courthouse)

7:00 PM (Courthouse)

TAB	AGENDA ITEMS
WORK SESSION	
A	CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE
B	PLANNING DIRECTOR COMMENTS
C	PUBLIC COMMENTS (Limited to 3 minutes per speaker)
D	WORK SESSION
	ZMP 16:02 – Rivanna Heights rezoning updates
	Sign Ordinance Discussion
E	ADJOURN
REGULAR MEETING	
1	CALL TO ORDER, PLEDGE OF ALLEGIANCE
2	DIRECTOR’S REPORT
3	PUBLIC COMMENTS #1 (3 minutes each)
4	MINUTES
	Minutes of July 27, 2016
	Minutes of August 24, 2016
5	PUBLIC HEARING
	SUP 16:10 VFW Telecom Tower—James Newman, Planner
	SUP 16:09 Coronal Development — Brad Robinson, Senior Planner
	ZMP 16:05 Fluvanna Self Storage — Brad Robinson, Senior Planner
6	PRESENTATIONS
	None
7	SITE DEVELOPMENT PLANS
	SDP 16:10 – Farm Heritage Museum —James Newman, Planner
8	SUBDIVISIONS
	None
9	UNFINISHED BUSINESS
	None
10	NEW BUSINESS

Fluvanna County...The heart of central Virginia and your gateway to the future!

*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.*

Review of the Telecommunications Ordinance/Supplemental Review Fee

11 – PUBLIC COMMENTS #2 (3 minutes each)

12 – ADJOURN



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.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman 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.

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 dialogue 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 the Commission.
 - 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 call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
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 deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: September 28, 2016
Re: Planning Director's Report

Board of Supervisors Actions:

September 7, 2016

None

September 21, 2016

None

ZMP 16:04 (Foster Fuels Rezoning) and SUP 16:08 (Foster Fuels propane tank) were withdrawn by the applicant after the Planning Commission public hearing on August 24, 2016.

Board of Zoning Appeals Actions:

None

Technical Review Committee for September 8, 2016:

- I. **SUP 16:10 – VFW Telecom Tower**– A request for a Special Use Permit to amend previous Special Use permit 11-03, with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. The proposed use regards constructing a self-support telecommunications lattice tower with a height of 250'. The property is located on West River Road (State Route 6), approximately .4 miles east of the intersection with Beals Lane (State Route 645). The parcel is zoned A-1 Agricultural, General. The parcel is within the Rural Residential Community Planning Area and the Cunningham Election District.

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
July 27, 2016
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Donald Gaines
Lewis Johnson
Tony O'Brien, Board of Supervisors Representative

ALSO PRESENT: Jason Stewart, Planning Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Frederick Payne, Fluvanna County Attorney

Absent: Howard Lagomarsino

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

Board of Supervisors Actions:

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

PUBLIC COMMENTS:

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

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

APPROVAL OF MINUTES:

MOTION: Mr. Gaines motions to accept the minutes of the June 22, 2016 meeting as submitted, **Mr. Johnson** seconded. **The motion carried a vote of Approved 4-0 with 1 absent**

PUBLIC HEARINGS:

ZTA 16:02: Presented by Planner James Newman: 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 the Fluvanna County Subdivision Ordinance to exempt County owned property used for county purposes from the applicable fee schedule of the subdivision ordinance.

James Newman explained that this will reduce unnecessary steps to develop County projects faster. This does not absolve Fluvanna county employees from the ability to review or resolve a county project.

Recommended Conditions

Staff has no conditions to recommend.

PUBLIC HEARING COMMENTS:

None

Motion to Approve: Mr. Johnson moved to recommend approval of ZTA 16:02 Mr. Zimmer seconded. The motion carried with a vote of 4-0-1. Ayes: Mr. Bibb, Mr. Gains, Mr. Johnson, and Mr. Zimmer. Nays: None Abstain: None

SUP 16:06 Silver Lining Flowers LLC— Presented by Planner James Newman; 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. The applicant would like to sell retail and wholesale to customers and host a yearly festival.

Applicant Mr. Bucker, states he will be responsible for maintaining the private street by adding gravel as necessary, and will be responsible for maintenance though, not reconstruction caused by a natural disaster or by an Act of God. Other property owners would not be responsible for this maintenance. Mr. Buckner states there about seventy five million hydrangeas that come from South America each year and that he would like to participate in this market for the East Coast.

There will be an estimate of 10-15 green houses on the property and they will stay up year round. He also plans plant hydrangeas out into the field to make the property look attractive, along with other screening plants. In regards to the festival, they are looking to have an attendance of up to 199 people.

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.

PUBLIC HEARING COMMENTS:

Karen Soto of Fox Jefferson Dr.: If you plan to have a distribution up and down the road will this bring large trucks as well? What kind of traffic do you propose to have for these festivals?

Applicant Mr. Buckner: There would be a small van to come 2-3 times a week. In regards to the festival, they are looking to have an attendance of 199 people.

PC Discussion:

None

Motion to Approve:

Mr. Johnson moved to recommend approval of SUP 16:06 – Silver Lining Flowers, Mr. Zimmer seconded. The motion carried with a vote of 4-0-1. Ayes: Mr. Bibb, Mr. Gains, Mr. Johnson, and Mr. Zimmer. Nays: None Abstain: None

SUP 16:07 Sycamore Square – Presented by Planner James Newman; 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.

The previous SUP 04:20 is being modified by this SUP, which is applying to change or clarify the proposed use to fit the current County definition of an assisted living facility to be in compliance with Fluvanna County. Adult retirement community

referenced to codes 22-22-4 and 22-22-1 SUP is not to be constructed on the property; the purpose of this SUP is to clarify that only an assisted living facility will be constructed on site.

Applicant: SUP was approved in 2005 as adult retirement community/assisted living facility but they want to change to adult living facility in order to follow the ordinance. People would have their own units and services would be available on site. According to staff this will also clarify their abilities as to what they can provide for services.

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

PUBLIC HEARING COMMENTS

Stephanie Paris of Lake Monticello was concerned about rescue squad services to and from this location. As well as the demand this will put on the rescue squad for funding.

Sue Cotellessa of 590 Jefferson Drive: What's the difference between assisted vs independent in respect to onsite availability. Are medical services optional?

William Houser 17 Horseback Lane: How many people per unit? How much money will this cost LMES? Anticipated traffic increase?

Kathleen Houser of 17 Horseback Ln: EMS personnel concerns.

Ed Zimmer: When is construction expected to begin?

Jason Rosalez 200 Manor Blvd: Why was this location selected?

Applicant Stated answers all the questions and concerns to the satisfaction of the Planning Commission.

Mr. Gains asked VDOT if all requirements, sites, and distance were being followed at this time.

VDOT: Yes.

Motion to Approve:

Mr. Gaines moved to recommend approval of SUP 16:06 Silver Lining Flowers Mr. Zimmer Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None

ZMP 16:02 Rivanna Heights Rezoning –

Deferred until August 24, 2016

ZMP 16:01– Nahor Village Amendment- Presented by Planner James Newman; 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.

In respect to the Master plan we would be changing attached family town homes to detached family single dwelling homes, with lots to show the setback requirements.

Applicant: We have already noticed significant changes in sales in regards to having a townhouse as opposed to a single family detached house. We have and would continue to pave the roads and clear necessary trees needed to complete.

Mr. Bibb. Made comments in favor of the reduction in impervious land use.

Public Comment:

None

Motion to Approve:

Mr. Zimmer moved to recommend approval of ZMP 16:01 Nahor Village Amendment Mr. Gaines Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None

Site Development Plans

SDP 16:08- Presented by Planner James Newman; The proposed landfill 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. 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.

Planner James Newman explained that the proposed tower will accommodate the growing need and demand for telecommunications services and emergency service facilities.

Recommended Conditions:

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

Motion to Approve:

Mr. Gaines moved to recommend approval of SDP 16:08 Mr. Johnson Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Zimmer. NAYS: None. Abstain: None

SDP 16:09 - Presented by Planner James Newman; Site Development Application to construct a 300' Columbia site self-support lattice tower and peripheral ground-equipment with respect to a portion of 7.6 acres. Along with the tower, a 12'x16' pre-fabricated concrete shelter is proposed to hold the equipment required to operate the tower. There will also be a 1,000 gallon propane tank on site. A 15ft gravel access point road would be installed on the property, along with a proposed 20' wide x 50' long parking and turnaround.

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 drain field

PC Discussion

Mr. Bibb - We need to get these items done to have better communication in the county.

Motion to Approve:

Mr. Gaines moved to recommend approval of SDP 16:09 Mr. Zimmer Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None

Comments by Jason Stewart

Welcomed Brad Robinson as our new Senior Planner

Adjourned

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of July 27, 2016 at 8:24 p.m. Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
August 24, 2016
6:00 p.m.

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

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Frederick Payne, Fluvanna County Attorney
Steven Nichols
Stephanie Keuther

Absent: Tony O'Brien, Board of Supervisors Representative

Open the Work Session (Mr. Barry Bibb, Chairman)

Planning Director:

Jason Stewart - Economic Development Planning meeting – Wednesday August 1, 2016 at 1pm – 5pm
Located at the Fluvanna County Library.

Public Comment: (limit 3minutes per)

None

Sign Ordinance:

Updating the Sign ordinance to change from flashing lights and flyers.
Flashing signs are becoming a distraction.

Public Sign Comments:

None

Planning commission:

Mr. Bibb Chairman Would like us to check with Louisa & Albemarle Counties and there ordinances regarding signs.

Mr. Zimmer Possibly requests a neighborhood meeting.

Mr. Bibb Doesn't want some of the portable signs to start becoming permanent.

Jason Stewart Suggest to allow portable signs as a compromise.

Older Business:

More about Columbia

Public Comment: (Limited to Three (3) Minutes per Speaker)

None

Adjourn:

Chairman Bibb adjourned the Planning Commission Work Session meeting of August 24, 2016 at 6:35 p.m.

Work Session Minutes by Stephanie Keuther

[Type text]

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts
August 24, 2016
7:00 p.m.**

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

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Frederick Payne, Fluvanna County Attorney
Stephanie Keuther

Absent: Tony O' Brien

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

Board of Supervisors Actions:

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.
Approved 5-0

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. Action: **Approved 5-0**

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. **Approved 5-0**

[Type text]

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. **Approved 5-0**

BOARD OF ZONING APPEALS ACTIONS:

None

TECHNICAL REVIEW COMMITTEE August 11, 2016:

ZMP 16:05 Fluvanna Self Storage Rezoning- A request to rezone, from A-1 Agricultural, General to B-1 Business, General, 3.67 acres of Tax Map 8, Section A Parcels 31 and 32. The property is located on the north side of Lake Monticello Road (State Route 618), approximately one half mile east of the intersection of Thomas Jefferson Parkway (State Route 53). The parcels are within the Rivanna Community Planning Area and the Palmyra Election District.

SUP 16:09 Coronal Development Solar Farm - A request for a special use permit to construct a solar farm (Major Utility), with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23A. The property is located along Palmer Farm Lane off Little Creek Road (State Route 617), approximately 800 feet west of the intersection with James Madison Highway (US Route 15). The parcels are zoned A-1 Agricultural, General and I-1 Industrial, Limited. The parcels are within the Zion Crossroads Community Planning Area and the Columbia Election District.

SDP 16:09 County of Fluvanna Farm Heritage Museum - A site development plan request to construct a new museum building with 16' overhang and additional parking, with respect to 500 acres of Tax Map 30, Section A, Parcel 1. The property is located along Thomas Jefferson Parkway (State Route 53), approximately 1.32 miles west of the intersection with James Madison Highway (US Route 15). The property is zoned A-1 Agricultural, General and located within the Zion Crossroads Community Planning Area and the Columbia Election District.

PUBLIC COMMENTS

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

- Ken Bahr - 2969 Richmond Rd – Comments In regards to the water line, Concerned about the reasoning for this and is it due to adding high business volumes.

APPROVAL OF MINUTES:

MOTION: Due to staffing issues, the minutes will be present on the September 28, 2016 meeting.

[Type text]

PUBLIC HEARINGS

ZMP 16:04 Foster Fuels Rezoning – James Newman Planner, presented 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.

The Reasoning for this rezoning is that a Special Use Permit is needed to install a Petroleum distribution facility.

Rezoning in regards to a 30,000 gallon gas propane tank and structure. There are currently no proffers proposed.

There are currently site plan and construction issues with respect to this property, in relation to another development proposal.

PC COMMENTS

Mr. Bibb They are currently not in compliance with temporary zoning?

James Newman Correct.

Mr. Zimmer No proffers? Old proffers will be voided.

James Newman: Correct.

Mr. Bibb Request that the applicant answer questions in regards to not completing previous zoning compliance's.

Ken Bahr 2969 Richmond Rd – Not sure of the extent on what needs to be fixed. As far as landscaping I am currently short two sycamore trees and a handful of pine trees that have died due to weather and heat. I have been advised at this time of year it is not good to re - plant them. Applicant states he previously worked with Mr. Steven Tugwell in respect to the property structure. The applicant doesn't feel he got the adequate help and guidance needed to complete the task at hand.

Mr. Bibb Asked in regards to staff showing up; have you ever denied or threatened any compliance officers that were on your property at any time?

Ken Bahr NO, except on another property...I detained but without weapons.

Mr. Bibb Are there hazardous materials, and if so the deed and trust agreement states that it's not allowed? Also, is the bank aware of these hazardous materials?

Mr. Bahr - States that yes there are hazardous materials and yes the bank is aware.

Kim Johnson/Foster Fuels – States information in regards to the deed and the tanks being above ground.

Tim Spicer/ Foster Fuels - Explains Foster Fuels history, current business and future plans. Mr. Spicer also explains the trucks, their loads and routes that would be taken.

PUBLIC COMMENTS ZMP 16:04

Jamie Payne 3165 Richmond rd. Concerned about compliance issues and is against the rezoning.

Marshal Tomlin Jr. 3424 Mt. Zion Rd. Presented a petition of Nays and says he is concerned about who this is good for? Fluvanna..? Or just Mr. Bahr?

Mike Rogoll 3560 Zion Rd – Speaking on behalf of his elderly father. Concerns are with compliance. Nay

Bobby McGee 3356 & 3360 Richmond Rd. Has an adjoining property by Mr. Bahr and the prison. Mr. McGee states that he hasn't had anything wrong with his water/spring. He also states that the only noise he hears is from the prison along with the trash that he is always picking up and returning to the prison.

Gwendolyn Rogoll 3560 Zion Rd. Gave pictures to the Planning Commission to look over.

Tim Spicer Foster fuels Responds to the state of the traffic, with the change in the zoning it will limit the right use now.

Mr. Bahr Responds/remarks to the questions and concerns.

PC Discussion

Mr. Zimmer Confirmed about proffers with Mr. Payne

[Type text]

Mr. Bibb Since we have had compliance issues in the past, giving more intense zoning compliance to an owner that has issues already with what he has doesn't make much sense. I have looked over the property pictures which show the property is not being well kept.

Mr. Gaines Has the same concerns of if it's not kept up with now, why would it be later.

Motion to Deny:

Mr. Johnson moved to recommend denial of ZMP 16:04 Foster Fuels Rezoning Mr. Gaines Seconded. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Zimmer. NAYS: None. Abstain: None

Mr. Bibb My question with this is with zoning. If denied would SUP be applicable?

Mr. Payne Yes, because the board could approve.

SUP FOSTER FUELS – PROPANE TANK 16:08 – James Newman, Planner presented

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.

Applicant would participate in classes. 30 gal instillation tank only. Prison across the road has one with no issues, Zoning would have to be changed to I-2 for the SUP to be approved.

Mr. Zimmer – Just to confirm Rezoning was denied?

Jason Stewart - Yes

Mr. Payne – We need to consider SUP permit as if approved, board will consider your denial...

Mr. Payne Explains the terms of a SUP and the board's PH.

Mr. Payne explains if the applicant Foster Fuels goes to the board that this Cannot be brought back for another year.

Mr. Spicer States if Foster Fuels were to leave that the 30,000 gal tank we leave with Foster Fuels.

Mr. Bibb & Mr. Payne Confirm questions and answers of a/the SUP

Tim Spicer States if Foster Fuels were to leave that the 30,000 gal tank will leave with Foster Fuels...

PUBLIC HEARING COMMENTS

Mike Rogoll 3560 Zion rd. The parcel property where the tractor trailer on 250, the right front in order to operate would have to go around the building. Except currently the dumpsters are there. This could cause fires, and have more demand of fire and rescue.

PC DISCUSSION

Mr. Bibb I still have concerns in regards to what I read if this was not rezoned to I-2. My Main concern is not with Foster Fuel and their reputation they seem to be reputable.

Mr. Zimmer My concerns of noncompliance and adverse reactions.

If Foster Fuels was to leave it is a bigger concern.

Mr. Bibb There are three choices approve, refer, or deny.

Motion to Defer by:

Mr. Lagomarsino moved to deferral SUP FOSTER FUELS – PROPANE TANK 16:08 to September meeting, Second by Mr. Zimmer. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None

ZMP 16:02 RIVANNA HEIGHTS REZONING –

[Type text]

James Newman, Planner presented 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. They have added a parking area for the Sheriff's office based on TRC Reviews and a deceleration lane.

Mr. Bibb To my understanding applicants have complied with all of VDOTS standards?

James Newman Yes

Applicant Bill Bailey Shows pictures of the 40 town homes and there styles. There are going to be styles for all types. Town homes to be 1200 to 1400 sq. feet, and cost to be in the uppers close to the 200's. We also would like to have a community garden. We have talked with VDOT to meet the expectations of their upcoming concerns.

Mr. Bibb Recommends reducing the speed limit due to non – compliance of the speed limit now.

Mr. Gaines Would they be connecting with Aqua VA?

Bill Bailey Yes

Mr. Payne if approved there would need to be a subdivision review. The plan here is a conceptual plan, there would have to be a more detailed plan. If there is only one way in then there would only be one way out! This is on a state road route. He expressed concerns with traffic flow onsite.

Bill Bailey The width of that road is 20 ft. for emergency, VDOT has asked for a one way road.

PUBLIC HEARING COMMENTS

Mrs. Eager Troy, VA. Why is the Community Garden in the front?

Terry Collison Lake Monticello, Comments on garden, we do have them at Pleasant Grove other than 2 months out of the year they are an eye sore. Trail/locks, are not accessible to people. You cannot see well at the entrance. There will be busloads of kids considering, Rd 600 is difficult especially with a bus!

PC COMMENTS

Mr. Bibb Expressed concerns with traffic flow. Recommends going back and talking with VDOT, we are currently looking at something that has concerning issues. You could combine the pull off with a secondary entrance as an option.

Motion to Defer by:

Mr. Zimmer moved to recommend deferral of ZMP 16:02 RIVANNA HEIGHTS REZONING **Mr. Gaines Seconded.**

The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Johnson. NAYS: None.

Abstain: None

7 - SITE DEVELOPMENT PLANS

SDP 16:07 – JaZan LLC – James Newman Planner, presented 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.

Graham Murray Garrett Street, Charlottesville, VA Another parcel in this area had a similar non sidewalk that was approved.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Meeting all VDOT requirements;

[Type text]

3. Meet all required Erosion and Sedimentation Control regulations.
4. All uses for structures must either be allowed by right or receive Special Use Permit approval from the Fluvanna County Board of Supervisors.

PC DISCUSSION-

None

Motion to Approve by:

Mr. Gaines moved to recommend Approval of SDP 16:07 – JaZan LLC Mr. Johnson Seconded. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Zimmer. NAYS: None. Abstain: None

Motion to waive the sidewalk requirement.

Motion to Approve by:

Mr. Gaines moved to recommend Approval of the sidewalk requirements Mr. Johnson Seconded. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Zimmer. NAYS: None. Abstain: None

8 - SUBDIVISIONS

None

9 - UNFINISHED BUSINESS

None

10 - NEW BUSINESS

None

11 – OLD BUSINESS

None

12 -PUBLIC COMMENTS #2

None

13- ADJOURNED –

Chairman Bibb adjourned the Planning Commission Meeting of August 24, 2016 at 9:11 p.m.

Minutes recorded by Stephanie Keuther

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

Transmittal Report May 2016

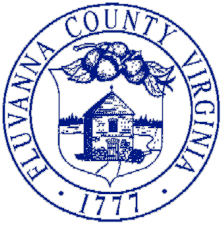
<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			BSP16006	\$50.00
			<i>Sum:</i>	\$50.00
10000013-318319				
	<i>SIGNPT</i>	<i>Sign Permit</i>		
			ZMP16005	\$90.00
			BZA16002	\$90.00
			<i>Sum:</i>	\$180.00
10000013-318338				
	<i>VARINC</i>	<i>Variances</i>		
			BZA16002	\$550.00
			<i>Sum:</i>	\$550.00
10000013-318341				
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			SUB16016	\$100.00
			SUB16017	\$200.00
			SUB16020	\$100.00
			SUB16019	\$200.00
			SUB16018	\$550.00
			<i>Sum:</i>	\$1,150.00
			<i>Total:</i>	\$1,930.00

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Florin Moldovan	Aug-2016

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached	2014	7	1	4	6	9	16	5	12	6	8	4	9	87
	2015	4	5	10	9	12	12	14	13	2	4	7	3	95
	2016	11	11	8	15	9	19	6	5					84
NEW - Single Family Attached	2014	0	0	6	0	0	0	0	0	0	0	2	0	8
	2015	2	0	0	0	0	0	0	2	0	0	0	0	4
	2016	0	0	0	0	0	0	0	0					0
NEW - Mobil Homes	2014	0	1	1	0	0	1	1	0	1	0	0	0	5
	2015	0	0	0	0	1	1	0	2	0	0	0	0	4
	2016	0	1	0	0	0	0	0	1					2
Additions and Alterations	2014	22	12	17	29	31	28	18	28	31	36	25	25	302
	2015	21	30	38	28	21	30	22	25	23	27	35	18	318
	2016	13	10	31	27	29	29	15	32					186
Accessory Buildings	2014	2	0	2	0	4	1	3	5	1	2	2	1	23
	2015	4	4	3	4	1	0	0	2	6	0	0	3	27
	2016	3	4	4	6	2	2	1	2					24
Swimming Pools	2014	0	0	0	1	0	0	0	0	0	0	0	1	2
	2015	0	0	0	0	0	0	0	1	1	0	0	0	2
	2016	0	0	0	0	0	1	1	0					2
Commercial/Industrial Bldgs	2014	0	0	0	0	0	2	1	0	0	0	0	1	4
	2015	1	0	0	0	0	0	2	0	0	1	1	1	6
	2016	0	0	2	2	0	0	1	0					5
Land Disturbing Permits	2014	8	1	10	4	8	16	3	10	5	9	6	10	90
	2015	6	5	9	10	10	12	15	16	3	5	10	5	106
	2016	12	11	8	14	10	18	7	6					86
TOTAL PERMITS	2014	39	14	30	36	44	48	28	45	39	46	33	37	431
	2015	32	39	51	41	35	43	38	45	32	32	43	25	456
	2016	27	26	45	50	40	51	24	40	0	0	0	0	303
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2014	1,902,399	453,326	1,783,992	2,540,111	2,570,600	3,119,333	1,724,192	2,586,705	1,353,471	1,922,260	1,461,680	2,563,409	\$ 23,981,478
	2015	1,384,631	1,560,716	2,916,520	3,567,237	2,999,918	4,280,357	5,272,378	3,107,731	2,625,563	2,203,913	1,931,893	6,252,403	\$ 38,103,260
	2016	1,817,981	2,555,455	5,552,458	3,711,821	2,447,891	5,311,921	3,611,179	1,817,783	0	0	0	0	\$ 26,826,489
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2014	135	149	103	180	113	168	173	148	155	167	112	162	1765
	2015	105	137	146	214	113	232	193	181	208	206	149	149	2033
	2016	116	91	153	157	155	214	249	230					1365
FEES COLLECTED														
Building Permits	2014	\$9,160	\$2,655	\$10,041	\$11,601	\$11,808	\$18,950	\$6,913	\$12,848	\$8,080	\$11,602	\$9,740	\$11,568	\$ 124,965
	2015	\$6,731	\$8,351	\$13,711	\$16,037	\$13,508	\$16,628	\$14,931	\$18,895	\$10,411	\$8,558	\$10,381	\$9,575	\$ 147,717
	2016	\$11,850	\$11,954	\$11,576	\$14,889	\$8,447	\$19,247	\$12,947	\$7,537					\$ 98,446
Land Disturbing Permits	2014	\$2,125	\$1,225	\$2,400	\$2,300	\$1,310	\$8,500	\$2,739	\$2,850	\$625	\$2,839	\$2,450	\$2,850	\$ 32,213
	2015	\$1,775	\$875	\$1,425	\$3,425	\$1,750	\$1,850	\$2,325	\$3,338	\$1,085	\$2,819	\$10,450	\$2,298	\$ 33,414
	2016	\$3,200	\$2,575	\$1,700	\$1,950	\$2,250	\$2,325	\$4,020	\$875					\$ 18,895
Zoning Permits/Proffers	2014	\$1,000	\$250	\$1,800	\$1,100	\$14,200	\$2,400	\$1,050	\$19,900	\$1,400	\$1,350	\$950	\$1,700	\$ 47,100
	2015	\$1,200	\$1,000	\$1,650	\$2,600	\$1,500	\$1,850	\$1,850	\$2,400	\$1,650	\$1,050	\$900	\$850	\$ 18,500
	2016	\$1,150	\$1,250	\$1,800	\$2,450	\$1,650	\$2,800	\$1,150	\$1,150					\$ 13,400
TOTAL FEES	2014	\$ 12,285	\$ 4,130	\$ 14,241	\$ 15,001	\$ 27,318	\$ 29,850	\$ 10,702	\$ 35,598	\$ 10,105	\$ 15,790	\$ 13,140	\$ 16,118	\$ 204,278
	2015	\$ 9,706	\$ 10,226	\$ 16,786	\$ 22,062	\$ 16,758	\$ 20,328	\$ 19,106	\$ 24,632	\$ 13,146	\$ 12,427	\$ 21,731	\$ 12,722	\$ 199,631
	2016	\$ 16,200	\$ 15,779	\$ 15,076	\$ 19,289	\$ 12,347	\$ 24,372	\$ 18,117	\$ 9,562	\$ -	\$ -	\$ -	\$ -	\$ 130,741



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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 16:10
Tax Map: Tax Map 47, Section A, Parcel 10

From: James Newman
District: Cunningham
Date: September 28, 2016

General Information:

This request is to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

Owner/Applicant:

National Communication Towers

Representative:

Jamie Adams of National Communication Towers; Cheryl Elliott, Fluvanna County Emergency Services Coordinator

Requested Action:

Request for a Special Use Permit to amend Special Use Permit 11:03, with regards to a 250' tall self-support lattice tower for telecommunication and emergency services purposes, with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. (Attachment A)

Location:

The affected property is located on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area. (Attachment B)

Existing Zoning:

A-1, Agricultural General

Existing Land Use:

Veterans of Foreign Wars Post 8169 is located on this property

Planning Area:

Rural Residential Planning Area

Adjacent Land Use:

Adjacent properties are zoned A-1

Zoning History:

Previous SUP 11:03, approved 6-0-0 by Planning Commission November 14, 2011, subject to 14 conditions. Same SUP approved 5-0-0 by Board of Supervisors December 21, 2011, subject to 14 conditions.

This is a request to amend previous SUP 11:03. The use of a tower at this site was approved; this SUP makes changes to the height and style of the tower, as well as changes to the conditions.

Previous SUP 11:03

This was a request for a special use permit to construct a 195' tall monopole telecommunications facility and associated ground equipment with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. Approved 6-0-0 by Planning Commission November 14, 2011, subject to 14 conditions. Approved 5-0-0 by Board of Supervisors December 21, 2011, subject to 14 conditions.

The previous SUP was for a 195' tall monopole telecommunications facility and associated ground equipment. This SUP application (16:10) modifies the height of the tower to be 250' tall (not including lighting, lightning rods, and other ancillary structures), and changes from a monopole to a self-support lattice tower. This tower will be used for commercial purposes, but also has space for County Emergency Services (EMS) radio apparatus.

(Attachment C)

Previous SUP 11:03 Conditions

From the Board of Supervisors staff report, dated December 21 , 2011:

“This request for a special use permit for a 195 ft. monopole telecommunication facility appears to be in substantial conformance with the intent of the Comprehensive Plan’s recognition that telecommunications are a critical part of the role of infrastructure throughout the county, and the criteria set forth in the Zoning Ordinance. The Board of Supervisors may wish to consider the potential for visual impacts to the Route 6 Virginia Byway, and to nearby properties. Given the proximity of the proposed facility to the Byway, the Board may also wish to consider requiring a concealed facility instead of the proposed non-concealed facility. If approved, staff recommends the following conditions:

- 1) The tower, including antennae, will not be higher than 199 ft. and will not be lit;
- 2) The applicant secures all necessary permits required, and submits structural design and certification by a Virginia Registered Professional Engineer that the proposed facility, as built, will comply with EIA/TIA 222-G for the wind zone for Fluvanna County; Virginia;
- 3) Prior to issuance of building permits the applicant shall submit satisfactory SHPO and NEPA documentation;
- 4) The applicant shall secure the necessary permits required by Fluvanna County and VDOT;
- 5) ~~The applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided;~~ The revised condition is as follows: *The applicant shall provide space on the TASF for the County’s Public Safety antennas and feed lines at the highest designed elevation. Space for ground level electronic equipment shall also be provided;*
- 6) The facility when completed shall be accessible only to authorized personnel;
- 7) The tower shall be a monopole, and shall be engineered with breakpoint technology;

- 8) The facility shall install the necessary landscaping buffer;
- 9) The applicant shall install an emergency generator to ensure continuity of telecommunications operations in the event of a disaster or major power outage; and provisions for such generators shall include additional special treatments; for diesel, a fuel retaining area for propane, ignition separation requirements; and that generator testing shall occur only between 9 AM and 4 PM Monday through Friday; and the same shall be noted on the site development plan;
- 10) If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
- 11) The support structure is to be sufficient to support antennas of a like design for at least six (6) wireless service providers;
- 12) The tower shall be in the same location as shown in the application;
- 13) Violation of any condition of this permit shall be grounds for revocation of this permit, and;
- 14) The Board of Supervisors, or their representative, has the right to inspect the property for compliance with these conditions at any time.”

Comprehensive Plan:

Land Use Chapter:

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

“Rural residential areas are linked to the rural cluster community element and general surround the six community planning areas. Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible. 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.”

At the proposed location, only the tower will be seen, as both proposed tree landscaping/screening and the natural landscape of the site will block any view of the support buildings from the road.

Infrastructure:

Goal 5: *To facilitate the deployment of comprehensive communications networks that ensures the reliability of the public safety, wireless, and broadband services.*

According to the applicant, National Communication Towers LLC will host Fluvanna County Public Safety radio apparatus on the proposed tower. This will be a privately owned tower with commercial service providers in addition to County EMS radio apparatus.

Analysis:

This is a special use permit application to amend SUP 11:03, to allow for the construction of a 250’ tall self-support Class III communications tower. Fluvanna County’s Emergency Services

Department views this special use permit in a favorable light, as it will allow for wider, more stable EMS coverage within the county.

(Attachment D)

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

The proposed use of a tower on this site was approved in 2011 by the Board of Supervisors. This particular location, located back from the roads and placed in the woods, will block the view of the support facilities at the base of the tower through the combined concealment of landscaping and terrain. This is a low intensity use, and the surrounding area features a mix of residential and agricultural uses. This use was already approved for this site; the changes that this SUP applies to the former SUP are changes in the height and style of the tower, as well as changes to some of the previous conditions.

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.

This use was already approved for this site; the changes that this SUP applies to the former SUP are changes in the height and style of the tower, as well as changes to some of the previous conditions. The proposed tower location will be such that support facilities cannot be seen from the road due to natural terrain and made-made landscaping.

Neighborhood Meeting:

There were zero (0) attendees at the September 14, 2016 neighborhood meeting.

Technical Review Committee:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, September 8, 2016:

1. Planning staff wanted to know if a new gravel access road would be constructed. Applicant answered in the affirmative, but that they foresee no VDOT or right of way access issues.

Applicant also clarified that this SUP modifies previous SUP 11:03 to change tower structure height from 190' to 250', and changing style to a lattice tower. This is not a County owned tower; the County is merely leasing space.

2. Fire Chief wanted to verify if any side lighting would be placed on the tower. Applicant stated yes, lights would be white during day, and red at night.
3. VDOT has reviewed the preliminary plans for "VFW SCOTTSVILLE 254' TOWER SITE PLAN" prepared by JMT, and VDOT does not have any objections to using the

existing entrance to the VFW Post 8169 property (TMP 47-A-10) located on Rte. 6 (2977 West River Road). After construction of this project is complete, the cell tower site will generate very low volumes of traffic on an intermittent basis.---Comments received by Staff via email Sept. 23, 2016

4. Health Department: VFW should make sure the tower area does not impact the drainfield area, if they have one.

The full list of Technical Review Committee comments is attached to this staff report

(Attachment E)

Conclusion:

The Planning Commission should consider changes to the height and style of the tower, as well as changes to the conditions.

Recommended Conditions

If approved, Staff recommends the following conditions:

- 1) The tower structure shall not exceed 250 feet. This does not include antennae, lighting, lightning rods, and other ancillary equipment, subject to FAA regulations.
- 2) The applicant secures all necessary permits required, and submits structural design and certification by a Virginia Registered Professional Engineer that the proposed facility, as built, will comply with EIA/TIA 222-G for the wind zone for Fluvanna County; Virginia;
- 3) Prior to issuance of building permits the applicant shall submit satisfactory SHPO and NEPA documentation;
- 4) The applicant shall secure the necessary permits required by Fluvanna County and VDOT;
- 5) The applicant shall provide space on the TASF for the County's Public Safety antennas and feed lines at the designed elevations. Space for ground level electronic equipment shall also be provided;
- 6) The facility when completed shall be accessible only to authorized personnel;
- 7) The tower shall be a self-support lattice Class III tower;
- 8) The facility shall install the necessary landscaping buffer;
- 9) If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
- 10) The support structure is to be sufficient to support antennas of a like design for at least six (6) wireless service providers;
- 11) The tower shall be in the same location as shown in the application;
- 12) Violation of any condition of this permit shall be grounds for revocation of this permit, and;
- 13) The Board of Supervisors, or their representative, has the right to inspect the property for compliance with these conditions at any time.

Suggested Motion:

I move that the Planning Commission recommend [approval/denial/deferral] of SUP 16:10, a request to amend SUP 11:03, with respect 3.5 acres of Tax Map 47, Section A, Parcel 10

Attachments:

A – Application and Memo

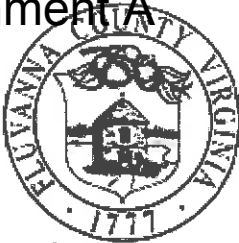
B – Aerial Map and zoning

C – SUP 11:03 Planning Commission Complete Staff Report

D – Site Plan

E – TRC Comment Letter

Cc: File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Received
SEP 8 2 2016
Fluvanna County

Owner of Record: VFW Post 8169E911 Address: 2977 W. River Road ScottsvillePhone: 434-591-0769 Fax: VA 24591Email: ohnompbill@embargmail.comRepresentative: NC-T. Jamie AdamsE911 Address: 5413 Patterson Ave. Suite 101 Richmond, VAPhone: 804-652-7544 Fax: 804-673-4242Email: jadams@nationaltowers.comTax Map and Parcel(s): 47-A-16Acreage: 3.5 Zoning: A-1Request for a SUP in order to: construct a telecommunication towerApplicant of Record: National Communication TowersE911 Address: 5413 Patterson Ave. Suite 101 Richmond VAPhone: 804-673-8800 Fax: 804-673-4242

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: _____

Deed Book Reference: _____

Deed Restrictions? ☒ No ☐ Yes (Attach copy)Proposed use of Property: Telecommunication Tower

*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: 8/31/16 Signature of Owner/Applicant: William HughesSubscribed and sworn to before me this 31day of August 20 16Notary Public: Amy Jo HelfrichRegister # 7509817My commission expires: 10/31/2020Certification: Date: 8/31/2016Zoning Administrator: J. Hummer

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

OFFICE USE ONLY			
Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP <u>16</u> : <u>10</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:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: <u>Cunningham</u>	Planning Area: <u>Rural Residential</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:	Advertisement Dates:		
APO Notification:	APO Notification:		
Date of Hearing:	Date of Hearing:		
Decision:	Decision:		

SEP 02 2016

Fluvanna County

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.

Wireless Communication to include a 254' lattice tower, contained within a 80' x 90' fenced enclosure. The tower will be designed to accommodate 6 carriers. The existing VFW Hall will not be expanded or utilized for the purpose of this Special Use Permit request.

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

To provide wireless services along the Rt. 6 corridor and County E-911 service

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

The tower will be a lattice design and make use of the existing trees will be maintained to screen the view of the compound from adjoining properties.

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

The Facility will provide wireless phone coverage, data transmissions, internet services and county E-911 service.

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:

Please see attached site plan

Attachment A



September 19, 2016

Cheryl J. Elliott
Emergency Services Coordinator
Fluvanna County
(540) 246.2732
Email: celliott@fluvannacounty.org

RE: VFW Tower FAA / FCC Compliance Statement

Dear Cheryl;

In regards to the tower known as VFW "Scottsville" ASR 1277628 located at 37° 47' 31.74" N / 78° 26' 44.94" W; NCT will comply with all FAA/FCC rules and regulations. As per previous correspondence the updated 7460-1 form has already been filed to revise the tower/appurtenance height to its current configuration.

Regards,

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

Stephen Gallagher
V.P. Construction

CC: Rick Edwards, CityScape Consultants – rick@cityscapegov.com

FLUVANNA COUNTY BOARD OF SUPERVISORS

Fluvanna County

AGENDA ITEM STAFF REPORT

MEETING DATE:	September 7, 2016				
AGENDA TITLE:	NCT Tower Site Agreement for VFW Site				
MOTION(s):	<p>I move the Board of Supervisors approve the "Tower Site Agreement for Communications Tower Located at VFW Scottsville Post #8169" between National Communications Towers (NCT) and Fluvanna County, and authorize the County Administrator to execute the Agreement, subject to approval as to form by the County Attorney.</p> <p>I move to waive all County-assessed fees associated with the amended SUP and construction of the Communications Tower, located at VFW Scottsville, amounting to approximately \$ 3,225.</p>				
STRATEGIC INITIATIVE?	Yes	No	If yes, list initiative(s):		C8
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		XX			
STAFF CONTACT(S):	Cheryl J. Elliott, Emergency Services Coordinator; Cyndi Toler, Purchasing Officer; Jason Stewart, Zoning Administrator				
PRESENTER(S):	Cheryl J. Elliott, Emergency Services Coordinator				
RECOMMENDATION:	APPROVAL				
TIMING:	IMMEDIATE; Amended SUP will go to Planning Commission in September and to BOS October 19; therefore construction can begin on this site late October 2017, with completion ~March 2017.				
DISCUSSION:	<p>With the construction of the new county-owned E911 radio project communications towers, only this VFW site of the six-site design will be co-located on a commercial tower, requiring an annual lease arrangement with the tower owner. Essentially, NCT is building a 250' tower in exchange for \$18,000/year lease, saving the County the capital outlay of ~ \$375,000.</p> <p>Here's the substance of the lease agreement:</p> <ul style="list-style-type: none"> • NCT will build and own a 250' class III self-support lattice tower at the VFW site. • The County will lease a 24x32 ground space with antennas and two microwave dishes on the tower. <ul style="list-style-type: none"> ○ \$1,500/mo (\$18,000 annually) for 25 years plus five five-year renewals (50 years initial term) ○ A rent reduction of \$250/mo for first two additional carriers ○ County will pay for own utilities, including lighting expense. • County will purchase and install required FAA lighting for the tower. • County will expedite the amended SUP and waive normal fees: 				

SEP 02 2016

Fluyanna County

SEP 02 2016
Fluvanna County

	<p>There is a current SUP in place for a 195' tower at this location. During lease negotiations, we asked NCT to build a 250' tower instead of a 195' to facilitate the County's needs. (Originally we planned to add an extension to the 195' tower; makes more sense to build the tower at the height needed.) This lease agreement specifies that the County will amend this SUP to accommodate this request:</p> <p>Section 8(c): The original SUP 11:03 for this tower project approved a 195' monopole tower. The Parties agree to amend this SUP to allow for the ±250' self-supporting lattice tower, along with the FAA-approved lighting system, which shall be approved and amended in Tenant's sole discretion. Tenant will expedite this SUP amendment process and waive any normal fees to allow for the ±250' tower. The amended SUP shall remain in force until the Tower and Support Facility is dismantled by the current Landlord of record.</p> <p>The "normal" County-assessed fees associated with this project include:</p> <table><tr><td>SUP fees & refundable sign deposit</td><td>\$ 890</td></tr><tr><td>Sketch Plans</td><td>\$ 150</td></tr><tr><td>Major Plans</td><td>\$ 1,100</td></tr><tr><td>E&S Plan Review (\$250 each w/ \$100 resubmit)</td><td>\$ 250</td></tr><tr><td>E&S Permit</td><td>\$ 550</td></tr><tr><td>Building Permits</td><td><u>\$ 285</u></td></tr><tr><td></td><td>\$ 3,225</td></tr></table> <p>Note: NCT will still be assessed the \$4,000 fee for CityScape since this site is not county-owned, and this fee is not part of the normal county-assessed fees.</p>					SUP fees & refundable sign deposit	\$ 890	Sketch Plans	\$ 150	Major Plans	\$ 1,100	E&S Plan Review (\$250 each w/ \$100 resubmit)	\$ 250	E&S Permit	\$ 550	Building Permits	<u>\$ 285</u>		\$ 3,225
SUP fees & refundable sign deposit	\$ 890																		
Sketch Plans	\$ 150																		
Major Plans	\$ 1,100																		
E&S Plan Review (\$250 each w/ \$100 resubmit)	\$ 250																		
E&S Permit	\$ 550																		
Building Permits	<u>\$ 285</u>																		
	\$ 3,225																		
FISCAL IMPACT:	\$18,000 lease annually, with 3% increase; \$12,000-18,000 one time cost for lighting equipment; ~\$3,000/yr. utility costs/maintenance																		
POLICY IMPACT:	n/a																		
LEGISLATIVE HISTORY:	n/a																		
ENCLOSURES:	"Tower Site Agreement for Communications Tower Located at VFW Scottsville Post #8169"																		
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other														
	XX	XX	XX																

Attachment A

Memorandum

DATE: September 20, 2016
RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Stephanie Keuther

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 28, 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

September 19, 2016

Name
Address, City, State
Tax Map 47 A 7

Re: Public Hearing on SUP 16:10

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, September 28, 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:

SUP 16:10 – VFW Telecom Tower– A request for a Special Use Permit to amend previous Special Use Permit 11-03, with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. The proposed use regards constructing a self-support telecommunications lattice tower with a height of 250'. The property is located on West River Road (State Route 6), approximately .4 miles east of the intersection with Beals Lane (State Route 645). The parcel is zoned A-1 Agricultural, General. The parcel is within the Rural Residential Community Planning Area and the Cunningham 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

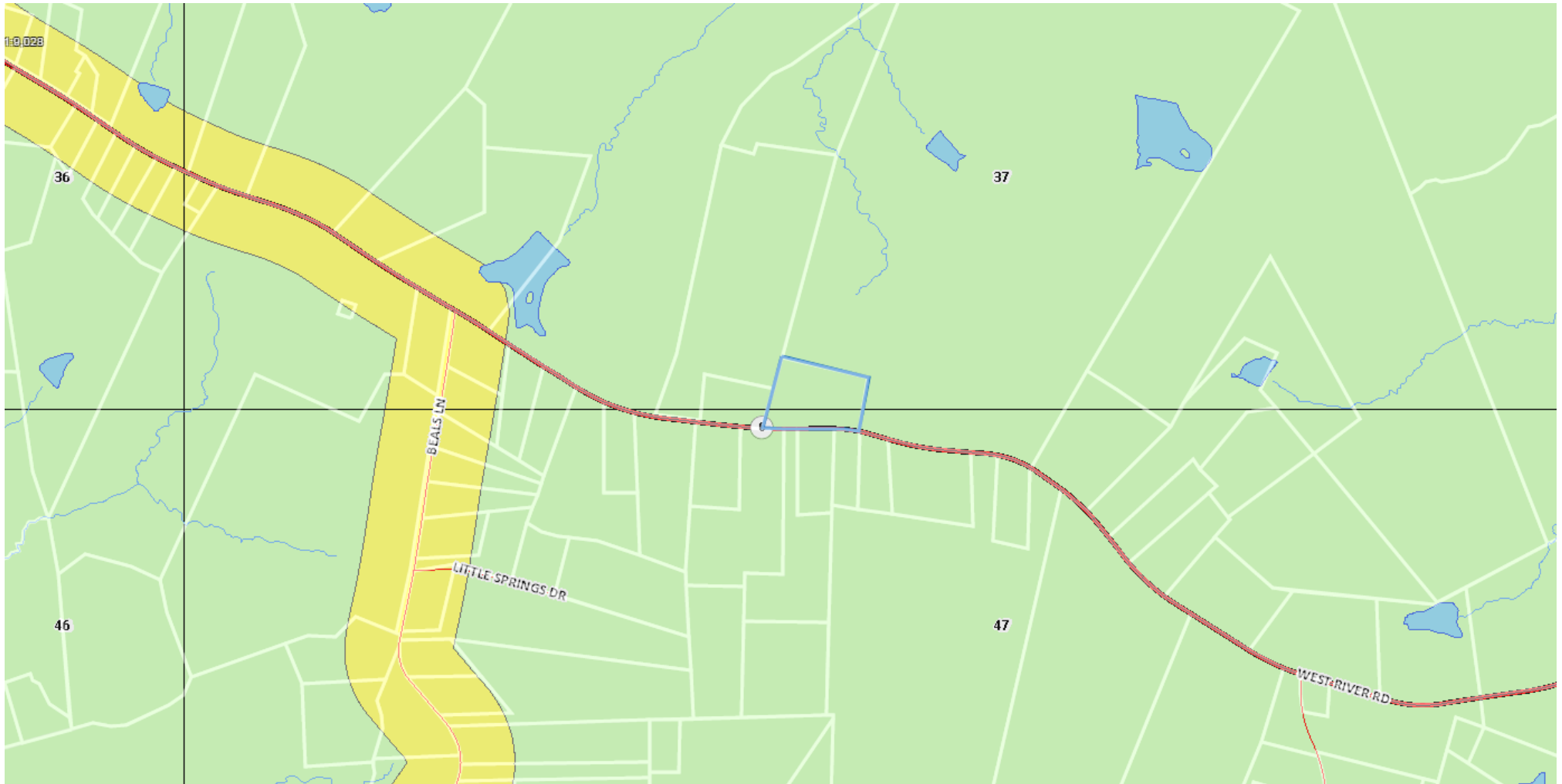
SUP 16 :10

<u>TMP</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE</u>	<u>ZIP</u>
37 A 32	Fox Memorial Baptist Church	2847 West River Rd	Scottsville, VA	24590
47 A 30	Charles & Tara Ford	3076 West River Rd	Scottsville, VA	24590
47 A 12	Carlton & Christina Hunt			
A	III	2994 West River Rd	Scottsville, VA	24590
47 A 9	Richard & Lillie Hill	211 Capstone Circle	Scottsville, VA	24590
47 A 29	Larry & Lisa Easton	P.O Box 218	Scottsville, VA	24590
47 A 6	Reid & Norma Taylor	2978 West River Rd	Scottsville, VA	24590
37 A 34	J.D. & Nancy T. Catlett	P.O Box 385	Scottsville, VA	24590
47 A 11	James Easton Et Al.	3020 West River Rd	Scottsville, VA	24590
47 A 7	Ruth Bogan	2910 West River Rd	Scottsville, VA	24590

Attachment B



Attachment B



ZONING

Yellow=R1

Green=A1



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 11:03
Tax Map: Tax Map 47, Section A, Parcel 10

From: Steve Tugwell
District: Cunningham
Date: November 14, 2011

General Information: This request is to be heard by the Planning Commission on Monday, November 14, 2011 at 7:00 pm in the Circuit Courtroom of the Courts Building.

Applicant: National Communication Towers, LLC

Requested Action: A request for a special use permit to construct a 195 foot monopole telecommunications facility and associated ground equipment with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. (Attachment A)

Existing Zoning: A-1, Agricultural, General

Planning Area: Rural Residential Planning Area

Zoning Ordinance: Section 22-27-1

Location: The affected property is zoned A-1 and is located on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). (Attachment B)

Existing Land Use: Veterans of Foreign Wars Post 8169 is located on this property.

Adjacent Land Use: The surrounding area is zoned A-1, Agricultural, General and is very low-density residential in nature.

Attachment C

Neighborhood Meeting:

Due to a procedural error, notices were not mailed to adjacent property owners, therefore the October 12th neighborhood meeting was canceled.

Technical Review Committee:

At the October 13, 2011 Technical Review Committee meeting, VDOT stated that if the entrance to the site was disrupted, then the gravel would have to be restored, but that a permit would not be required;

Central Virginia Electric Cooperative stated they would require their own easement to get power to the site;

Planning staff inquired about the balloon test for this site, and the applicant stated they have a primary date of November 2nd and a backup date of November 3rd and 4th from 8am to noon; they said they would be mailing out notices to the Board, Planning Commission, and adjacent property owners; Planning staff also commented that the top of the tower would be reserved for public safety as identified in the Telecommunication Master Plan, to which the applicant agreed.

The full list of TRC comments is attached to this staff report (Attachment C).

Comprehensive Plan:

The Comprehensive Plan designates this area as within the Rural Residential Planning Area. The Infrastructure Chapter of the Comprehensive Plan has the following recommendations concerning the siting of cellular towers.

- Encourage the location and co-location of wireless communication equipment on existing structures;
- Accommodate the growing need and demand for wireless communication services;
- Encourage coordination between communication providers;
- Establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and
- Maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

The above recommendations are the primary reasons the county has procured a telecommunications consultant to assist with these applications.

Attachment C

Analysis:

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

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

The character and established pattern of the area where the communications facility is proposed is rural, not highly populated, and has land involved in agricultural production. According to the Virginia Department of Transportation, the entire segment of Route 6 in Fluvanna County is designated as a Virginia Byway. "Per Virginia Code, a Virginia Byway means those highways designated by the Commonwealth Transportation Board (CTB) pursuant to articles §33.1-62 through §33.1-66. The Virginia Outdoors Plan, from the Department of Conservation and Recreation (DCR), identifies roads that have been considered as having intrinsic qualities of Virginia Byways for many years".

To be considered, a segment of road must substantially meet the following criteria:

- The route provides important scenic values and experiences;
- There is diversity of experiences, as in transition from one landscape scene to another;
- The route links together or provides opportunities to leave high-speed routes for variety and leisure in motoring. Landscape control or management along the route is feasible;
- The route allows for additional features that will enhance the motorist's experience and improve safety;
- Local government(s) has/have initiated zoning or other land-use controls, so as to reasonably protect the aesthetic and cultural value of the highway. (Attachment D)

Staff conducted a site visit on Wednesday, November 2, 2011, in order to assess the potential visual impacts of the proposed tower, and also to observe the balloon test. Weather conditions that day were sunny, dry, and cool with little wind. Staff concluded that the tower would be very visible from several portions of West River Road (Route 6), when traveling in either direction, both east and west. The balloon was also visible from neighboring properties and roadways, including the Fox Memorial Baptist Church located adjacent to the west. Staff stopped at several residences and spoke with a handful of neighbors in the area and all of them appeared to be in favor of enhanced wireless capabilities over the potential for diminished or altered views. In consideration of the proximity of the proposed tower's location to West River Road (Route 6), a Virginia Byway, the proposed facility could also be concealed as a firetower or other similar structure that would better blend with the rural character of the area. As proposed, it appears that a tower sited at this location could change the character and established pattern of the area, and/or create impacts that may be regarded as less than sensitive to its scenic beauty. (Attachment E)

Attachment C

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.

This is a rural area, and all of the surrounding property is zoned A-1 (Agricultural General). Since the proposed tower will be less than 200 feet, it will not have to be lighted. The applicant is proposing to build a 195 foot non-concealed freestanding antenna support facility within a 125 foot x 125 foot lease area, which per Sec. 22-27-8, requires a special use permit, and is not permitted by-right. Some permitted by-right uses in the A-1 zoning district include single-family dwellings, minor utilities, hunting preserves, public parks, home occupations, private kennels, group homes, and temporary sawmills to name a few. The definition of a minor utility is: *“Facilities for the distribution and collection of public, private, and central utilities including poles, lines, transformers, pipes, meters, and communication and distribution lines”*.

When evaluating an application for a proposed new telecommunication antenna support facility (TASF), siting of new facilities shall be in accordance with Sec. 22-27-8, the siting preference table. The applicant is proposing to construct a new 195 foot non-concealed freestanding antenna support facility (monopole). The subject property is zoned A-1 (Agricultural, General), and in accordance with the siting preference table, this application requires a special use permit and public hearing process.

Pursuant to Sec. 22-27-9.8, all new telecommunication antenna support facilities shall meet the requirements of that section. Staff has evaluated the application, and it appears all of the requirements of this section have been met.

According to the Fluvanna County Wireless Master Plan, the area of the proposed tower is absent of sufficient telecommunications service, and could accommodate all of the service providers with a uniform and dependable signal 24/7. The applicant has stated in their application, that *“the tower will be designed to accommodate six collocations and the fenced compound will house a variety of support buildings and equipment pads”*. The ability to accommodate more collocations could result in a need for fewer new towers. The applicant has also stated that *“the facility will provide wireless phone coverage, data transmissions and internet services to the area. Also, one radiation center on the tower and a 10’ x 20’ space in the compound will be made available for Fluvanna County’s 911 equipment on a rent free basis”*.

The applicant proposes to construct and maintain a leased telecommunication facility on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). The proposed facility would be comprised of a 195 foot monopole tower with the potential for multiple carriers, along with peripheral ground equipment. The proposed site will be within a 80 x 90 fenced area, surrounded by a (125 ft. x 125 ft.) lease area. If approved, the applicant will be required to submit a site development plan for review and approval. (Attachment F)

Attachment C

Consultant's Recommendation:

Cityscape Consultants, Inc. has stated that they are of the opinion that, *“although there is no solid indication of carrier commitment, this application may have additional merits which could be beneficial to the citizens of Fluvanna County”*.

- Would the proposed facility be acceptable to other wireless service providers? And,
- Would the proposed facility be beneficial to the County and therefore the citizens of the County? And,
- Would the proposed facility fit the County Master Plan or would it be disruptive? And,
- Does the application meet the desires of the County because of generally accepted and adequately demonstrated technological reasons?

The consultant has concluded that approval for this application for a new telecommunication antenna support facility will *“accelerate the construction of additional wireless services to better serve the County’s citizens”*. The consultant has also stated, *“in addition there are additional public benefits in that the tower will support a Fluvanna County Public Safety communication link”*.

Therefore, Cityscape Consultants, Inc. has recommended approval of this application with the following conditions:

1. The applicant provide the County with the necessary NEPA and SHPO approvals; and
2. Satisfies any other conditions as stated by the County; and,
3. The applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided. (Attachment G)

Conclusion:

This request for a special use permit for a 195 ft. monopole telecommunication facility appears to be in substantial conformance with the intent of the Comprehensive Plan’s recognition that telecommunications are a critical part of the role of infrastructure throughout the county, and the criteria set forth in the Zoning Ordinance. The Planning Commission may wish to consider the potential for visual impacts to the Route 6 Virginia Byway, and to nearby properties. Given the proximity of the proposed facility to the Byway, the Commission may also wish to consider requiring a concealed facility instead of the proposed non-concealed facility. If approved, staff recommends the following conditions:

- 1) The tower, including antennae, will not be higher than 199 ft. and will not be lit;
- 2) The applicant secures all necessary permits required, and submits structural design and certification by a Virginia Registered Professional Engineer that the proposed facility, as built, will comply with EIA/TIA 222-G for the wind zone for Fluvanna County; Virginia;
- 3) Prior to issuance of building permits the applicant shall submit satisfactory SHPO and NEPA documentation;

Attachment C

- 4) The applicant shall secure the necessary permits required by Fluvanna County and VDOT;
- 5) The applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided;
- 6) The facility when completed shall be accessible only to authorized personnel;
- 7) The tower shall be a monopole, and shall be engineered with breakpoint technology;
- 8) The facility shall install the necessary landscaping buffer;
- 9) The applicant shall install an emergency generator to ensure continuity of telecommunications operations in the event of a disaster or major power outage; and provisions for such generators shall include additional special treatments; for diesel, a fuel retaining area for propane, ignition separation requirements; and that generator testing shall occur only between 9 AM and 4 PM Monday through Friday; and the same shall be noted on the site development plan;
- 10) If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
- 11) The support structure is to be sufficient to support antennas of a like design for at least six (6) wireless service providers;
- 12) The tower shall be in the same location as shown in the application;
- 13) Violation of any condition of this permit shall be grounds for revocation of this permit, and;
- 14) The Board of Supervisors, or their representative, has the right to inspect the property for compliance with these conditions at any time.

Suggested Motion:

I move that the Planning Commission recommend **approval/denial** of SUP 11:03, a special use permit request to allow for a 195 foot monopole telecommunications tower pursuant to Fluvanna County Code Section 22-27-1 with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10, (if approved) subject to the conditions listed in the staff report.

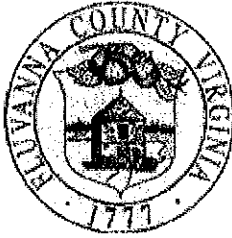
Attachments:

- A – Application, statement of proposed use, and APO letter
- B – Aerial Vicinity Map
- C – TRC comments
- D – Virginia Department of Transportation excerpt and byway map
- E - Applicant's photos, photosimulations, and balloon flight statement
- F – Tower design certification, search ring map, and sketch site plan
- G – Consultant's report

Copy: Owner- V.F.W. Post 8169, 2977 West River Road, Scottsville, VA 24590

Applicant – National Communication Towers, LLC, 5413 Patterson Avenue, Suite 101, Richmond, VA 23226

CityScape Consultants, 10704 Elmbrook Court, Raleigh, NC 27614



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Special Use Permit (SUP)

Owner of Record: V.F.W. Post 8169 **Applicant of Record:** National Com. Towers, LLC
E911 Address: 2977 W. River Road, Scottsville Va. 22594 **E911 Address:** 5413 Patterson Ave Suite 101, Rich. Va. 23226
Phone: 434-591-0769 **Fax:** 804-673-8800 x303 **Phone:** 804-673-4242 **Fax:** 804-673-4242
Email: ohnoybill@embargmail.com **Email:** adoss@NationalTowers.com
Representative: N.C.T. LLC CAIDoss, U.P. of Dev.
E911 Address: 5413 Patterson Ave, Suite 101, Rich. Va.
Phone: 804-366-1165 **Fax:** 804-673-4242
Email: adoss@NationalTowers.com
Tax Map and Parcel(s): 47-A-10 **Deed Book Reference:** AUG 24 2011
Acreage: 3.5 **Zoning:** A-1 **Deed Restrictions?** ☒ No ☐ Yes (Attach copy)
Request for a SUP in order to: construct a Tele Com. Tower **Proposed use of Property:** Tele Com. Tower

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 District? ☒ No ☐ Yes
 If Yes, what district?

*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 all future requests. county employees will make regular inspections of the site.

Date: August 19, 2011 **Signature of Owner/Applicant:** William Hughes
Subscribed and sworn to before me this 19th **day of** August **20** 11 **Register #** 7282794
My commission expires: August 31, 2013 **Notary Public:** Jane E. Perkins
Certification: Date: 8/24/2011 **Zoning Administrator:** Steven Tynnell

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

Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP <u>11-63</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:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: <u>Cunningham</u>	Planning Area: <u>12R</u>		
Advertisement Dates: <u>24, 10 Nov 2011</u>		Advertisement Dates:	
APO Notification: <u>10/31/2011</u>		APO Notification:	
Date of Hearing: <u>11/14/2011</u>		Date of Hearing	
Decision:		Decision:	

Attachment C

Page 3 of 5

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.

195' with a 4' lightning Rod, Total Height 199' (and)
Wireless Communication Facility to include a ~~125'~~ Monopole Tower, extendable to 195', contained within 80' X 90' fenced enclosure. The tower will be designed to accommodate six collocations and the fenced compound will house a variety of support buildings and equipment pads. The existing VFW Hall will not be expanded or utilized for the purpose of this Special Use Permit request.

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

To provide wireless services along the Rt. 6 corridor and surrounding area.

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

The tower will be a Monopole design to minimize the potential visual impact of surrounding properties and the existing trees will be maintained to screen the view of the compound from adjoining properties.

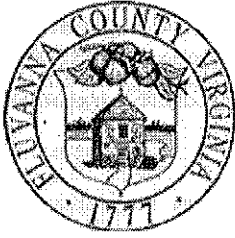
ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

The Facility will provide wireless phone coverage, data transmissions and Internet services to the area. Also, one Radiation Center on the tower and a 10' X 20' space in the compound will be made available for Fluvanna County's 911 equipment on a rent free bases. *The 195' R.C. will be reserved for Fluvanna County.* (and)

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:

Please see the attache Site Plan prepared by JMT.

Attachment C



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: National Communications Towers, LLC
Address: 5413 Patterson Ave, Suite 101
City: Richmond
State: Va. Zip Code: 23226

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

8/22/2011
Date

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

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP <u>11:003</u> ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:

Attachment C

**Statement of Proposed Use
Special Use Permit Application
National Communication Towers, LLC
V.F.W. Post 8169, Scottsville, Virginia**

National Communication Towers L.C. (“National”) as lessee, hereby applies for a Special Use Permit to allow a telecommunications facility and accessory structures on leased land. The leased land is located on property known by Tax Map Parcel 047-A-10. The parcel is located on the north side of Rt. 6 approximately 2,000 feet east of Rt. 645. According to the tax records of Fluvanna County it is owned by V.F.W. Post 8169.

National is requesting a Special Use Permit to allow a self support Monopole Tower, measuring approximately 195’ in height with a 4’ lightning rod, to be located within a leased area, measuring 125’ x 125’. The facility will be designed to allow multiple collocations on the tower and within a secure fenced compound area. The exact number and types of future users is difficult to predict, however the tower will be designed to accommodate a mix of carrier types. The design mix will include: 6 or more users of panel antennas (typically 15 panels, 12” wide X 72” high, per user). Likewise, the compound area is designed to accommodate a mix of shelter types and sizes as denoted on the drawings submitted with this application.

The 3.5 acre parcel is zoned A1. According to the Fluvanna County zoning ordinance, telecommunication facilities are permitted on A1 zoned properties, with Special Use Permits. Proper setback distances have been observed and are denoted on the enclosed plans.

National develops telecommunication facilities for collocations by cellular, PCS, paging and other wireless services which rely upon a network of elevated platforms in areas where the carriers have gaps in signal coverage, or “holes.” Such a hole exists along the Route 6 corridor. Supported by propagation studies, National believes a communications facility located on the subject parcel will enable carriers to fill this gap, while minimizing the effect on surrounding property owners. The tower can be designed to be extendable to 195’ should a higher Radiation Center be needed for County antennas.


Attachment C

The FCC has authorized several carriers to provide wireless services in this part of Cumberland County. Those carriers include: Sprint, AT&T, Verizon Wireless U.S. Cellular and Ntelos.

The facility will be in continuous operation but will produce no interference with other types of communications including: radio, television, cable TV, garage door openers or other consumer electronic equipment. No offices will be constructed on the site, so neither sewer nor water facilities will be required. The facility will produce no refuse, noise, vibration, dust, glare, odors or fumes. Neither National nor any of the tower users will introduce hazardous or toxic substances to the site. After completion of construction, the only traffic associated with the site will be short visits by technicians on a monthly basis to test or replace equipment components. In most instances towers below 200' are not required by the FAA to be lit.

The facility will provide a vital public safety service to this part of the County in two important ways. First, the County may co-locate antennas for law enforcement and fire and rescue at the 195' radiation Center along with a 10' X 20' space inside of the compound on rent free bases. Second, this new facility will enable wireless services to be extended to this part of the County, enabling the public at large to utilize those services for important medical or life-safety calls.

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions. National is not seeking any wavier or variance for the proposed use at this time. National respectfully requests the approval of this Special Use Permit application.



Al Doss
Vice President of Development
National Communication Towers, L.L.C.

08/24/2011
Date

Memorandum

DATE: October 31, 2011

RE: APO'S for **SUP 11:03** Public Hearing Letters

TO: Darren Coffey

FROM: Lauren Ryalls

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **November 14, 2011** Planning Commission meeting.



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

NOTICE OF PUBLIC HEARING

October 31, 2011

Fox Memorial Baptist Church
2847 W. River Rd.
Scottsville, VA 24590
TMP# 37(A)32

Re: Public Hearing on SUP 11:03

Dear Fox Memorial Baptist Church:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Monday, November 14, 2011** at **7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

***SUP 11:03, National Communication Towers, LLC** - A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. The property is zoned A-1 and is located on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.*

The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:30 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,

Steve Tugwell
Planner

Attachment C

9 Parcels Selected

Monday October 31, 2011



Map	Parcel ID	Owner's Name
	37 A 32	FOX MEMORIAL BAPTIST CHURCH
	37 A 34	CATLETT, J D & NANCY T
	47 A 6	RANKIN, REBECCA A ET AL
	47 A 9	HILL, RICHARD
	47 A 10	V.F.W. HALL
	47 A 11	EASTON, JAMES A & LUCY C LE ET AL
	47 A 12A	HUNT, CARLTON R III & CHRISTINA R
	47 A 29	EASTON, LARRY W. & LISA M.
	47 A 30	FORD, CHARLES W JR & TARA G

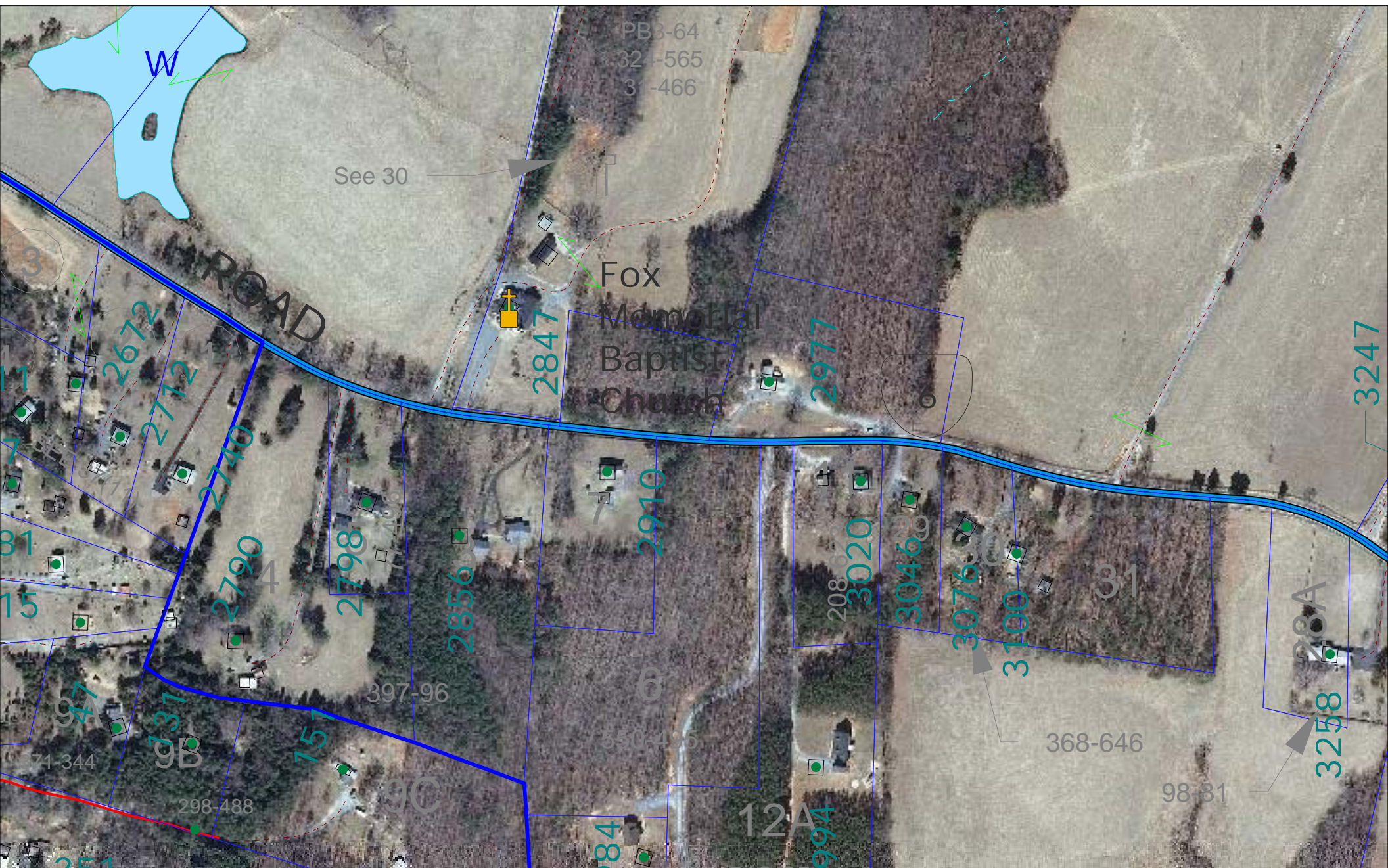
Click on the Globe in a row to show that parcel on the map page. Click on the Parcel ID number to show the detail information of that parcel. Click on an Owner's Name to show a list of all properties of that owner.

[Close](#)

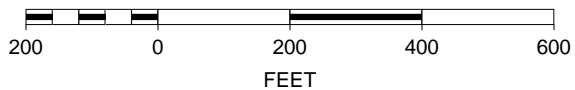
Copyright 2011 © MSAG Data Consultants, Inc.

[Print](#)

SUP 11:03 National Communication Towers, LLC^{AT}



SCALE 1 : 3,500





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

October 18, 2011

National Com. Towers, LLC (Al Doss)
5413 Patterson Avenue, Suite 101
Richmond, VA 23226

Delivered via mail

**Re: TRC comments SUP 11:03 National Communication Towers, LLC Construct 195' telecomm
monopole, Tax Map: 47-A-10**

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting.

1. The Dept. of forestry and the Health Dept. had no comments for this application;
2. Virginia Department of Transportation said that if access to the site was disrupted, then it would have to be restored; and that a permit is not required;
3. Central Virginia Electric Cooperative said they would require their own easement to get power service to the site;
4. Planning staff inquired about the balloon test for this site, and the applicant said they have a primary date of November 2nd, with backup dates of November 3rd and 4th from 8am to noon; they also said they would be mailing out notices to the Board, Planning Commission, and adjacent property owners; Planning staff also commented that the top of the tower would be reserved for public safety as identified in the Telecomm Master Plan, and the applicant agreed.

Please provide any other materials or documentation that is to be included in the Planning Commission packet by **Friday, October 28, 2011**. Submitting revisions by this deadline will place your request on the **November 14, 2011** Planning Commission agenda.

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

Sincerely,

Steve Tugwell
Planner
Dept. of Planning & Community Development

Cc: V.F.W. Post 8169, 2977 West River Road, Scottsville, VA 24590

Attachment C

ATTACHMENT D

Virginia.gov

[Online Services](#) | [Commonwealth Sites](#) | [Help](#) | [Governor](#) | [Search Virginia.gov](#)

Programs

[Home](#) > [Programs](#) > [Virginia's Scenic Byways](#) > [Frequently Asked Questions](#)[Contact Us](#) | [Search VirginiaDOT.org](#)

Sut

Virginia Byway - Frequently Asked Questions

[Home](#) | [Scenic Drives](#) | [Print Map](#) | [Order Map](#) | [Photos](#) | [FAQs](#)

Adventure beckons on the roads and highways designated as Virginia Byways. More than mere pavement between points A and B, a Virginia Byway offers travelers a side of the Commonwealth that is uncommon and enlightening. Each byway leads to scenes of natural beauty and places of historical and social significance.

Currently, there are nearly 3,000 miles of roads designated as Virginia Byways, yet several hundred more miles of Commonwealth roadway could qualify. To help attract visitors and support economic development through tourism, the Virginia Department of Transportation (VDOT), the Virginia Department of Conservation and Recreation (DCR) and the Commonwealth Transportation Board (CTB), encourage local governments to nominate roads for Virginia Byway designation.

What's the purpose of the Virginia Byway program?

The program identifies road corridors containing aesthetic or cultural value near areas of historical, natural or recreational significance. By designating certain roads as Virginia Byways, widely distributing "A Map of Scenic Roads in Virginia," and promoting the Virginia Scenic Roads Web site, the program encourages travel to interesting destinations and away from high-traffic corridors.

Byways also stimulate local economies by attracting visitors to lesser-known destinations. One study showed visitors spent \$1.8 billion in counties adjacent to the Blue Ridge Parkway in Virginia and North Carolina. This supported nearly 75,000 jobs and generated more than \$147 million in tax revenues in the region.

What makes a Virginia Byway different from other roads?

People like to explore. The 2000 Virginia Outdoors Survey, conducted by Virginia's Department of Conservation and Recreation (DCR), finds that driving for pleasure is the second most popular outdoor activity, with more than 62% of the population participating.

By following the highlighted byways on the state transportation map, the scenic roads map and the scenic roads Web site, visitors are directed to places where they can tour wineries, explore Civil War battle sites and historical attractions, view beautiful scenery and enjoy recreational resources.

Once designated, a byway becomes part of the coordinated promotional strategy for Virginia tourism.

What are other important considerations regarding Virginia Byway status?

- Virginia Byway designation gives localities the opportunity to participate in the National Scenic Byway Program.
- It might limit placement of outdoor advertising signs.
- It does not affect land use controls.
- It does not limit road improvements.

What is a Virginia Byway?

Per Virginia Code, "Virginia Byway" means those highways designated by the Commonwealth Transportation Board (CTB) pursuant to articles §33.1-62 through §33.1-66. The Virginia Outdoors Plan, from DCR, identifies roads that have been considered as having intrinsic qualities of Virginia Byways for many years. In addition, there are other roads that meet the criteria for designation.

What are the criteria?

To be considered, a segment of road must substantially meet the following criteria:

Attachment C

- The route provides important scenic values and experiences.
- There is a diversity of experiences, as in transition from one landscape scene to another.
- The route links together or provides access to scenic, historic, recreational, cultural, natural and archeological elements.
- The route bypasses major roads or provides opportunities to leave high-speed routes for variety and leisure in motoring. Landscape control or management along the route is feasible.
- The route allows for additional features that will enhance the motorist's experience and improve safety.
- Local government(s) has/have initiated zoning or other land-use controls, so as to reasonably protect the aesthetic and cultural value of the highway.

What are the steps to designation?

1. Anyone can request byway designation, but local government(s) must adopt a resolution of support.
2. Upon receipt of a request and historical documentation from an interested party/local government, the Virginia Department of Transportation (VDOT) and the Virginia Department of Conservation and Recreation (DCR) collect information on local zoning laws, traffic volumes and accident reports before evaluating the roads according to the criteria.
3. Based on a joint review according to the criteria, the DCR Director recommends qualifying roads for consideration by the CTB.
4. Before the CTB acts, VDOT offers the local government the opportunity to hold a public hearing. If a public hearing is requested, VDOT's Local Assistance Division and DCR will provide assistance.
5. After the public hearing, or if no hearing was requested, the CTB officially designates the byway(s) at their next scheduled meeting. Subsequently, signs are posted, and changes are made to the appropriate maps.

How can I get more information about the Virginia Byway program?

Call **1-800-FOR-ROAD (1-800-367-7623)** or contact Lynn Crump, Virginia Department of Conservation and Recreation, at Lynn.Crump@dcr.virginia.gov.

For additional copies of this brochure or others in the VDOT Answers Your Questions series, please contact:

Virginia Department of Transportation
Office of Public Affairs
1401 East Broad Street
Richmond, VA 23219
E-mail: vdotinfo@VDOT.Virginia.gov

Page last modified: Nov. 1, 2010

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Attachment C



NATIONAL COMMUNICATION TOWERS, LLC

5413 Patterson Avenue, Suite 101
Richmond, Virginia 23226
Telephone: 804-673-8800
Facsimile: 804-673-4242

VFW Balloon Flight Certification Statement November 2, 2011

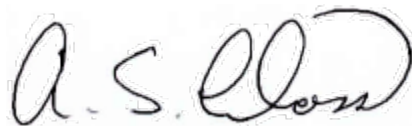
General weather conditions: clear, average visibility 7 miles, light winds averaging 4 to 6 MPH from 8:00 AM to 9:00 AM and mostly calm throughout the morning.

8:05 AM: Balloon launched winds 4-6 MPH some fog

9:00 AM to 12:05 PM: Winds calm to light, visibility good

12:05 PM: Ended balloon flight

Date: 11/07/2011

A handwritten signature in black ink, appearing to read "A. S. Doss".

Al Doss

Vice President of Development



PHOTO 1: BALLOON FLIGHT

BALLOON



VIEW FROM THE WEST / LOCATION: GAS LINE ACCESS AREA ON ROUTE 6

NCT



VIEW FROM THE WEST / LOCATION: GAS LINE ACCESS AREA ON ROUTE 6

BALLOON



VIEW FROM THE WEST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 645 ~1,500 FT.

NCT

PHOTO 2: TOWER SIMULATION

TOWER

VIEW FROM THE WEST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 645 ~1,500 FT.

N C T

PHOTO 3: BALLOON FLIGHT



VIEW FROM THE WEST / LOCATION: ROUTE 6 WESTERN ENTRANCE AT VFW POST

NCT

PHOTO 3: TOWER SIMULATION



VIEW FROM THE WEST / LOCATION: ROUTE 6 WESTERN ENTRANCE AT VFW POST

NCT

Attachment C

PHOTO 4: BALLOON FLIGHT

BALLOON



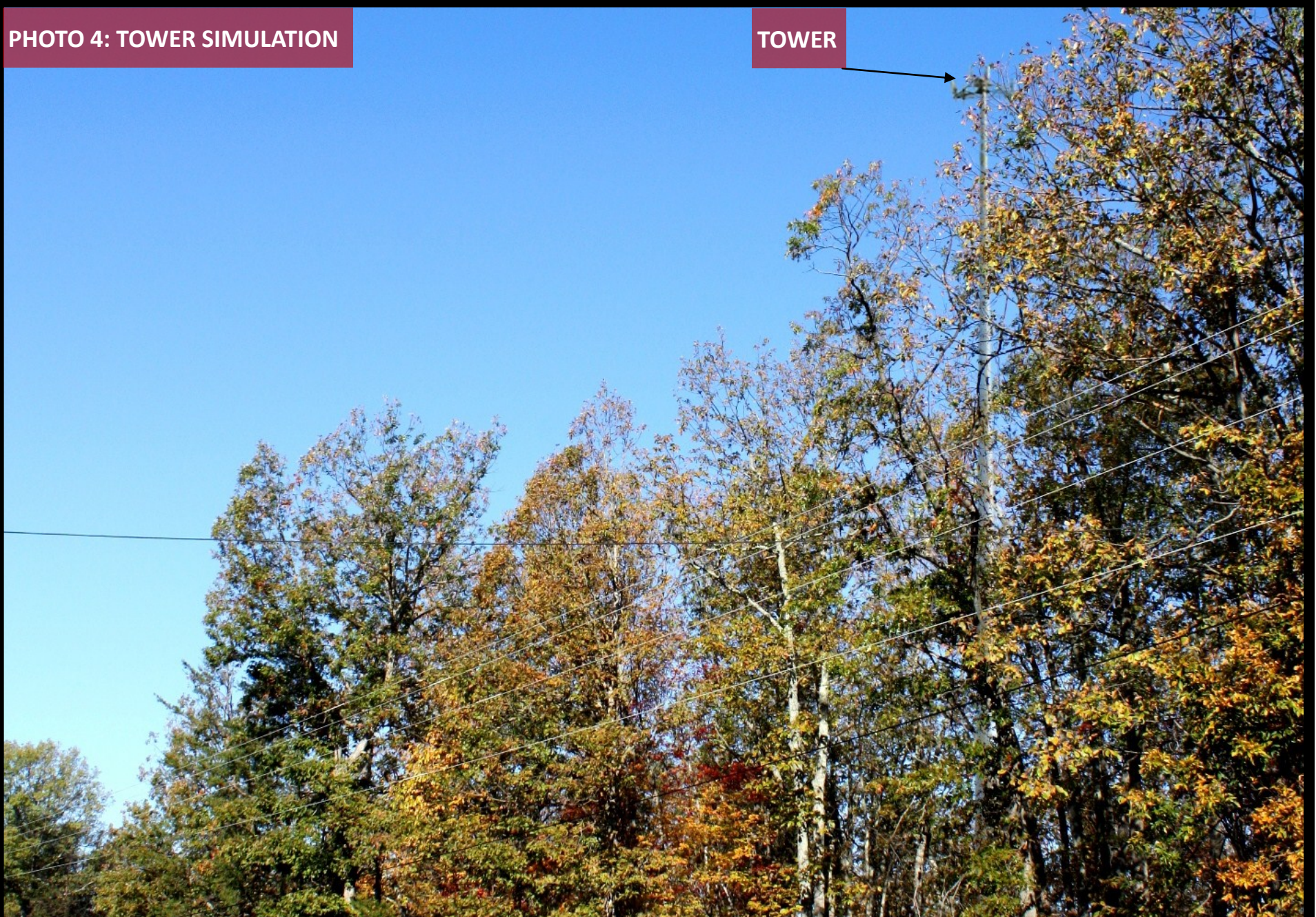
VIEW FROM THE EAST / LOCATION: ROUTE 6 NEAR THE EASTERN EDGE OF THE VFW POST EAST ENTRANCE

NCT

Attachment C

PHOTO 4: TOWER SIMULATION

TOWER



VIEW FROM THE EAST / LOCATION: ROUTE 6 NEAR THE EASTERN EDGE OF THE VFW POST EAST ENTRANCE

NCT

PHOTO 5: BALLOON FLIGHT



VIEW FROM THE EAST / LOCATION: ROUTE 6 EAST OF THE SITE ~1,500 FT.

NCT

PHOTO 5: TOWER SIMULATION



VIEW FROM THE EAST / LOCATION: ROUTE 6 EAST OF THE SITE ~1,500 FT.

NCT

PHOTO 6: BALLOON FLIGHT



VIEW FROM THE EAST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 611

NCT

PHOTO 6: TOWER SIMULATION



VIEW FROM THE EAST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 611

NCT

NATIONAL COMMUNICATION TOWERS, LLC

5413 Patterson Avenue, Suite 101
Richmond, Virginia 23226
Telephone: 804-673-8800
Facsimile: 804-673-4242

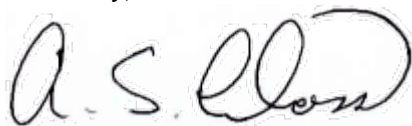
October 25, 2011

Rick Edwards
Consultant
CityScape Consultants, Inc.
10704 Elmbrook Ct.,
Raleigh, NC 27614

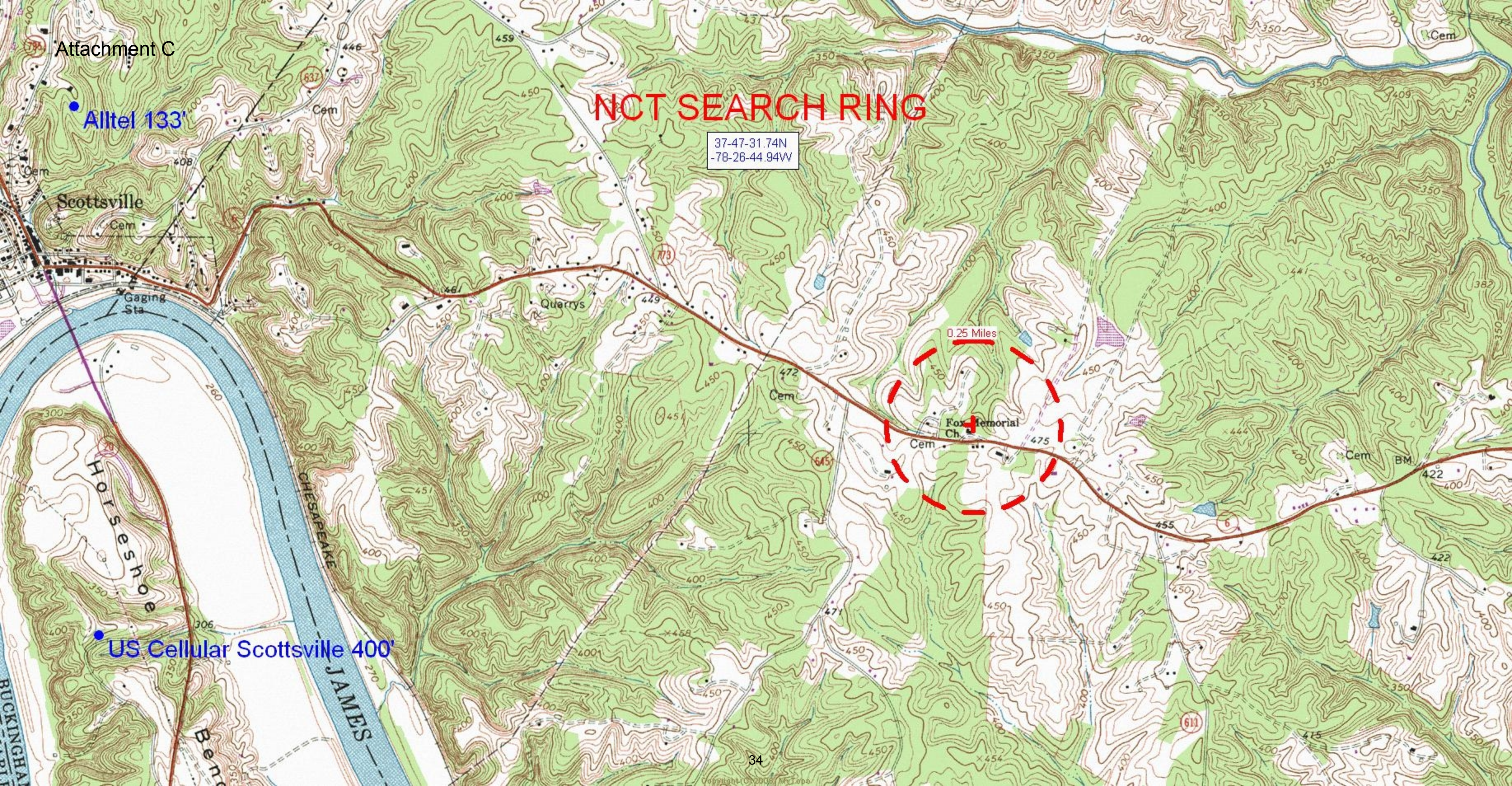
Subject: VFW Communications Tower Design Certification

This letter is to certify National Communications Towers, LLC, as applicant and developer of the VFW Communications Facility, will design and build the proposed monopole tower capable of bearing the equipment loading of six collocations (See the attached Tower Design RFQ). Also in the event of a catastrophic occurrence, the tower will be designed with breakpoint technology and will fail at the 130' elevation AGL.

Sincerely,

A handwritten signature in dark ink, appearing to read "A. S. Doss". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

A. S. Doss
V.P. of Development



NCT SEARCH RING

37-47-31.74N
-78-26-44.94W

0.25 Miles

Attachment C

Alltel 133'

Scottsville

Gaging Sta

Horseshoe

US Cellular Scottsville 400'

CHESAPEAKE

Bentley

JAMES

BUCKINGHAM

Attachment C

State of Virginia
Telecommunications Site Review



Consultants, Inc.
 7050 W. Palmetto Park Road #15-652
 Boca Raton, FL 33433-3483
 Phone: 877-438-2851 • Fax: 877-220-4593

October 26, 2011

Mr. Darren Coffey
 Planning Director
 132 Main Street
 Palmyra, Virginia 22963

RE: NCT
VFW Location

Dear Mr. Coffey,

At your request on behalf of Fluvanna County, Virginia, CityScape Consultants, as the wireless communications consultant for the County, has conducted a Site Review of an application submitted by National Communications Towers ("NCT"). The request is for a new one hundred-ninety five (195) foot monopole type support structure. This application was originally to request one hundred twenty five (125) feet rather than the one hundred ninety five (195) foot currently requested by NCT. The Applicant held this application until after the County made certain modifications within the County ordinance to allow for additional elevation. It was the opinion of the undersigned that one hundred twenty five (125) feet of elevation would only provide usable antenna space for no more than three (3) carriers, but more likely only two (2) would be constructed, which would result in the need for more towers in the area. The site will be owned by NCT. The underlying property is owned by Veterans of Foreign Wars Post 8169, and is located at 2977 West River Road, near Scottsville in Fluvanna County, Virginia, see *figure 1*.

General Information about Wireless Communications

All wireless communications systems depend on the concept of resource re-use to achieve their great capacities. With some technologies, the individual channel frequencies are reused every few cells, but not too closely, since interference would result. In other systems, power from one base station interferes with the users on another, impacting network capacity. Therefore, it is undesirable for the wireless phones to communicate with more than a few base stations simultaneously.

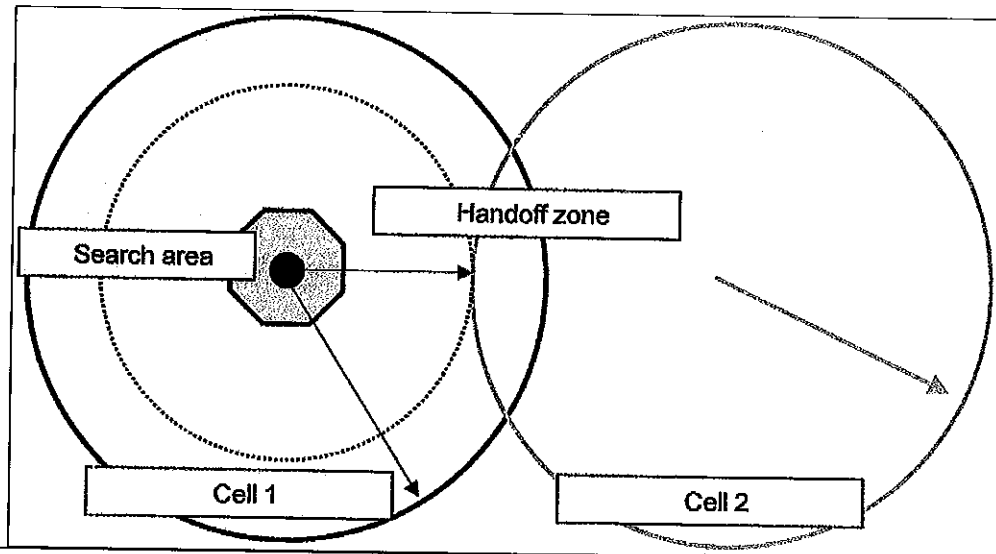
Wireless Broadband, Cellular, PCS and EMSR service providers attain coverage through ground equipment base stations and antennas mounted on towers or other elevated structures and buildings. The height and location of the elevated antenna platform is critical to two aspects of radio frequency (RF) engineering. The first of these is wireless network coverage, which is the current stage of wireless infrastructure development in Fluvanna County.

Generally, the higher the antenna is mounted on the support structure, the farther the wireless signal penetrates a defined geographic area. However, the ground equipment at the base station has capacity limitations. In areas where wireless subscribers are intense and airtime minutes are high, caller volume will exceed the designed network capacity, resulting in busy signals or "no service" messages. To help remedy this situation, the antenna heights are mounted at lower elevations than would be necessary for coverage.

State of Virginia Telecommunications Site Review

In the wireless system evolution, a provider will initially provide service with a few coverage base stations with relatively tall antenna elevations to maximize the "footprint" for minimal cost. Still Fluvanna County infrastructure industry's primary concern remains in allowing sufficient coverage to subscribers. As subscriber totals grow, and network capacity for that base station is maximized, antennas must be lowered and the areas in between the former "tall" base stations fill in with lower-antenna "coverage" base stations.

Such a stipulation is not difficult to achieve in a new system. In most cities and in all rural areas, wireless providers seek to maximize height in new systems in order to provide continuous coverage at the least expense to the provider. However, in urban-to-suburban areas, as demand increases, the base stations become less capable of meeting network objectives. Thus, wireless providers seek to deploy antennas mounted at lower elevations.



Sample 1: Search Area Determination

In Sample 1, the hexagonal search areas radius is one-quarter of the radius of the cells coverage less a 20 percent handoff overlap.

Specifics

The threshold of proof appears to be clear, and does justify a need for a new support structure in this general area. CityScape anticipates this facility, if built as designed, should be sufficient to allow an improvement of service to wireless service provider customers within this area into the foreseeable future.

CityScape recognizes that Fluvanna County is now becoming a rapid growth area. This facility will be available to all federally licensed and unlicensed service providers, which includes cellular type telephone, and wireless broadband systems, and the tower owner has provided the top location of 195 feet to the County for County Public Safety communications.

**State of Virginia
Telecommunications Site Review**

For the reasons listed below, it is our opinion that:

Although there is no solid indication of carrier commitment, this application may have additional merits which could be beneficial to the citizens of Fluvanna County.

- Would the proposed facility be acceptable to other wireless service providers? And,
- Would the proposed facility be beneficial to the County and therefore the citizens of the County? And,
- Would the proposed facility fit the County Master Plan or would it be disruptive? And,
- Does the application meet the desires of the County because of generally accepted and adequately demonstrated technological reasons?

There are two (2) letters of interest, attached as Exhibits, from qualified wireless service providers, in addition CityScape is aware that AT&T Mobility is highly active in central Virginia and there is a strong likelihood that AT&T would join the group based on other factors. The County wants the site to compliment their existing Public Safety communications and the Applicant has agreed thereto. The Fluvanna Wireless Master Plan shows the site is devoid of sufficient service and could accommodate all the service providers with a uniform and dependable signal 24/7. The planned tower does meet the desires of Fluvanna County.

Conclusion

CityScape in normal circumstances understands that most governmental agencies prefer to avoid the approval of additional tower without strong commitment from the federally designated wireless service providers. This application is an exception and CityScape believes that approval of this facility will accelerate the construction of additional wireless services to better serve the County's citizens. In addition there are additional public benefits in that the tower will support a Fluvanna County Public Safety communications link. Therefore CityScape recommends this application be approved with the following conditions:

1. The Applicant provide the County with the necessary NEPA and SHPO approvals; and,
2. Satisfies any other conditions as stated by the County; and,
3. The Applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided.

Respectfully submitted,



Richard L. Edwards

FCC Licensed

PCIA Certified

CityScape Consultants, Inc.

VFW Site
October 26, 2011

**State of Virginia
Telecommunications Site Review**

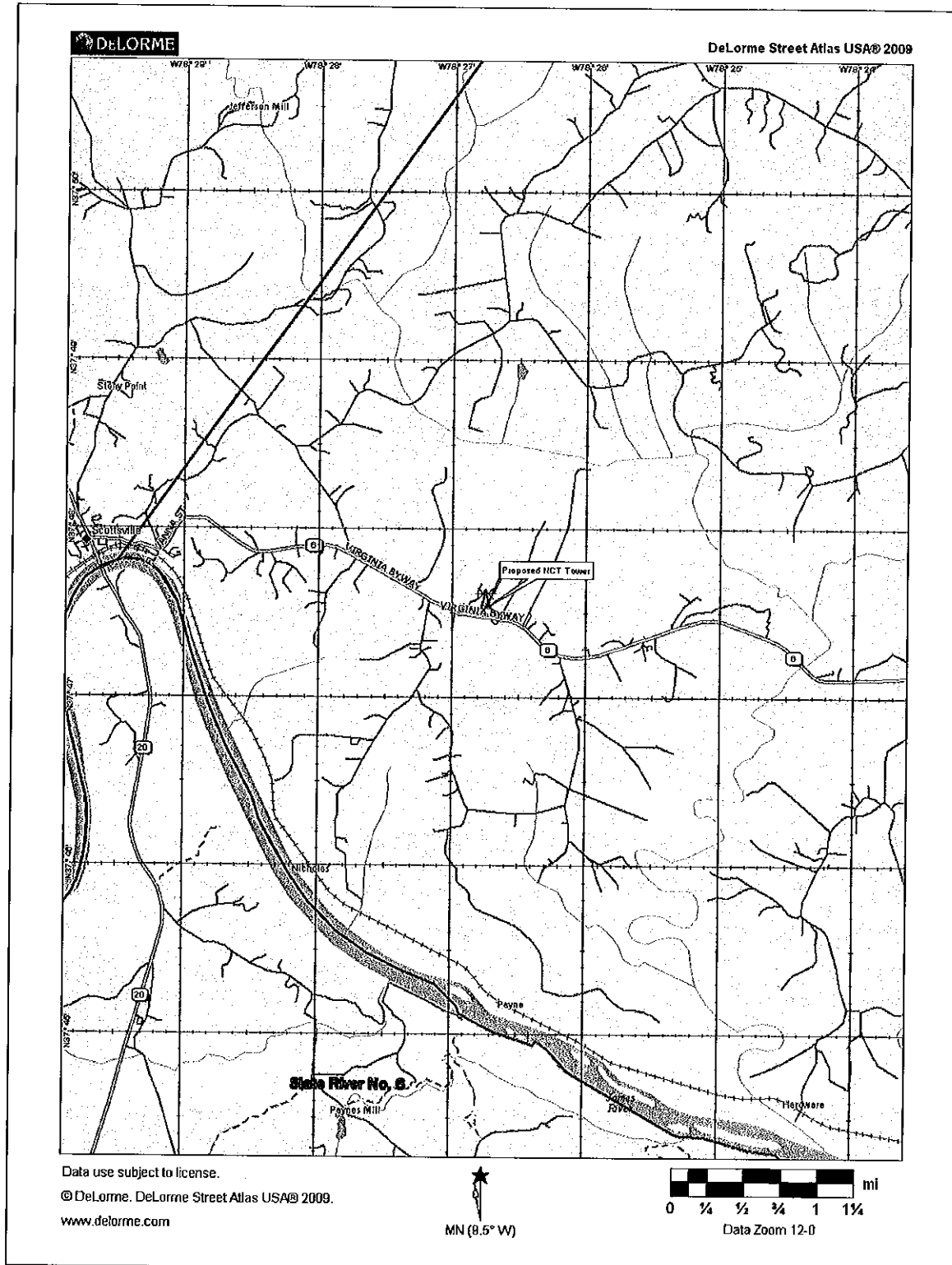


Figure 1. Proposed Facility Location

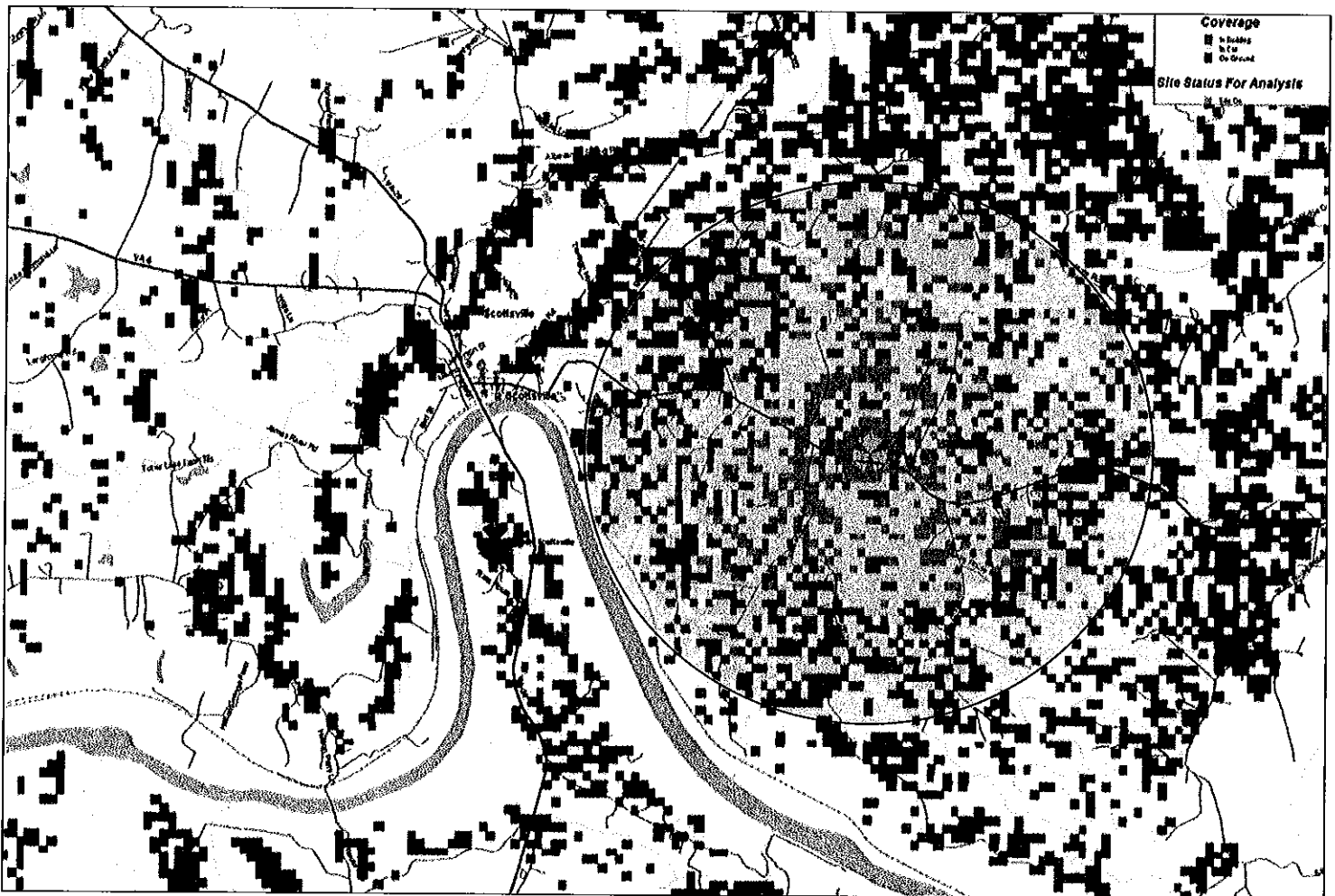


Figure 2. Projected Service Area, Current Service is Not Dependable

State of Virginia Telecommunications Site Review

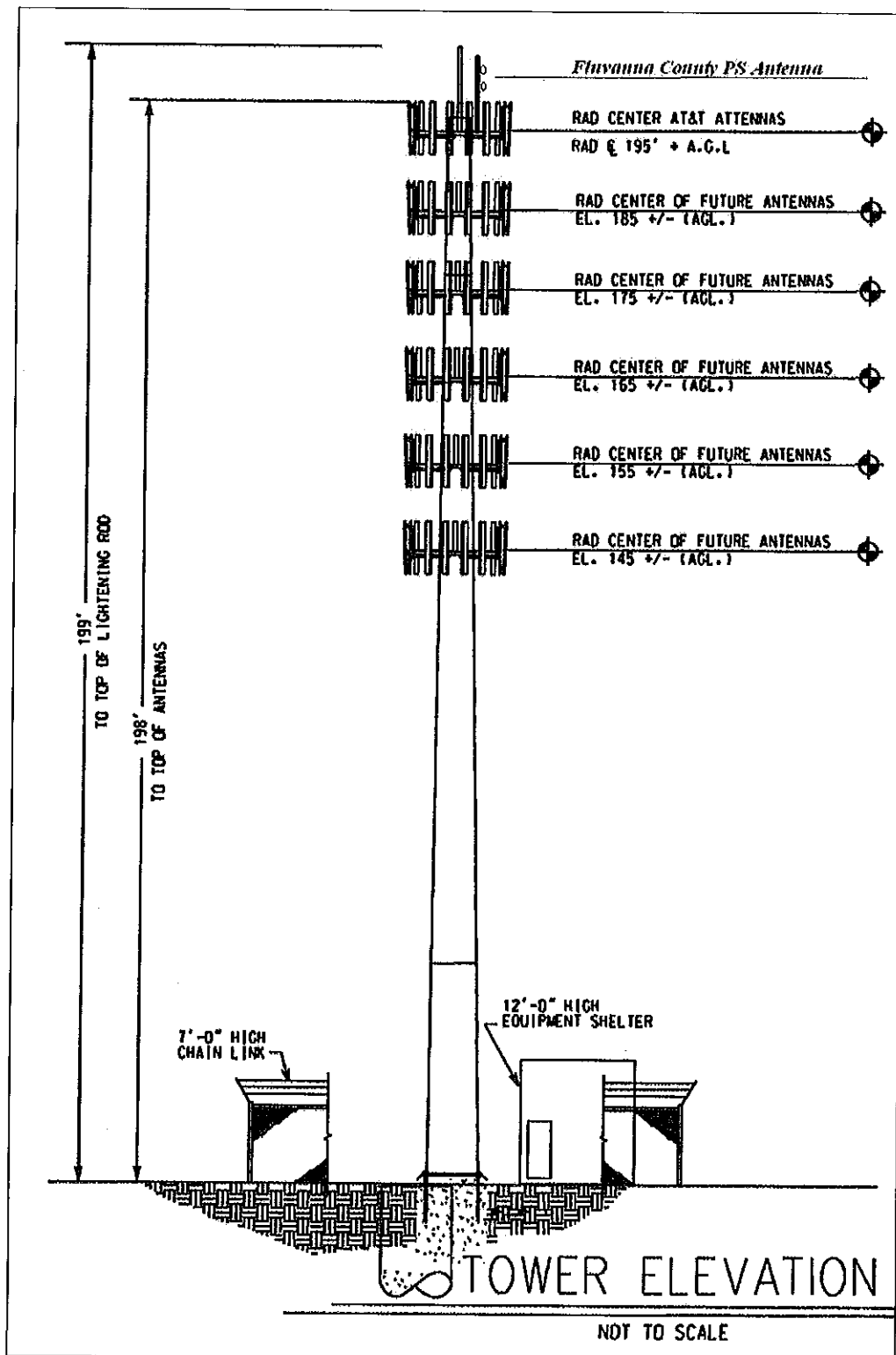


Figure 3. Proposed Future Antenna Locations

**State of Virginia
Telecommunications Site Review**



1506 Circle Drive | Suite 100 | Annapolis, MD 21409

June 28, 2011

Mr. Al Doss
Vice President of Operations
National Communications Towers, LLC
5413 Patterson Ave, Suite 101
Richmond, VA 23226

RE: Proposed Telecommunications Structure at the VFW Site in Fluvanna County, VA.

Dear Mr. Doss:

This letter is provided per the request of National Communications Towers, L.L.C., and addresses the assurances that National Communication Towers will meet "Fluvanna County Communications Application Checklist" items 4 and 5.

Item 4: National Communications Towers, LLC will ensure its member tenants adhere and comply with FCC rules regarding exposure to RF energy.

Item 5: National Communications Towers, LLC will ensure its member tenants adhere and comply with FCC rules regarding radio frequency interference.

If any questions arise regarding the Radio Frequency issues of proposed application please get in touch at the number or email address listed below.

Cordially,

A handwritten signature in black ink, appearing to read "Mark Taylor".

Mark Taylor, P.E.
Edge Wireless, LLC
marktaylor03@comcast.net
M 443-271-3714



Figure 4. Compliance Statements

**State of Virginia
Telecommunications Site Review**

*Central Virginia Technology Group, LLC
110 Fredericksburg Avenue
Louisa, VA 23093
540-967-3973*

September 29, 2011

Mr. Elliott M. Harrigan
National Communication Towers, LLC
5413 Patterson Ave., Suite 101
Richmond, VA 23226

RE: Letter of Intent, Proposed Communications Facility:
VFW Tower, Rt. 6 Fluvanna County, Virginia
37-47-31.74 N, 78-26-44.94W

Dear Mr. Harrigan:

This letter serves to notify you Central Virginia Technology Group, LLC, dba CVA Link.Com, has evaluated the location you are proposing for the new telecommunication structure and has determined it meets our future network improvement goals.

CVA Link supports National Communication Towers in your efforts to secure and required zoning, permits or other local approval necessary to develop the communications facility, as proposed.

Please feel free to contact me should I be of further assistance.

Sincerely,



Brian Gilbreth

President

Exhibit A. Letter of Interest

**State of Virginia
Telecommunications Site Review**



September 29, 2011

Elliott Harrigan
National Communication Towers, L.C.
54132 Patterson Avenue, Suite 101
Richmond, VA 23226

RE: Non-Binding Letter of Interest for VFW Tower (Fluvanna County, VA)

Dear Elliott:

This letter serves to notify you that Virginia PCS Alliance, L.C., a wireless telecommunications provider licensed by the Federal Communications Commission to provide digital PCS service in Fluvanna County and trading under the name of NTELOS, has evaluated the location you are proposing for the new telecommunications structure to be located at the following coordinates 37-47-31.74 and 78-26-44.94 and has determined, assuming NTELOS expands its existing network out Route 6 towards Fork Union and NTELOS is provided a suitable antenna radiation center, this site would be a possible collocation site for NTELOS.

NTELOS supports National Communication Towers in its efforts to secure any required zoning, permits or other local approvals necessary to develop the telecommunications structure as proposed. If we can be of any assistance to you or provide you with any information regarding your permit application to develop the property, please feel free to contact me.

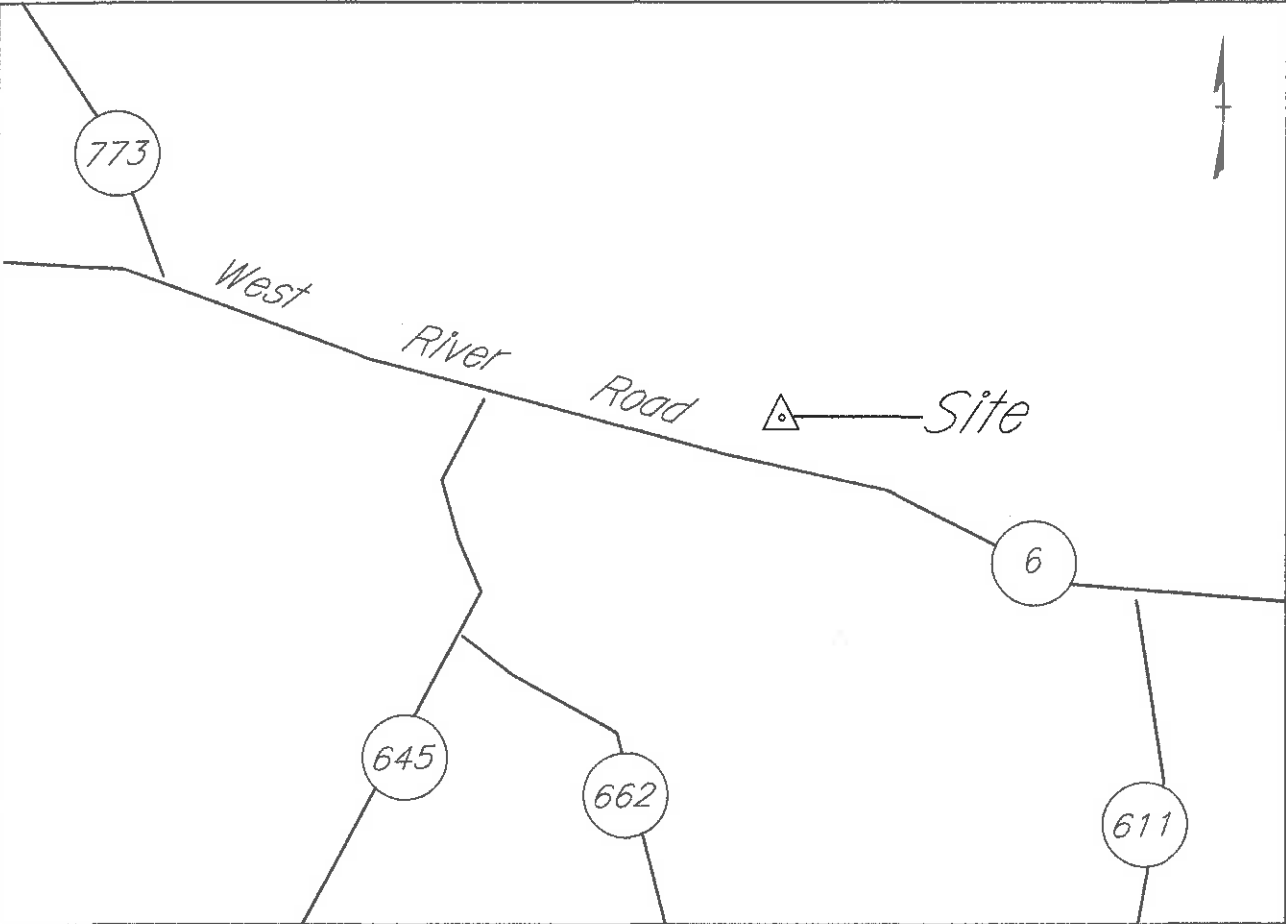
Sincerely,

A handwritten signature in cursive script, appearing to read "Debbie Balser".

Debbie Balser
Site Acquisition Manager, VA West

1150 Shenandoah Village Drive
Waynesboro, VA 22980

Exhibit B. Letter of Interest



Vicinity Map Scale: 1" = 1000'

DIRECTIONS TO SITE

FROM RICHMOND, TAKE VA-6 WEST FOR APPROXIMATELY 48 MILES. SITE IS ON THE RIGHT 0.4 MILES BEYOND THE INTERSECTION WITH ROUTE 611.

Approval Signatures

Date FLUVANNA COUNTY DIRECTOR OF PLANNING

Construction Certification

To the best of my knowledge this site is designed to comply with applicable Federal, State and Fluvanna Building Codes.

LANDOWNER

V.F.W. Post 8169
2977 W. River Road,
Scottsville, VA 24596

EROSION AND SEDIMENT CONTROL RESPONSIBLE LAND DISTURBER
NAME: JAMIE ADAMS CERTIFICATE #: 00402 EXPIRATION DATE: 12-16-2017

VFW SCOTTSVILLE
254' TOWER SITE
SITE PLAN

WEST RIVER ROAD (RTE 6)
FLUVANNA COUNTY
CUNNINGHAM DISTRICT
VIRGINIA

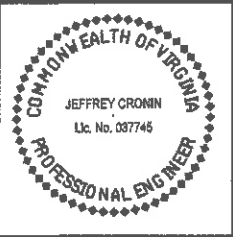
DEVELOPED BY:
NATIONAL COMMUNICATION TOWERS, LLC

INDEX OF SHEETS

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SEAL



National Communication Towers, LLC
5413 Patterson Ave, Suite 101
Richmond, Va 23226
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW
SCOTTSVILLE
SITE

WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

DATE: 8-28-2016

SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

TITLE SHEET
T-1

Attachment D

GENERAL NOTES:

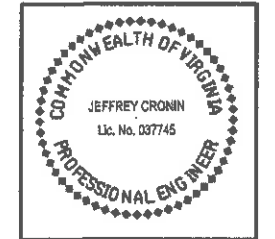
1. PROJECT DEVELOPER: NATIONAL COMMUNICATION TOWERS, LLC
5413 PATTERSON AVE, SUITE 101
RICHMOND, VA 23226

PROPOSED USE: 254' TELECOMMUNICATIONS TOWER AND SUPPORTING
FACILITY CONTAINED WITHIN A FENCED COMPOUND.
2. TOWER OWNER: NATIONAL COMMUNICATION TOWERS, LLC
3. LAND OWNER: V.F.W. POST 8169
4. ELECTRIC UTILITY: DOMINION VIRGINIA POWER
1-866-366-4357
5. TELEPHONE UTILITY: VERIZON
(877) 300-4498
6. ZONING APPROVAL: SUP 11:03 DECEMBER 22, 2011
PROPERTY ZONING: A-1 AGRICULTURAL, GENERAL
7. TAX PARCEL NUMBER: 47-A-10
8. LATITUDE: N 37°47'31.74"
LONGITUDE: W 78°26'44.94"
9. NCT WILL OBTAIN THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL
SECURE ALL OTHER NECESSARY PERMITS FOR THIS PROJECT FROM ALL
APPLICABLE GOVERNMENT AGENCIES.
10. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S
RESPONSIBILITY AND AT HIS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
11. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER 24 HOURS PRIOR TO
THE BEGINNING OF CONSTRUCTION.
12. LOCATION OF EXISTING SEWER, WATER OR GAS LINES, CONDUITS OR OTHER
STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED
WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY
APPROXIMATELY CORRECT. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION
OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY)
IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER
IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON
PLANS. IF THERE APPEARS TO BE A CONFLICT, OR UPON THE DISCOVERY OF
ANY UTILITY NOT SHOWN ON THE PLANS. FOR ASSISTANCE CALL "MISS UTILITY"
1-800-552-7001.
13. EXISTING PAYEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR
(WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO LIKE-NEW CONDITION.
14. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER
DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY
THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY
FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
15. THE CONTRACTOR SHALL COORDINATE WITH NCT THE REQUIREMENTS FOR
AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) FULL
YEAR FROM THE DATE OF ACCEPTANCE.
17. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE
IN A WEATHER PROOF CONTAINER AT ALL TIMES WHEN WORK IS BEING PERFORMED.
A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY
COUNTY INSPECTORS.
18. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE
CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE
EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN.
BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT
HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE
OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND
PROPERLY REGISTERED TO DO THIS WORK IN THE STATE IN WHICH IT IS TO
BE PERFORMED.
19. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE
SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS
LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.

20. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED
EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
21. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION
PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS
COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS
INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY
BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL
BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER
THE COMPLETION OF THE PROJECT.
22. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE
DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE
BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK
ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO
THE ATTENTION OF THE OWNER AND THE OWNERS ENGINEER. THE DISCREPANCIES
MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK.
THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION.
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY
RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES,
AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE
ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR
THE CONSTRUCTION PROCEDURES.
23. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD WORKING
QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE
CONTRACT DOCUMENTS, ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY
APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND THE ENGINEER
PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY
EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT
BEING SUBSTITUTED.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, AND SUPERVISING ALL
SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE
CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK
COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND
REGULATIONS GOVERNING THIS WORK.
25. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE
LOCAL BUILDING CODE.
26. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL
COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND
MATERIALS ACCESS, WITH NCT FOR APPROVAL.
27. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE AND
FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE
CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
28. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTORS
EXPENSE.
29. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN
CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
30. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN
WORK AS SPECIFIED AND INSTALLED AND RECORD CHANGES ON A CLEAN SET OF CONTRACT
DRAWINGS WHICH SHALL BE TURNED OVER TO THE NCT CONSTRUCTION MANAGER UPON
COMPLETION OF PROJECT.
31. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION STAGING AREA WITH THE
PROPERTY OWNER AND NCT WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
32. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS,
AND NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
33. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE WORK SITE ON
A DAILY BASIS.



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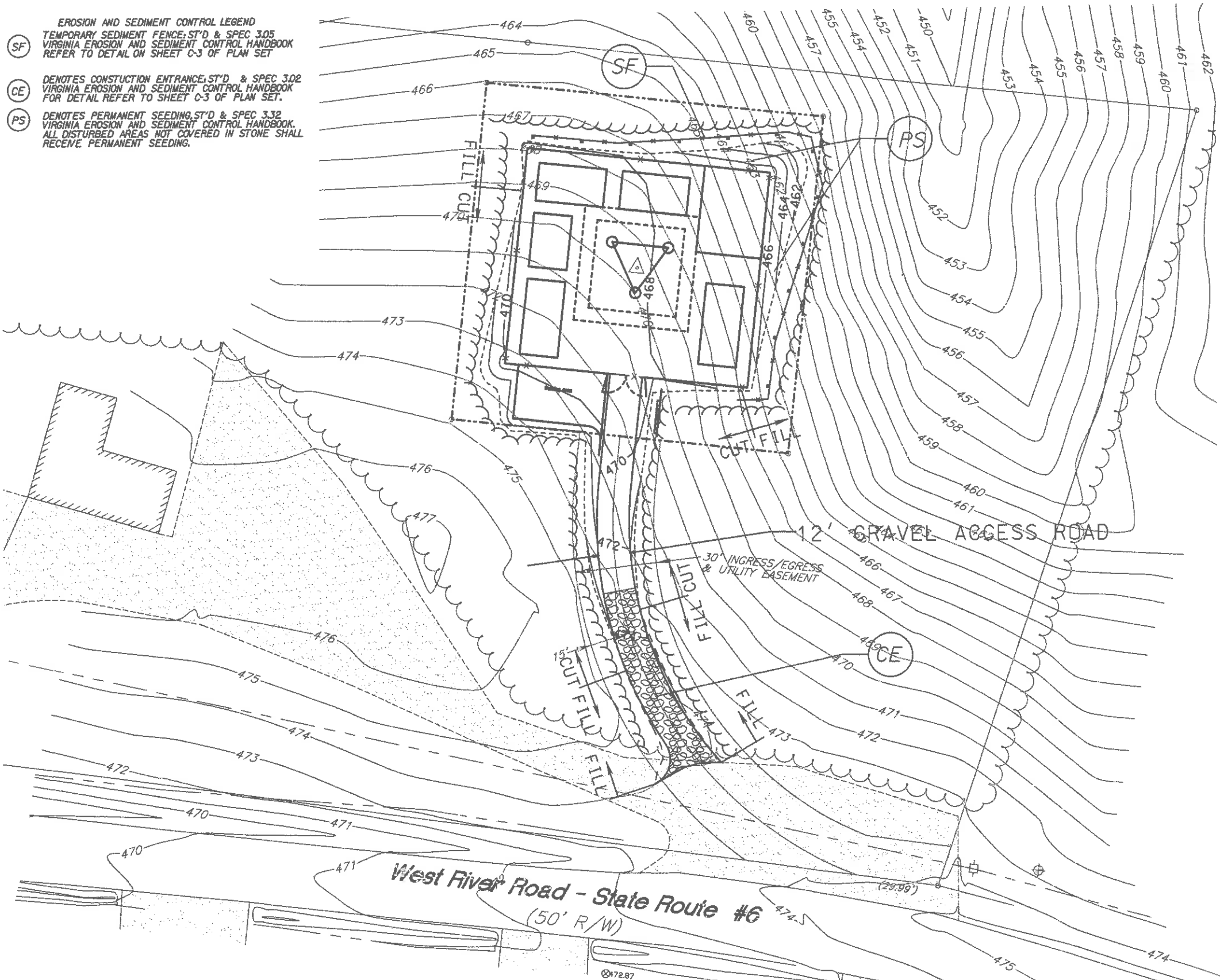
DESIGNED: J.C.

CHECKED: J.W.

SHEET TITLE

GENERAL NOTES
T-2

- EROSION AND SEDIMENT CONTROL LEGEND
- (SF) TEMPORARY SEDIMENT FENCE, ST'D & SPEC 3.05 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK REFER TO DETAIL ON SHEET C-3 OF PLAN SET
- (CE) DENOTES CONSTRUCTION ENTRANCE, ST'D & SPEC 3.02 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAIL REFER TO SHEET C-3 OF PLAN SET.
- (PS) DENOTES PERMANENT SEEDING, ST'D & SPEC 3.32 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ALL DISTURBED AREAS NOT COVERED IN STONE SHALL RECEIVE PERMANENT SEEDING.



FEATURE	QUANTITY ESTIMATE	COST ESTIMATE
SILT FENCE	215 LINEAR FEET	215 LF = \$2.00/LF = \$430
CONSTRUCTION ENTRANCE	1 EA	1 EA = \$500/EA = \$500
SEED AND STRAW	3600 SQ FT = 400 SY	400 SY = \$1.10/SY = \$440
TOTAL		\$1370

AREAS OF DISTURBANCE	
NEW ACCESS ROAD TO FENCE	12'x150'=1800 SF = 0.04 AC
PARKING AREA	20'x30'=600 SF = 0.01 AC
COMPOUND AREA	80'x80'= 6400 SF = 0.15 AC
CUT AND FILL SLOPES	3600 SF = 0.08 AC
TOTAL	12,400 SF = 0.28 AC

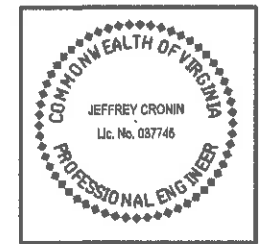
SITE PLAN



LEGEND	
---95---	EXISTING CONTOUR
-----	LEASE AREA
- - - -	EDGE OF GRAVEL ROAD
-----	CENTERLINE OF ROAD
— 95 —	PROPOSED CONTOURS
—	SILT FENCE
~~~~~	TREE LINE

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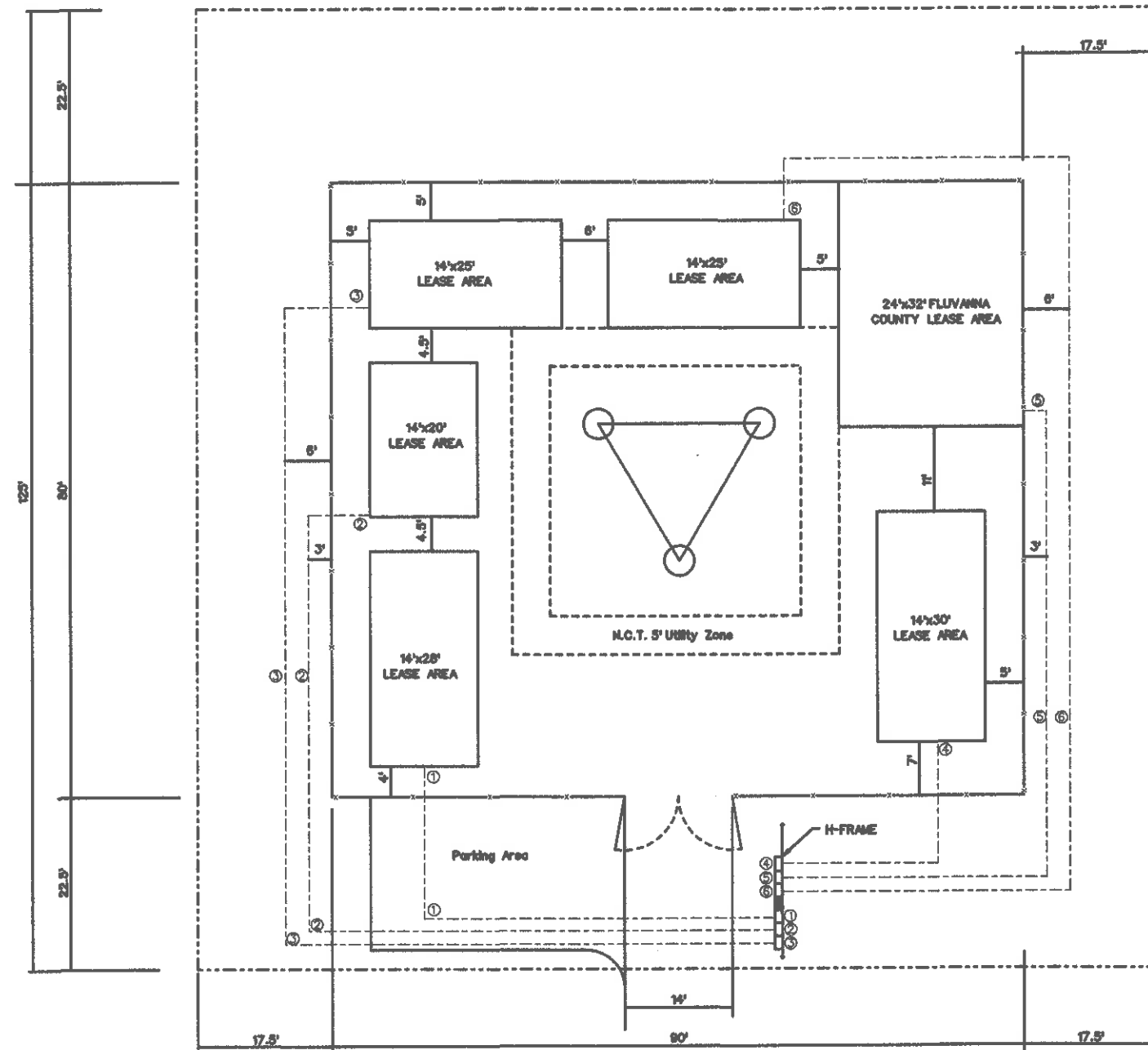
DATE: 8-26-2016  
SCALE: AS SHOWN  
DESIGNED: J.C.  
CHECKED: A.D.

SHEET TITLE

**SITE PLAN**

A-1

## Attachment D

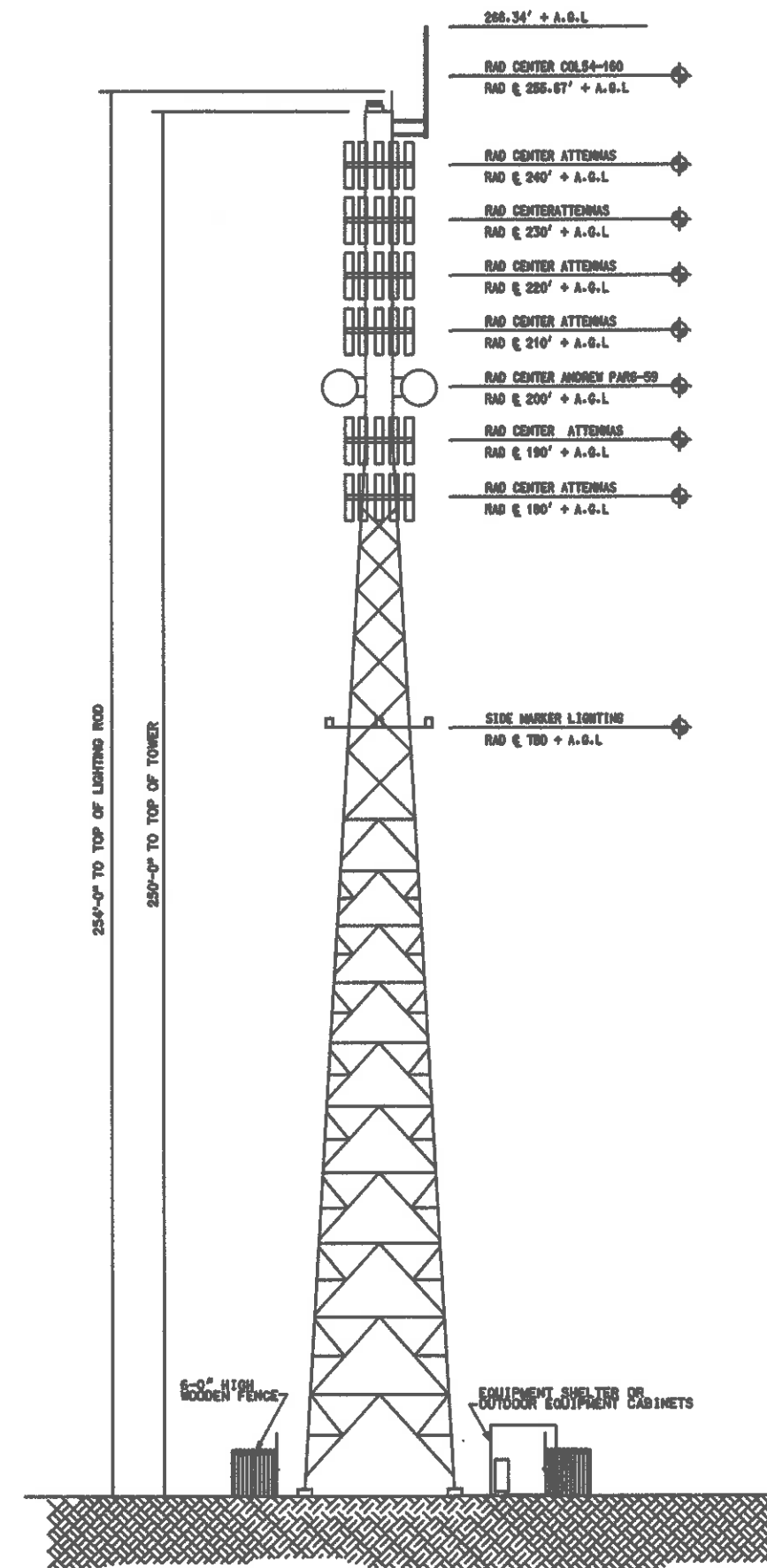


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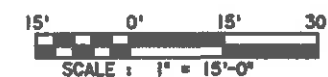
1. 250' LATTICE TOWER.
2. MAX. HEIGHT TO BE 254'.
3. TOWER WILL BE LITTED IN ACCORDANCE WITH FAA STANDARDS.
4. TOWER COORDINATES  
LATITUDE: N 37° 47' 31.74"  
LONGITUDE: W 78° 20' 44.94"
5. TOWER DESIGN FOR A MINIMUM OF 6 CARRIERS.
6. NO HABITABLE STRUCTURES ALLOWED WITHIN LEASED PREMISES.
7. FACILITY CONSTRUCTION STANDARDS SHALL MEET OR EXCEED APPLICABLE U.S. AND ANSI/HEALTH AND SAFETY STANDARDS.
8. NO ADVERTISING SHALL BE ALLOWED ON TOWER OR WITHIN LEASED PREMISES OR WITHIN ACCESS/UTILITY EASEMENT.

[illegible]

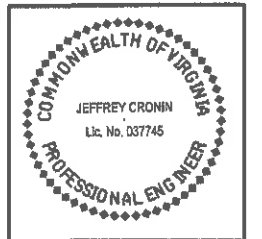
## COMPOUND LAYOUT PLAN



TOWER ELEVATION



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SHEET TITLE

COMPOUND LAYOUT  
&  
TOWER ELEVATION  
A-2

Attachment D



STORMWATER RUNOFF CALCULATIONS

AREA 1	
TIME OF CONCENTRATION = 7 MIN RAINFALL INTENSITY (1 YEAR) = 2.77 in/hr	
RUNOFF COEFFICIENT	
WEIGHTED AVERAGE "C" = 0.90x0.05ac=0.05 (Existing parking lot and house) = 0.25x1.9ac=0.48 (Forest) = 0.35x0.09ac=0.03 (Lawn)  TOTAL =0.56  -0.56- 0.28 2.02	
(POST) AREA 1 LAND USE: WEIGHTED AVERAGE "C" = 0.90x0.05ac=0.05 (Existing parking lot and house) = 0.25x1.5ac=0.38 (Forest) = 0.35x0.24ac=0.08(Turf) = 0.60x0.15ac=0.09 (Compound) = 0.60x0.05ac=0.02 (Access Road & Parking)  TOTAL =0.62 -0.62 = 0.30 2.02	
STORMWATER RUNOFF (PRE) Q _i =C _i xIxA= 0.28x2.77 in/hr x 2.02 ac =1.57 cfs (POST) Q _i =C _i xIxA= 0.30x2.77 in/hr x 2.02 ac = 1.67 cfs	

Virginia Runoff Reduction Method Worksheet

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	1.50	0.00	0.00	1.50	74
Managed Turf (acres)	0.00	0.24	0.00	0.00	0.24	12
Impervious Cover (acres)	0.00	0.28	0.00	0.00	0.28	14
					2.02	100

Site T_v and Land Cover Nutrient Loads

Site T _v	0.18
Treatment Volume (ft ³ )	1,303
TP Load (lb/yr)	0.82
TN Load (lb/yr)	5.86

Site Compliance Summary

Total TP Load Reduction Required (lb/yr)	-0.01	** TP LOAD REDUCTION NOT REQUIRED
Site Compliance Summary		
Total Runoff Volume Reduction (ft ³ )	0	
Total TP Load Reduction Achieved (lb/yr)	0.00	
Total TN Load Reduction Achieved (lb/yr)	0.00	
Remaining Post Development TP Load (lb/yr)	0.82	
Remaining TP Load Reduction (lb/yr) Required	0.00	** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR **

Drainage Area Summary

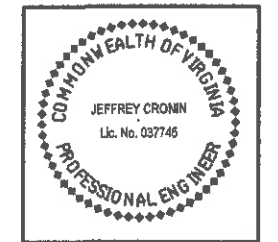
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Total Area (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TN Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

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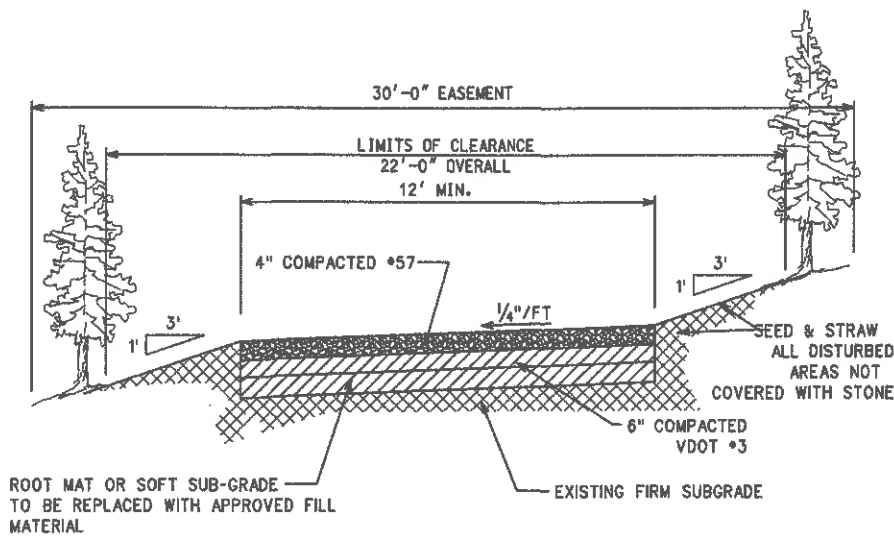
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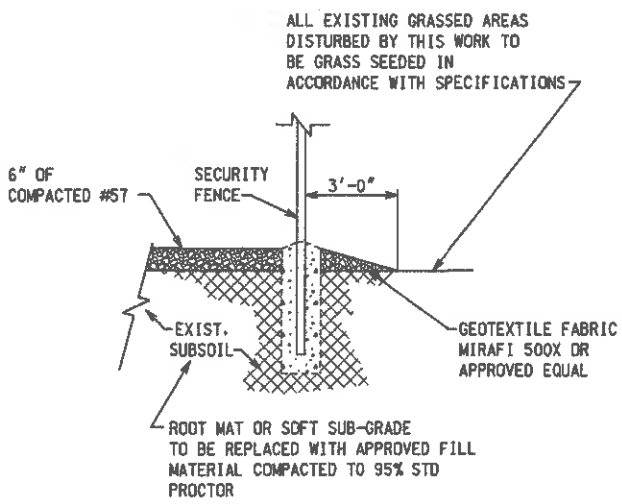
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SHEET TITLE

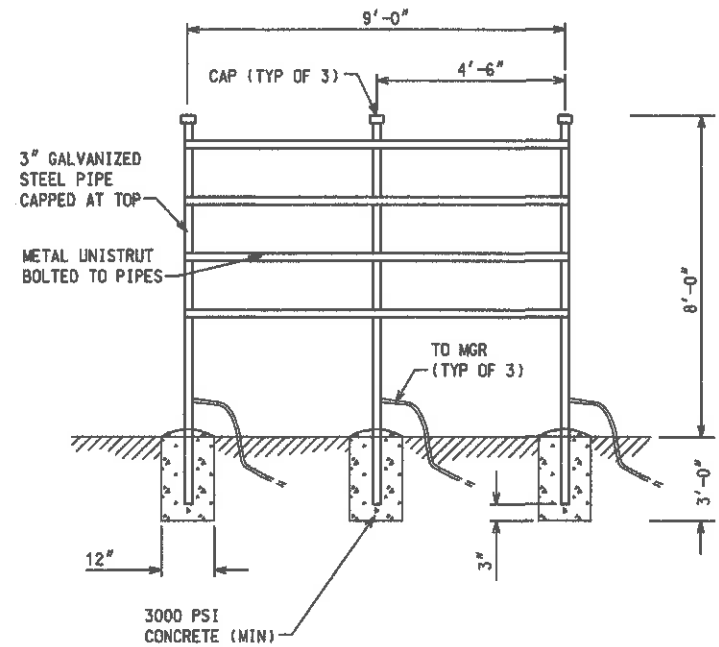
DRAINAGE CALCULATIONS



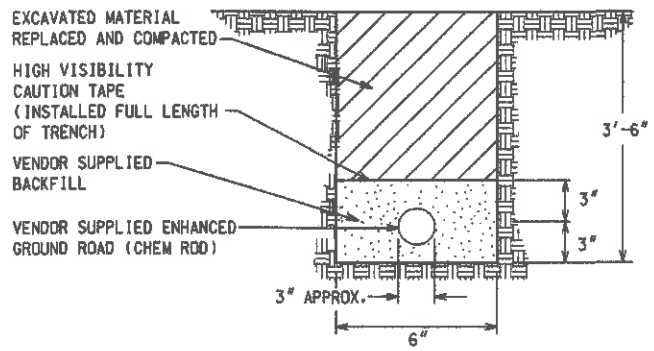
SECTION B-B THROUGH STONE AGGREGATE ACCESS ROAD  
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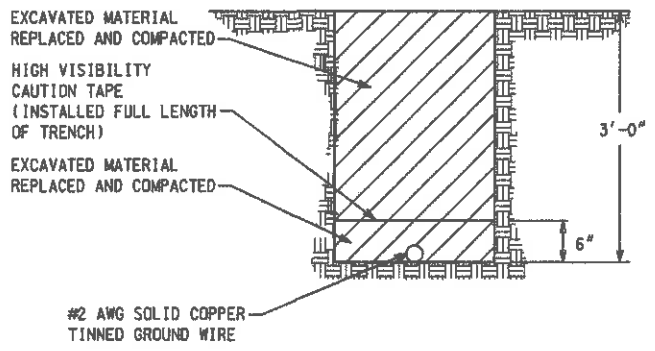
STONE APRON DETAIL  
NOT TO SCALE



H-FRAME ELEVATION  
NOT TO SCALE  
NOTES:  
1. NOT TO COORDINATE WITH TENANTS AND UTILITY COMPANIES FOR SERVICE ATTACHMENTS

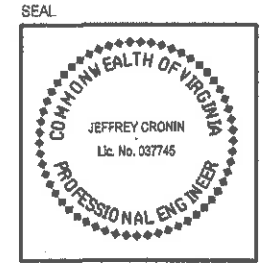


MGR TRENCHING DETAIL- CHEM ROD  
NOT TO SCALE



MGR TRENCHING DETAIL- GROUND WIRE  
NOT TO SCALE

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SHEET TITLE  
  
CIVIL NOTES  
&  
DETAILS  
  
C-1



EROSION AND SEDIMENT CONTROL NOTES

THE PURPOSE OF THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE TO PRECLUDE THE TRANSPORT OF ALL WATERBORNE SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES FROM ENTERING ONTO ADJACENT PROPERTIES OR STATE WATERS. IF FIELD INSPECTION REVEALS THE INADEQUACY OF THE PLAN TO CONFINED SEDIMENT TO THE PROJECT SITE, APPROPRIATE MODIFICATIONS WILL BE MADE TO CORRECT ANY PLAN DEFICIENCIES. IN ADDITION TO THESE NOTES, ALL PROVISIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS SHALL APPLY TO THIS PROJECT.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK." THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.
2. IF REQUIRED, CONTRACTOR SHALL INSTALL A TEMPORARY CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF WAYS. AN ENTRANCE PERMIT FROM VDOT IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN STATE RIGHT-OF-WAYS. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE THOROUGHLY CLEANED AT THE END OF EACH DAY.
3. A PRECONSTRUCTION MEETING SHALL BE HELD ON SITE BETWEEN THE DEVELOPER, THE CONTRACTOR AND THE COUNTY E&S INSPECTOR OR REPRESENTATIVE PRIOR TO ISSUANCE OF A NOTICE TO PROCEED AND THE LAND DISTURBING PERMIT. THE CONTRACTOR WILL SUPPLY THE COUNTY WITH THE NAME OF THE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR ENSURING MAINTENANCE OF INSTALLED MEASURES ON A DAILY BASIS.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE MUST BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER INSTALLATION. PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES SHALL BE MADE TO ASSESS THEIR CONDITION. ANY NECESSARY MAINTENANCE OF THE MEASURES SHALL BE ACCOMPLISHED IMMEDIATELY UPON NOTIFICATION BY THE COUNTY AND SHALL INCLUDE THE REPAIR OF MEASURES DAMAGED BY ANY SUBCONTRACTOR INCLUDING THOSE OF THE PUBLIC UTILITY COMPANIES.
5. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRANSVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY LOWER WATER DOWNSLOPE WITHOUT CAUSING EROSION. A TEMPORARY FILL DIVERSION (STD. & SPEC. 3.10) SHALL BE INSTALLED PRIOR TO THE END OF EACH WORKING DAY.
6. SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS AT TIME OF CONSTRUCTION TO INSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED. COUNTY APPROVAL WILL BE REQUIRED FOR OTHER DEVIATIONS FROM THE APPROVED PLANS.
7. THE CONTRACTOR SHALL PLACE SOIL STOCKPILES AT THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY THE ENGINEER. SOIL STOCKPILES SHALL BE STABILIZED WITH SEED & STRAW OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. OFF-SITE WASTE OR BORROW AREAS SHALL BE APPROVED BY NCT PRIOR TO THE IMPORT OF ANY BORROW OR EXPORT OF ANY WASTE TO OR FROM THE PROJECT SITE.
8. THE CONTRACTOR SHALL COMPLETE DRAINAGE FACILITIES WITHIN 7 DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT. THE INSTALLATION OF DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL UNDERGROUND UTILITIES. OUTFALL DITCHES FROM DRAINAGE STRUCTURES SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION OF SAME. THIS INCLUDES INSTALLATION OF EROSION STONE OR PAVED DITCHES WHERE REQUIRED. ANY DRAINAGE OUTFALLS REQUIRED FOR A STREET MUST BE COMPLETED BEFORE STREET GRADING OR UTILITY INSTALLATION BEGINS.
9. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO ALL DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
10. NO MORE THAN 300 FEET OF SANITARY SEWER, STORM SEWER, WATERLINES, OR UNDERGROUND UTILITY LINES ARE TO BE OPEN AT ONE TIME. FOLLOWING INSTALLATION OF ANY PORTION OF THESE ITEMS, ALL DISTURBED AREAS ARE TO BE IMMEDIATELY STABILIZED (I.E., THE SAME DAY).
11. IF DISTURBED AREA STABILIZATION IS TO BE ACCOMPLISHED DURING THE MONTHS OF DECEMBER, JANUARY, OR FEBRUARY, STABILIZATION SHALL CONSIST OF MULCHING IN ACCORDANCE WITH SPECIFICATION 3.35. SEEDING WILL THEN TAKE PLACE AS SOON AS THE SEASON PERMITS.
12. THE TERM SEEDING, FINAL VEGETATIVE COVER OR STABILIZATION, ON THIS PLAN MEAN THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF A STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF SEED, LIME, AND FERTILIZER IN ACCORDANCE WITH SPECIFICATION 3.32. PERMANENT SEEDING. IRRIGATION SHALL BE REQUIRED AS NECESSARY TO ENSURE ESTABLISHMENT OF GRASS COVER.
13. ALL SLOPES STEEPER THAN 3:1 SHALL REQUIRE THE USE OF EROSION CONTROL BLANKETS SUCH AS EXCELSIOR BLANKETS TO AID IN THE ESTABLISHMENT OF A VEGETATIVE COVER. INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATION 3.35, MULCHING AND MANUFACTURER'S INSTRUCTIONS. NO SLOPES SHALL BE CREATED STEEPER THAN 2:1.
14. TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, AND THE COUNTY HAS GIVEN APPROVAL, MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.
15. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION AND SEDIMENT CONTROL NARRATIVE

THE VFW TELECOMMUNICATIONS FACILITY IS LOCATED OFF ROUTE 6 WEST RIVER ROAD, IN FLUVANNA COUNTY. THE PROPOSED FACILITY LIES ON TAX MAP PARCEL 47-A-10. THE PROPOSED USE IS TO LOCATE A TELECOMMUNICATIONS TOWER AND EQUIPMENT PAD. THE PROJECT WILL DISTURB 0.28 ACRES OR 12,400 SQUARE FT.

THE EXISTING PARCEL IS LOCATED WITHIN WOODS. DRAINAGE FROM THE PROJECT SITE FLOWS TOWARDS AN UN-NAMED TRIBUTARY OF THE HARDWARE RIVER.

THE ACCESS ROAD AND THE TOWER SITE HAVE BEEN PLACED TO AVOID CRITICAL AREAS AND PREVENT SERIOUS EROSION PROBLEMS. THE PROPOSED 80 FT x 90 FT COMPOUND IS ALSO SLOPED AT 2 PERCENT TOWARDS THE SOUTHWEST (LOW SIDE) TO FACILITATE DRAINAGE.

THERE WILL BE NO OFF SITE LAND DISTURBING ACTIVITIES, NOR WILL ADJACENT PROPERTIES BE IMPACTED. NO SOIL WILL BE IMPORTED FROM OFF SITE. NO SOIL WILL BE EXPORTED OFF SITE.

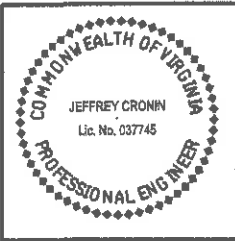
NO MAJOR GRADING WILL RESULT FROM THE CONSTRUCTION OF THE ACCESS ROAD. THE PROFILE OF THE ACCESS ROAD WILL FOLLOW THE EXISTING GRADE THROUGHOUT ITS LENGTH. SILT FENCE (STD & SPEC 3.05) IS PLACED ALONG THE FILL SLOPES OF THE ACCESS ROAD AND THE CELL SITE COMPOUND. ALL DISTURBED AREAS THAT WILL NOT BE PAVED WILL BE SEEDED IMMEDIATELY.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY.
2. BEGIN CLEARING AND GRADING OPERATIONS. MINIMIZE CLEARING OF TREES TO ONLY THOSE AREAS NECESSARY FOR PLACEMENT OF THE ACCESS ROAD AND TOWER SITE.
3. FINE GRADE SITE AND BEGIN GRAVEL PLACEMENT.
4. ONCE THE SITE WORK IS COMPLETED AND SITE IS STABILIZED REMOVE ALL TEMPORARY CONTROL MEASURES.



SEAL



National Communication Towers, LLC  
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Richmond, Va 23226  
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW  
SCOTTSVILLE  
SITE

WEST RIVER ROAD (RTE 6)  
CUNNINGHAM DISTRICT  
FLUVANNA COUNTY  
VIRGINIA

DATE: 8-26-2016

SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

EROSION & SEDIMENT  
CONTROL NOTES

Attachment D

EROSION AND SEDIMENT CONTROL MEASURES

An erosion and sediment control program adopted by a district or locality must be consistent with the following criteria, techniques and methods:

1. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at initial grade but will remain dormant for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.

2. During construction of the project, soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.

3. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion.

4. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place.

5. Stabilization measures shall be applied to earthen structures such as dams, dikes, and diversions immediately after installation.

6. Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin.

a. The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres.

b. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a twenty-five year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.

7. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.

8. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.

9. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

10. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.

11. Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channelling shall be installed in both the conveyance channel and receiving channel.

12. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.

13. When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided.

14. All applicable federal, state and local regulations pertaining to working in or crossing live watercourses shall be met.

15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.

16. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:

a. No more than 500 linear feet of trench may be opened at one time.  
b. Excavated material shall be placed on the uphill side of trenches.

c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.

d. Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization.

e. Restabilization shall be accomplished in accordance with these regulations.

f. Applicable safety regulations shall be complied with.

17. Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to large land-disturbing activities.

18. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria:

a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed.

b. Adequacy of all channels and pipes shall be verified in the following manner:

1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or

2) (a) Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks; and

(b) All previously constructed man-made channels shall be analyzed by the use of ten-year storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and

(c) Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will be contained within the pipe or system.

c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:

1) Improve the channel to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion of the channel bed or banks; or

2) Improve the pipe or pipe system to a condition where the ten-year storm is contained within the appurtenances; or

3) Develop a site design that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak runoff rate from a ten-year storm to increase when runoff outfalls into a man-made channel; or

4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the plan-approving authority to prevent downstream erosion.

d. The applicant shall provide evidence of permission to make the improvements.

e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development of the subject project.

f. If the applicant chooses an option that includes stormwater detention he shall obtain approval from the locality of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance.

g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipators shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel.

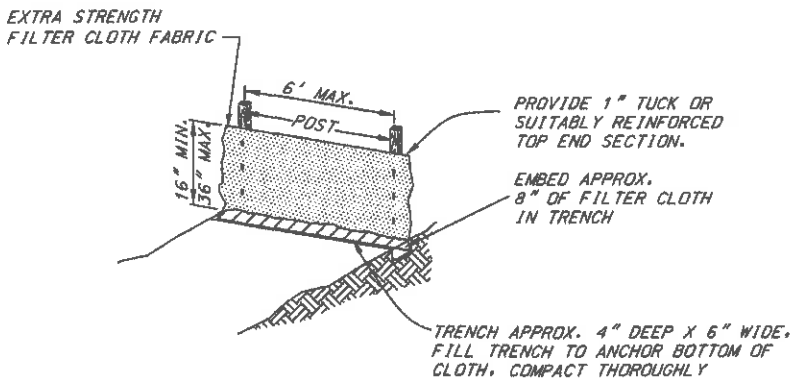
h. All on-site channels must be verified to be adequate.

i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility.

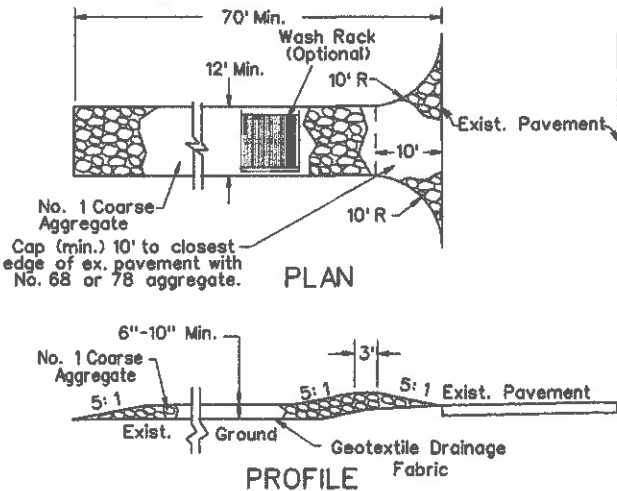
j. In applying these stormwater runoff criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered as a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations.

k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of the rivers, streams, and other waters of the state.

TEMPORARY SILT FENCE



MINIMUM REQUIREMENTS FOR STABILIZED CONSTRUCTION ENTRANCE



Surface water shall be piped under the construction entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.

The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way shall be removed immediately.

Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after heavy use and each rain.

Cost of Stabilized Construction Entrances are to be included in other pay items.

NOTE: WASH RACK NOT REQUIRED

CONTRACTOR SHALL KEEP EXISTING ROADS FREE OF SOIL BUILDUP AT ALL TIMES.

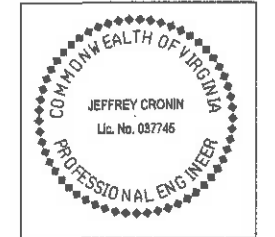
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA		Total Lbs. Per Acre
Minimum Care Lawn		175-200 lbs
- Commercial or Residential		95-100%
- Kentucky 31 or Turf-Type Tall Fescue		0-5%
- Improved Perennial Ryegrass		0-5%
- Kentucky Bluegrass		0-5%
High-Maintenance Lawn		200-250 lbs.
- Kentucky 31 or Turf-Type Tall fescue		100%
General Slope (3:1 or less)		128 lbs.
- Kentucky 31 Fescue		2 lbs.
- Red Top Grass		20 lbs.
- Seasonal Nurse Crop*		150 lbs.
Low Maintenance Slope (Steeper than 3:1)		108 lbs.
- Kentucky 31 Tall Fescue		2 lbs.
- Red top Grass		20 lbs.
- Seasonal Nurse Crop*		20 lbs.
- Crownvetch**		150 lbs.
* Use seasonal nurse crop in accordance with seeding dates as stated below:		
February 16th through April.....		Annual Rye
May 1st through August 15th.....		Forstall Millet
August 16th through October.....		Annual Rye
November through February 15th.....		Winter Rye
** Substitute Sericea lespedeza for Crownvetch east of Farmville, VA. (May through Septembr use hulls Sericea, all other periods, use unhulled Sericea). If Flatpad is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.		

MULCH FOR PERMANENT SEEDING

MULCHES:	RATES:		NOTES:
	PER ACRE	PER 1000 SQ. FT.	
STRAW OR HAY	1 1/2 - 2 TONS (MIN. 2 TONS FOR WINTER COVER)	70-90 LBS	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.

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Richmond, Virginia 23236  
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Fax (804) 323-0596

SEAL



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Richmond, Va 23226  
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW  
SCOTTSVILLE  
SITE

WEST RIVER ROAD (RTE 6)  
CUNNINGHAM DISTRICT  
FLUVANNA COUNTY  
VIRGINIA

DATE: 8-26-2016

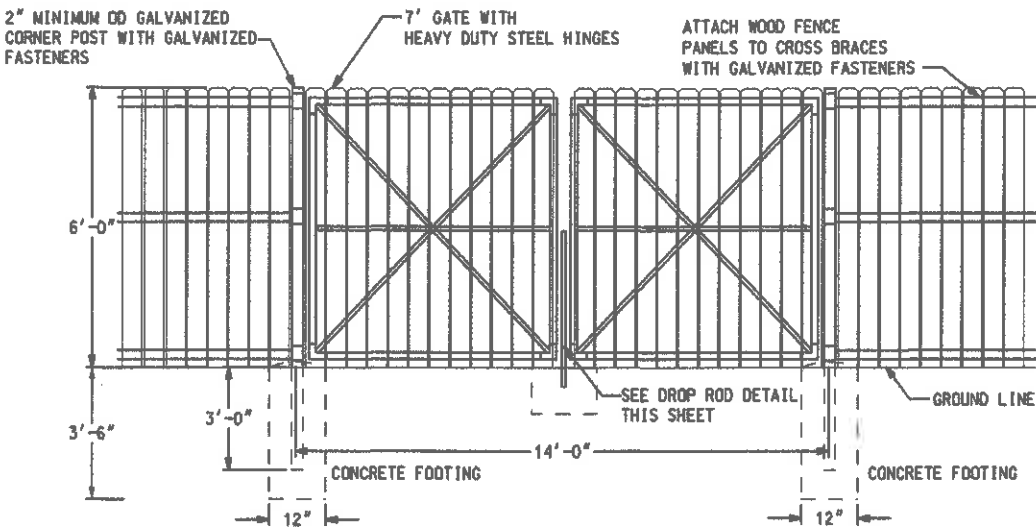
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DESIGNED: J.C.

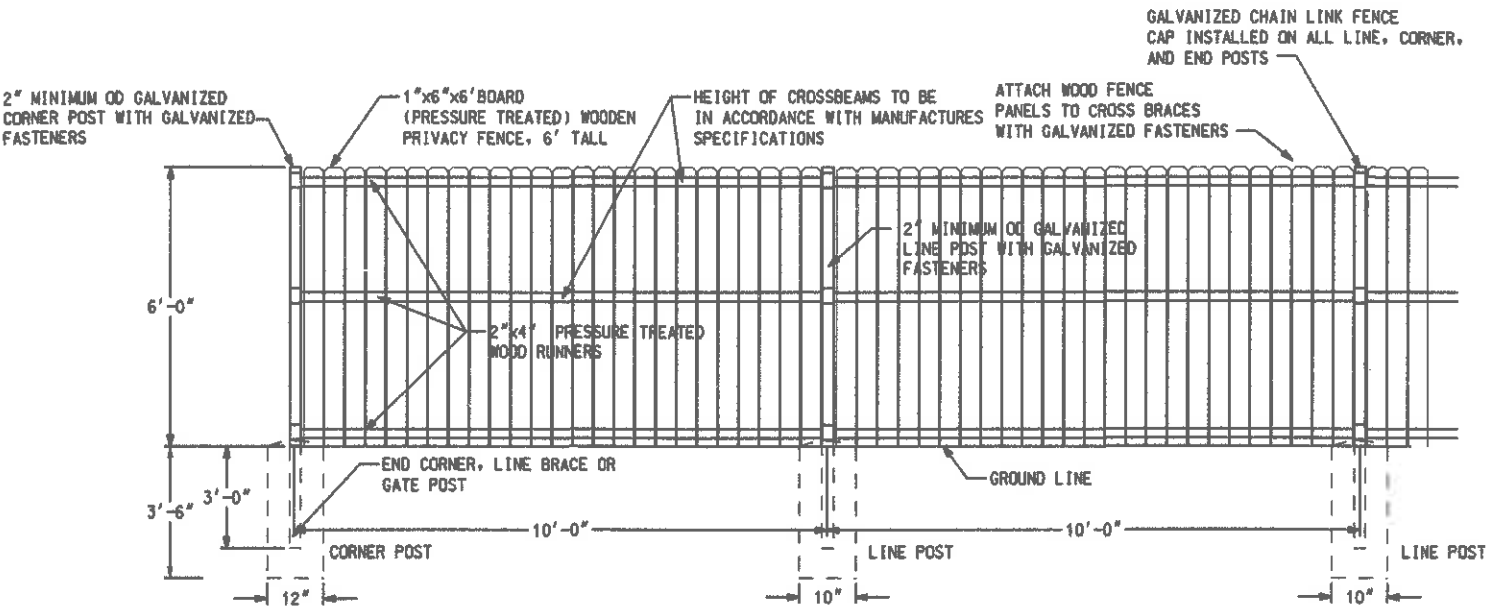
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SHEET TITLE

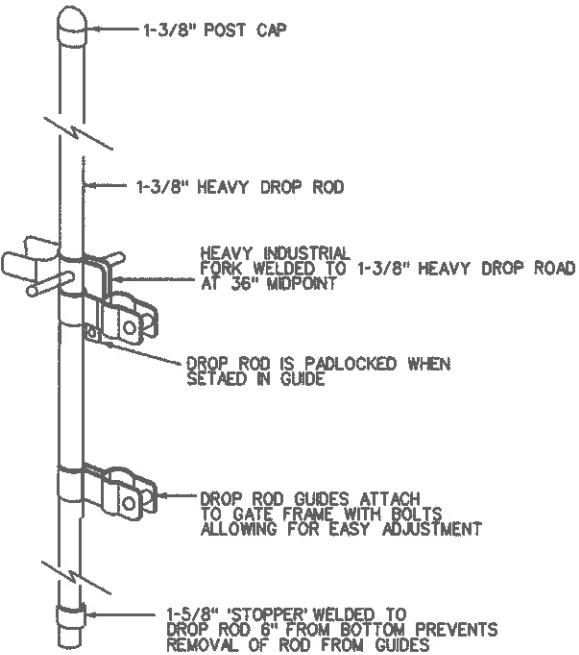
EROSION & SEDIMENT  
CONTROL MEASURES  
& DETAILS



GATES AND ADJACENT PANELS  
NOT TO SCALE



LINE PANELS  
NOT TO SCALE



GATE STOP/KEEPER DETAIL  
NOT TO SCALE

- NOTES:
1. CONTRACTOR TO PROVIDE PROGRAMABLE COMBINATION LOCK (4 TABS). COMBINATION TO BE SET BY TOWER OWNER  
REFERENCES - FEDERAL SPECIFICATIONS/FSC RR-F-191J (7/22/81)
  2. QUALITY ASSURANCE  
A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THE SPECIFICATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
  3. CONTRACTOR TO SUPPLY CONCRETE FOR POST FOUNDATIONS  
ALL RAIL PIPE AND POSTS TO BE SCHEDULE 40

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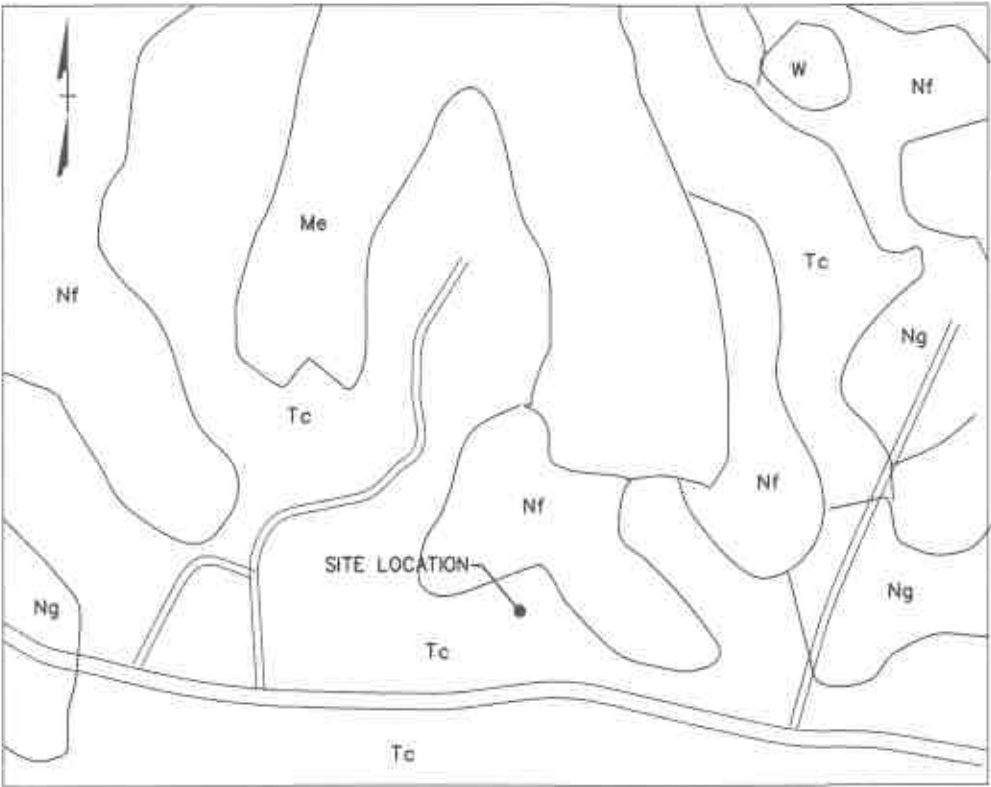
SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

FENCE NOTES  
& DETAILS



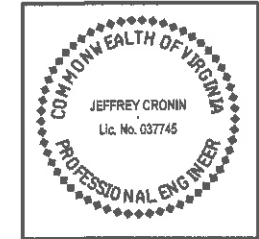
FLUVANNA COUNTY VIRGINIA

SOIL TYPE:

Tc	Tatum Silt Loam, Undulating Phase	Hydrologic Soil Group B
Nf	Nansum Silt Loam, Rolling Phase	Hydrologic Soil Group B
Ng	Nansum Silt Loam, Undulating Phase	Hydrologic Soil Group B

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CHECKED: A.D.

SHEET TITLE

SOIL MAP  
C-5

Attachment D

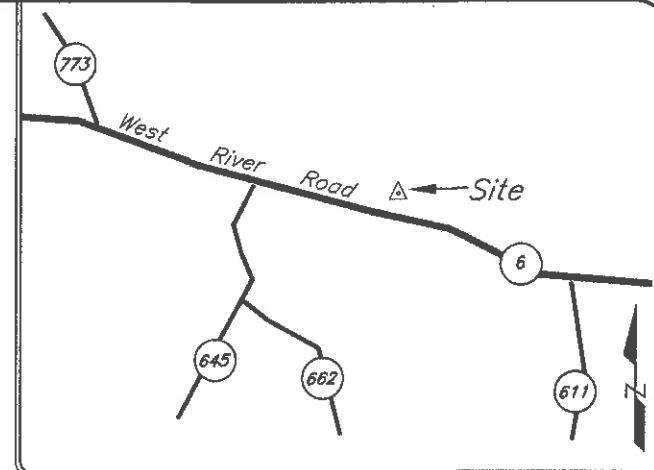
N/F J.D. & Nancy Catlett  
Deed Book 308, Page 771  
Tax Parcel 37-A-34  
Zoned: A-1

N/F Fox Memorial Baptist Church  
Tax Parcel 37-A-32  
#2847 W. River Road  
Zoned: A-1

V.F.W. Hall  
Deed Book 64, Page 142  
Tax Parcel 47-A-10  
#2977 W. River Road  
3.5 Acres per Deed  
(2.94 Acres per field survey)  
Zoned: A-1

N/F Richard Hill  
Deed Book 29, OS 90  
Tax Parcel 47-A-9  
Zoned: A-1

N/F J.D. & Nancy Catlett  
Deed Book 308, Page 771  
Tax Parcel 37-A-34  
Zoned: A-1

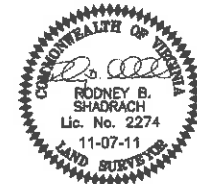


Vicinity Map Scale: 1"=2000'

Legend

- |                                |                              |
|--------------------------------|------------------------------|
| Fire Hydrant                   | Vapco Pole                   |
| Handicap Parking Spaces        | Vapco Transformer            |
| Painted Parking Spaces (Reg.)  | Field Survey Traverse Point  |
| Water Meter                    | Misc. Frame Sign             |
| Water Valve                    | Handicap Parking Sign        |
| Lamp Post (Metal Post w/light) | Irrigation Valve             |
| Drainage Manhole               | Yard Inlet (Drainage)        |
| Sanitary Manhole               | Concrete Surface             |
| Cable T.V. Pedestal            | RCP Reinforced Concrete Pipe |
| Verizon Telephone Pedestal     | CMP Corrugated Metal Pipe    |
| U/G Fiber Optic Marker         | D.I. Drainage Inlet          |
| Gas Valve                      | P.O.B. Point of Beginning    |

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



Posted Speed Limit - 40 M.P.H.  
West River Road - State Route #6  
150' R/W

LEGAL DESCRIPTION - 30' Ingress/Egress and Utility Easement

BEGINNING at a point, said point being approximately 1.04 miles East of the intersection of the centerline of State Route No. 773 and the northern boundary of the right of way line of State Route No. 6, thence leaving the northern boundary of the right of way line of State Route No. 6 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement along a curve to the right having a radius of 140.00 feet, a delta angle of 75°08'25" and an arc length of 183.60 feet to a point; Thence N 05°56'00" E 17.46 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement.

LEGAL DESCRIPTION - Lease Parcel

BEGINNING at a point, said point being approximately 1.04 miles East of the intersection of the centerline of State Route No. 773 and the northern boundary of the right of way line of State Route No. 6, thence leaving the northern boundary of the right of way line of State Route No. 6 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement along a curve to the right having a radius of 140.00 feet, a delta angle of 75°08'25" and an arc length of 183.60 feet to a point; Thence N 05°56'00" E 17.46 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement and the Actual Point and Place of Beginning of the Lease Parcel;

Thence continuing in a southwesterly direction the following five (5) courses and distances:

- 1) N 84°04'00" W 62.50 feet to a point;
- 2) Thence N 05°56'00" E 125.00 feet to a point;
- 3) Thence S 84°04'00" E 125.00 feet to a point;
- 4) Thence S 05°56'00" W 125.00 feet to a point;
- 5) Thence N 84°04'00" W 62.50 feet to a point, said point being the Point and Place of Beginning for the Lease Parcel, containing 0.3587 Acres, more or less.

NOTES:

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #51065C-0140-C, effective date: May 16, 2008 (Zone X).
2. This survey plat represents a current field transit survey. Date of last physical survey: November 4, 2010
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not reflected hereon.
4. Lease Parcel Site sheet-drains in a northeasterly direction.

SURVEY PLAT SHOWING  
A 30' INGRESS/EGRESS & UTILITY EASEMENT  
AND A 0.3587 ACRE LEASE PARCEL SITUATED  
ON THE NORTH LINE OF WEST RIVER ROAD  
CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA  
NOVEMBER 5, 2010  
REVISED: NOVEMBER 7, 2011

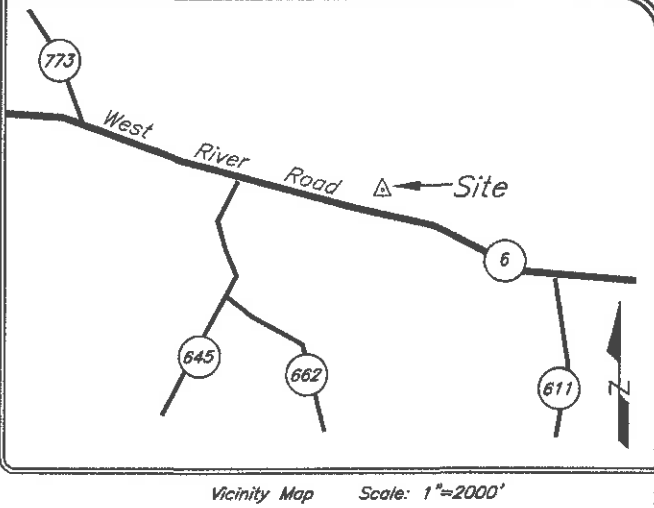


Shadrach & Associates, LLC  
LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)378-8300 • Fax: (804)378-8301



Attachment D

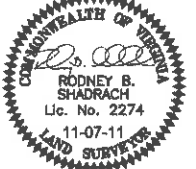
N/F J.D. & Nancy Catlett  
Deed Book 308, Page 771  
Tax Parcel 37-A-34  
Zoned: A-1



Legend

Fire Hydrant	Vepco Pole
Handicap Parking Spaces	Vepco Transformer
Painted Parking Spaces (Reg.)	Field Survey Traverse Point
Water Meter	Misc. Frame Sign
Water Valve	Handicap Parking Sign
Lamp Post (Metal Post w/light)	Irrigation Valve
Drainage Manhole	Yard Inlet (Drainage)
Sanitary Manhole	Concrete Surface
Cable T.V. Pedestal	RCP Reinforced Concrete Pipe
Verizon Telephone Pedestal	CMP Corrugated Metal Pipe
U/G Fiber Optic Marker	D.I. Drainage Inlet
Gas Valve	P.O.B. Point of Beginning

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



Posted Speed Limit - 40 M.P.H.  
West River Road - State Route #6  
150' R/W

**LEGAL DESCRIPTION - 30' Ingress/Egress and Utility Easement**

BEGINNING at a point, said point being approximately 1.04 miles East of the intersection of the centerline of State Route No. 773 and the northern boundary of the right of way line of State Route No. 6, thence leaving the northern boundary of the right of way line of State Route No. 6 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement along a curve to the right having a radius of 140.00 feet, a delta angle of 75°08'25" and an arc length of 183.60 feet to a point;

Thence N 05°56'00" E 17.46 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement.

**LEGAL DESCRIPTION - Lease Parcel**

BEGINNING at a point, said point being approximately 1.04 miles East of the intersection of the centerline of State Route No. 773 and the northern boundary of the right of way line of State Route No. 6, thence leaving the northern boundary of the right of way line of State Route No. 6 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement along a curve to the right having a radius of 140.00 feet, a delta angle of 75°08'25" and an arc length of 183.60 feet to a point;

Thence N 05°56'00" E 17.46 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement and the Actual Point and Place of Beginning of the Lease Parcel;

Thence continuing in a southwesterly direction the following five (5) courses and distances:

- 1) N 84°04'00" W 62.50 feet to a point;
- 2) Thence N 05°56'00" E 125.00 feet to a point;
- 3) Thence S 84°04'00" E 125.00 feet to a point;
- 4) Thence S 05°56'00" W 125.00 feet to a point;
- 5) Thence N 84°04'00" W 62.50 feet to a point, said point being the Point and Place of Beginning for the Lease Parcel, containing 0.3587 Acres, more or less.

SURVEY PLAT SHOWING  
A 30' INGRESS/EGRESS & UTILITY EASEMENT  
AND A 0.3587 ACRE LEASE PARCEL SITUATED  
ON THE NORTH LINE OF WEST RIVER ROAD  
CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA  
NOVEMBER 5, 2010  
REVISED: NOVEMBER 7, 2011



**Shadrach & Associates, LLC**  
LAND SURVEYING  
430 Southside Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-8300 • Fax: (804)379-9301

- NOTES:
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #51065C-0140-C, effective date: May 16, 2008 (Zone X).
  2. This survey plat represents a current field transit survey. Date of last physical survey: November 4, 2010
  3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not reflected hereon.
  4. Lease Parcel Site sheet-drains in a northeasterly direction.



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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)

September 22, 2016

Jamie Adams  
5413 Patterson Avenue  
Suite 101  
Richmond VA 23226

Delivered via email to [jadams@nationaltowers.com](mailto:jadams@nationaltowers.com)

Mr. Adams,

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, September 8, 2016:

1. Planning staff wanted to know if a new gravel access road would be constructed. Applicant answered in the affirmative, but that they foresee no VDOT or right of way access issues.

Applicant also clarified that this SUP modifies previous SUP 11:03 to change tower structure height from 190' to 250', and changing style to a lattice tower. This is not a County owned tower; the County is merely leasing space.

2. Fire Chief wanted to verify if any side lighting would be placed on the tower. Applicant stated yes, lights would be white during day, and red at night.
3. VDOT has no comments as of September 22, 2016
4. Health Department: VFW should make sure the tower area does not impact the drainfield area, if they have one.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 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, or [jnewman@fluvannacounty.org](mailto:jnewman@fluvannacounty.org).

Sincerely,  
James Newman  
Planner  
Dept. of Planning & Zoning

cc: Cheryl Elliott at [celliott@fluvannacounty.org](mailto:celliott@fluvannacounty.org)  
File



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

### STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 16:09  
**Tax Map:** Tax Map 5, Section A, Parcels 23 & 23E

**From:** Brad Robinson  
**District:** Columbia  
**Date:** September 28, 2016

**General Information:** This request is to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Owner:** Grover & Wanda Palmer (Tax Map 5-A-23) and Bryan K. Palmer et al (Tax Map 5-A-23E)

**Applicant:** Palmer Solar Center LLC

**Representative:** Kyle West, Coronal Development Services

**Requested Action:** Request for a special use permit to operate a solar farm (major utility) with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23E.  
(Attachment A)

**Location:** The property is located along Palmer Farm Lane off Little Creek Road (State Route 617), approximately 800 feet west of the intersection with James Madison Highway (US Route 15). The parcels are within the Zion Crossroads Community Planning Area and the Columbia Election District. (Attachment B)

**Existing Zoning:** A-1, Agricultural, General and I-1, Industrial, Limited

**Existing Land Use:** Agricultural

**Planning Area:** Zion Crossroads Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1, Agricultural, General and I-1, Industrial, Limited.

**Zoning History:** None



## **Comprehensive Plan:**

### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250.”*

### **Analysis:**

This is a special use permit application to construct a photovoltaic solar project also known as a “solar farm”. Photovoltaics (PV) is the method of converting light to electricity. Solar farms utilize a mass of solar panels to capture solar energy and send it to the local electrical grid where it is bought by an electric utility company for distribution. Solar energy is considered to be a clean, renewable and reliable source of power.

The subject use is classified as a “major utility” and defined in the Zoning Ordinance as *“facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities”*. Major utilities are permitted by special use permit in both the A-1 and I-1 zoning districts and are subject to an approved site development plan. The detail of the site development plan that is required is at the discretion of the Director of Planning, and many times the sketch plan provided with the SUP application is sufficient.

In accordance with the application, the proposed project will consist of solar modules (solar panels) on aluminum or steel racking structures and inverters on separate concrete pads. An exact number of structures has not been finalized but the applicant has indicated the project could have approximately 22,000 solar modules. No new buildings will be constructed. Each racking structure will be approximately 12 feet off the ground at the tallest point and tilted approximately 30°. The racking structures could be designed to rotate east to west in order to track the sun or they may remain fixed. All structures will be wired together and interconnected to Central Virginia Electric Co-operative’s electric system which serves portions of 14 counties in Central Virginia including Fluvanna County. Security fencing with a height of 7 feet will surround the project.

The subject parcels will be leased by the applicant for a period up to 35 years. At the end of the lease, all equipment related to the operation will be removed from the property. Condition #8 reflects this arrangement.

The project may require some tree clearing on two adjoining properties to prevent shading onto the solar arrays. Tree removal will be established in an agreement with the properties involved. Staff recommends some of the existing vegetation in the area designated for tree clearing along Little Creek Road be maintained so the project will be screened from public view. This is reflected in Condition #5.

The project will generate some truck traffic during construction – however, traffic is anticipated to be very minimal after completion. The subject parcels are currently accessed by Palmer Farm Lane, a private gravel road/driveway from Little Creek Road (State Route 617). The private road will continue to be used for access to the project and road maintenance is covered in the applicant's lease agreement.

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

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

The subject property is located within the Zion Crossroads Community Planning Area, within close proximity of existing agricultural and industrial zoning and uses. Adjoining properties along Palmer Farm Lane contain residential uses that will have a view of the project. However the project overall is situated off the main road out of public view and is surrounded by a fair amount of existing vegetation and trees. The character of the area is expected to remain unchanged.

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

Major utilities are allowed by SUP in the A-1 and I-1 districts. By-right uses that are similar, in operation or size of structures, to this application may include temporary sawmills, minor utilities, contractor's storage yards and lumberyards. The subject property is located in an area where zoning transitions from agricultural to industrial towards Zion Crossroads.

Sec. 22-1-2 of the zoning ordinance states its purpose is "*to facilitate the creation of a convenient, attractive and harmonious community*" as well as "*to protect against over-crowding of land*". Additionally, the zoning ordinance encourages "*economic development activities*". The construction phase of the project will temporarily generate increased consumer activity in the area which will provide an economic benefit.

(Attachment C)

**Neighborhood Meeting:**

Including staff and the applicant, there were five (5) attendees at the August 10, 2016 Neighborhood meeting. No opposition to the project was expressed during the meeting.

(Attachment D)

### **Technical Review Committee:**

The following comments were generated from the August 11, 2016 Technical Review Committee meeting:

1. Planning staff wanted to know if all of the equipment related to the farm would be removed at the end of the lease and if the applicant would be willing to have this be a condition of the special use permit. The applicant had no objection to this request.
2. Fire Chief had no comments.
3. Building Official wanted to know how similar projects of this nature were permitted and/or taxed in other localities. The applicant gave examples from several Virginia localities but said more projects had been done in North Carolina than Virginia.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Coronal Development Solar Farm on Little Creek Road (Rte. 617) in Fluvanna County. Rte. 617 has a functional classification of Rural Local Road and VDOT's 2015 Traffic Data shows that Rte. 617 has an Average Annual Daily Traffic of 220 which classifies it as a Low Volume Road. The speed limit on Rte. 617 is unposted and is therefore considered to be the statutory 55 mph speed limit. The entrance to the Solar Panel Farm will be considered a Low Volume Entrance (maximum 50 vehicles per day) since once it is constructed traffic visiting the facility will be infrequent. A Low Volume Entrance requires that Stopping Sight Distance be achieved compared to Intersection Sight Distance for a Commercial Entrance which is greater. Based on the statutory 55 mph speed limit a minimum of 495 ft. of Stopping Sight Distance from the existing entrance (Palmer Farm Road) is required in both directions (east and west). NOTE: Rte. 617 was paved sometime in 2008 under VDOT's Rural Rustic Road Program. During the 2008 Session, the General Assembly established that the maximum speed limit for a road designated as a Rural Rustic Road, on or after July 1, 2008 is 35 mph. VDOT will research this matter and determine if the 35 mph speed limit currently applies to Rte. 617. Some of the options available to address the existing sight distance limitations for this site are:
  - If a sight easement is acquired across the front of Parcel 5-A-40 (inside of curve on south side of Rte. 617) the existing entrance at Palmer Farm Lane will have approximately 270 ft. of available sight distance to the left (east). The existing entrance has well over 500 ft. of sight distance to the right (west) if some trees immediately west of the existing entrance are removed from Parcel 5-A-38. This option would more than satisfy the Stopping Sight Distance at a posted speed limit of 35 mph.
  - If the entrance to the solar panel site is shifted approximately 400 ft. to the west onto Parcel 5-A-38 the 495 ft. of Stopping Sight Distance required at a 55 mph posted speed limit can be achieved.
  - If the entrance to the solar panel site is shifted approximately 200 ft. to the west onto Parcel 5-A-38 the 250 ft. of Stopping Sight Distance required at a 35 mph posted speed limit can be achieved.

It should be noted that the construction traffic resulting from the Solar Panel Farm will require submission, approval and implementation of a Temporary Traffic Control Plan (see VDOT's 2015 Work Area Protection Manual for details).

5. Health Department had no comments.

(Attachment E)

**Conclusion:**

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter. The Planning Commission may also want to consider placing a limit on the number of solar panels.

**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. The size of the use shall not exceed 57 acres.
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. A buffer meeting the requirements of Sec. 22-24-7(B) of the Fluvanna County Code shall be maintained along Little Creek Road (State Route 617) to screen the use from public view.
6. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
7. Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9 A. d. of the County Code.
8. All equipment and/or structures associated with the major utility use shall be removed from the property upon termination of the lease agreement.
9. 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.

**Suggested Motion:**

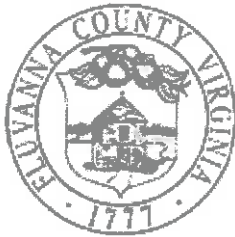
I move that the Planning Commission recommend approval/denial of SUP 16:09, a request to allow for a major utility with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23E, [if approved] subject to the (X) conditions listed in the staff report.



**Attachments:**

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Applicant’s rendering
- D – Neighborhood meeting sign-in sheet and notes
- E – TRC comment letter

Copy: Kyle West via email – [kwest@coronalgroupp.com](mailto:kwest@coronalgroupp.com)  
File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Special Use Permit (SUP)

Owner of Record: Catherine S. Palmer, Grover M. Palmer & Wang Applicant of Record: Palmer Solar Center, LLC

E911 Address: N/A

E911 Address: N/A

Phone: N/A

Fax: N/A

Phone: 434-299-0335

Fax: 434-299-0335

Email: N/A

Email: kwest@coronalgroupp.com

Representative: Kyle West

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: 321 East Main St., Suite 3, Charlottesville, VA 22902

Phone: 434-299-0335

Fax: 434-299-0335

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Email: kwest@coronalgroupp.com

If Yes, what district:

Tax Map and Parcel(s): 5A 23E, 5A 23

Deed Book Reference: DB614-298 & DB623-531

Acreage: 57

Zoning: A-1 & I-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Request for a SUP in order to: Construct Solar Farm

Proposed use of Property: Solar Farm

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

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

Date: 7/20/16 Signature of Owner/Applicant:

Subscribed and sworn to before me this

20th

day of

July

20 16

Notary Public:

Register #

7558581

My commission expires:

May 31, 2017

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

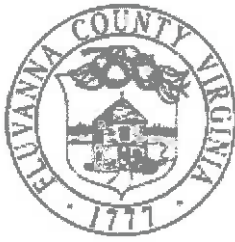
Date Received: 7/22/2016	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP 16 : 09
\$800.00 fee plus mailing costs paid: 1861		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: Columbia	Planning Area: Zion CPA		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision: Received		Decision:	

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

JUL 22 2016

This form is available on the Fluvanna County website: www.fluvannacounty.org

Planning Dept.



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

Name: _____

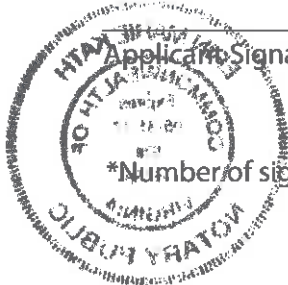
Address: _____

City: _____

State: _____

Zip Code: _____

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** ^{1st} : ^{1st} **ZMP** : _____ **ZTA** : _____

 \$90 deposit paid per sign*: **✓ # 1861**

Approximate date to be returned: _____

Planning Dept.  
 JUL 22 2016  
 Received

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

The proposed use will be a photo-voltaic solar project ("Project"). Located on two separate parcels (Parcel IDs: 5A 23E & 5A 23) and covering approximately 50 acres, the approximately 5MWac Project will consist of solar photo-voltaic modules on an aluminum or steel racking structure, security fencing and separate concrete pads to house inverters. The racking system is approximately 12' off the surface of the ground at its tallest point, and it will tilt the modules at approximately a 30 degree tilt. Depending on final system design, the racking system may rotate east to west to efficiently track the solar energy or remain fixed. There will be no new buildings constructed, no existing buildings utilized and no additions made to existing buildings, but rather, the Project components will mostly consist of posts, modules, racking, inverter pads, inverters and security fencing. Posts will be driven into the ground, racking attached to the poles and modules placed on the racking. All the arrays will be

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

For A-1 & I-1 zoned properties (like the subject Site), the Fluvanna County Planning and Community Development Department indicated a Special Use Permit would be required for a Major Utility use; therefore, this change in use is being requested per the Fluvanna County Planning and Community Development Department's guidance. Moreover, the Project will serve as critical infrastructure for Central Virginia Electric Cooperative and the residents of Fluvanna County.

**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?

Since there is no audible sound outside the Project fence-line, little glare (less than 2% of incoming light), little change in ambient temperature, care taken to mitigate impacts to existing vegetation and wildlife and no health concerns associated with ground-mounted, solar photo-voltaic projects, there are few, if any, effects on the surrounding neighborhood. Moreover, the applicant had a Real Estate Study performed on a North Carolina project showing no impact on adjacent property values (see supplementary materials). Lastly, the Project is hidden from view by existing vegetation, and supplementary vegetation will be added as needed to further protect the viewshed.

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

According to the Fluvanna County Commissioner of Revenue, the change in use will remove the property from land use and result in approximately \$7,500 in rollback taxes (see Deputy Commissioner email) along with an increase in real property taxes going forward. In addition, the project will create approximately 75 construction-level jobs and induce direct and indirect economic benefits during the construction period. The Project will provide increased revenue to two Fluvanna County landowners and help Central Virginia Electric Co-operative meet their renewable energy goals while upgrading their system. (see CVEC Letter of Support). Lastly, this Project supports domestic, clean energy which leads to a safer, sustainable environment and energy independence.

**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:

1. Parcels 5-A-23 and 5-A-23E are under lease option with Coronal Development Services, LLC and will be transferred to Palmer Solar Center, LLC. Parcel 5-A-23A and Parcel 5 A 38 will potentially be in a Timber Removal Agreement with Palmer Solar Center, LLC.
2. Project will adhere to Fluvanna County setback and screening requirements per Ordinance Chapter 22:
3. Project and Utility will obtain necessary easement and encroachment agreements to extend existing 12.47kV utility line to the site.
4. Project will obtain necessary easement or encroachment agreement to locate project near existing underground utility line or relocate the line.

JUL 22 2016

Received



## 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:

**STAFF USE ONLY**

- 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.

[illegible]

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

**STAFF USE ONLY**

- ☒ 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.

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Received

JUL 22 2016

Planning Dept.

**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**.

Fluvanna County Department of Planning & Community Development ♦ Box 540 ♦ Palmyra, VA 22963 ♦ 434-591-1910 ♦ Fax – 434-591-1911

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Received

JUL 22

Planning Dept.

COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Special Use Permit (SUP)

Overrun Sections

**Owner of Record:** Catherine S. Palmer, Grover M. Palmer & Wanda Palmer

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

The proposed use will be a photo-voltaic solar project ("Project"). Located on two separate parcels (Parcel IDs: 5A 23E & 5A 23) and covering approximately 50 acres, the approximately 5MWac Project will consist of solar photo-voltaic modules on an aluminum or steel racking structure, security fencing and separate concrete pads to house inverters. The racking system is approximately 12' off the surface of the ground at its tallest point, and it will tilt the modules at approximately a 30 degree tilt. Depending on final system design, the racking system may rotate east to west to efficiently track the solar energy or remain fixed. There will be no new buildings constructed, no existing buildings utilized and no additions made to existing buildings, but rather, the Project components will mostly consist of posts, modules, racking, inverter pads, inverters and security fencing. Posts will be driven into the ground, racking attached to the poles and modules placed on the racking. All the arrays will be wired together into an inverter and interconnected to the Central Virginia Electric Co-operative electric system. Lastly, since the IRS views solar equipment as personal property (not real property), there will be no real property improvements to the land.

**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:**

1. Parcels 5-A-23 and 5-A-23E are under lease option with Coronal Development Services, LLC and will be transferred to Palmer Solar Center, LLC. Parcel 5-A-23A and Parcel 5 A 38 will potentially be in a Timber Removal Agreement with Palmer Solar Center, LLC.
2. Project will adhere to Fluvanna County setback and screening requirements per Ordinance Chapter 22:
3. Project and Utility will obtain necessary easement and encroachment agreements to extend existing 12.47kV utility line to the site.
4. Project will obtain necessary easement or encroachment agreement to locate project near existing underground utility line or relocate the line.
5. Solar array to be surrounded by 7' security fence.
6. Project will obtain appropriate environmental permits and approvals, as required.
7. Facility access will be from existing driveway to Parcel 5-A-23E off Little Creek Road. Farm road to be maintained to VDOT standards.
8. Trees to possibly be cleared on Parcel 5-A-23A & Parcel 5 A 38 for shading purposes.
9. Exact location of solar arrays, interconnection equipment, and roadways to be determined.
10. No lighting will be added to facility.
11. Equipment is representative only and may change based on availability and market conditions.
12. All dimensions specified here are for reference only; do not scale this drawing, not for construction.

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JUL 22 2016

Planning Dept.

Thursday, July 14, 2016

Fluvanna County Dept. of Planning & Community Development  
P.O. Box 540  
Palmyra, VA 22963

**RE: Authorization for Agent to Act on Behalf of Owner**

Dear Fluvanna Planner,

As the owner of parcel #5 A 23E in Fluvanna County, VA, I/we grant permission for representatives of Palmer Solar Center, LLC and Coronal Development Services, LLC to act on our behalf in the request for a Special Use Permit to develop and construct a solar farm.

Best regards,

  
Bryan Palmer

Received

JUL 22 2016

Planning Dept.



Thursday, July 14, 2016

Fluvanna County Dept. of Planning & Community Development  
P.O. Box 540  
Palmyra, VA 22963

**RE: Authorization for Agent to Act on Behalf of Owner**

Dear Fluvanna Planner,

As the owner of parcel #5 A 23 in Fluvanna County, VA, I/we grant permission for representatives of Palmer Solar Center, LLC and Coronal Development Services, LLC to act on our behalf in the request for a Special Use Permit to develop and construct a solar farm.

Best regards,

  
_____  
Grover Palmer

Received

JUL 22 2016

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Prepared By: Barbara Wright Goshorn, PC  
Tax Map ID No: Portion of 5-A-23

**THIS DEED OF PARTITION**, made and entered into this 28th day of July, 2004, by and between **KATHERINE CORNELIA PALMER**, widow and not remarried, **GROVER M. PALMER** and **WANDA M. PALMER**, his wife, **KENNETH PALMER** and **JOYCE PALMER**, his wife, **CAROLYN PALMER FITZSIMONS** and **DONALD FITZSIMONS**, her husband, and **CATHERINE STATON PALMER**, widow and not remarried, parties of the first part, Grantors, and **GROVER M. PALMER**, party of the second part, Grantee, whose address is 987 Little Creek Road, Troy, Virginia 22974, **CAROLYN PALMER FITZSIMONS**, party of the third part, Grantee, whose address is PO Box 312, Grottoes, Virginia 24441, **CATHERINE STATON PALMER**, party of the fourth part, Grantee, whose address is 1197 Troy Road, Troy, Virginia 22974.

**WITNESSETH:**

WHEREAS, Seth Palmer and Hellen A. Palmer, his wife, by deed dated December 1, 1941, and recorded in the aforesaid Clerk's Office in Deed Book 48, page 468 conveyed certain real estate, being originally 120 acres, more or less, lying in Fluvanna County to the children of David Monroe Palmer; and,

WHEREAS, David Monroe Palmer, died February 24, 1989, leaving five children namely: Kenneth Palmer; Curtis Palmer, also known as Curtis Monroe Palmer; Herbert Palmer, also known as David Herbert Palmer; Grover Palmer and Carolyn Palmer Fitzsimons; and,

WHEREAS, Curtis Palmer, also known as Curtis Monroe Palmer, died testate on December 6, 2002, his Will being spread of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, which Will devises his property to his surviving wife, Katherine Cornelia Palmer; and,

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WHEREAS, David Herbert Palmer, also known as Herbert Palmer, died intestate on February 2, 1999, leaving his surviving wife, Catherine Staton Palmer, the mother of his children, as his sole heir at law; and,

WHEREAS, Kenneth Palmer and Katherine Cornelia Palmer have had certain other properties conveyed to them or conveyed to others at their direction, as and for their share or interest of the following described property; and,

WHEREAS, the interests of the Grantees have never been divided and allotted to them, and it now being the desire of all of the parties concerned to divide said land and allot a specific portion to each of the Grantees.

NOW, THEREFORE, for and in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, the receipt of all of which is hereby acknowledged by the Grantors, the Grantors hereby grant and convey with SPECIAL WARRANTY OF TITLE unto Grover M. Palmer, the party of the second part, the following described tract or parcel of land, to-wit:

All that certain tract or parcel of land lying and being situate in the Palmyra District of Fluvanna County, Virginia, containing 31.000 acres, more or less, being more particularly described as Lot 3 on plat entitled "A Plat Showing a Family Division of Tax Map Section 5, Parcel (A)-23" made by G. D. Hosaflook, Land Surveyor, dated April 26, 2004, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Plat Book 2, page 142, together with and subject to a non-exclusive perpetual easement of right of way fifty (50) feet in width for ingress and egress and utilities as shown by the aforesaid plat; BEING a portion of the property conveyed to the children of David Monroe Palmer by deed of Seth Palmer and Hellen A. Palmer, dated December 1, 1941, and recorded in the

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aforesaid Clerk's Office in Deed Book 48, page 468.

AND, for and in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, the receipt of all of which is hereby acknowledged by the Grantors, the Grantors hereby grant and convey with SPECIAL WARRANTY OF TITLE unto Carolyn Palmer Fitzsimons, the party of the third part, the following described tract or parcel of land, to-wit:

All that certain tract or parcel of land lying and being situate in the Palmyra District of Fluvanna County, Virginia, containing 15.752 acres, more or less, being more particularly described as Lot 1 on plat entitled "A Plat Showing a Family Division of Tax Map Section 5, Parcel (A)-23" made by G. D. Hosaflook, Land Surveyor, dated April 26, 2004, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Plat Book 2, page 142; BEING a portion of the property conveyed to the children of David Monroe Palmer by deed of Seth Palmer and Hellen A. Palmer, dated December 1, 1941, and recorded in the aforesaid Clerk's Office in Deed Book 48, page 468.

AND, for and in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, the receipt of all of which is hereby acknowledged by the Grantors, the Grantors hereby grant and convey with SPECIAL WARRANTY OF TITLE unto Catherine Staton Palmer, the party of the fourth part, the following described tract or parcel of land, to-wit:

All that certain tract or parcel of land lying and being situate in the Palmyra District of Fluvanna County, Virginia, containing 31.000 acres, more or less, being more particularly described as Lot 2 on plat entitled "A Plat Showing a Family Division of Tax Map Section 5, Parcel (A)-23" made by G. D. Hosaflook, Land Surveyor, dated April 26, 2004, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Plat Book

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Planning Dept.



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2, page 142, together with and subject to a non-exclusive perpetual easement of right of way fifty (50) feet in width for ingress and egress and utilities as shown by the aforesaid plat; BEING a portion of the property conveyed to the children of David Monroe Palmer by deed of Seth Palmer and Hellen A. Palmer, dated December 1, 1941, and recorded in the aforesaid Clerk's Office in Deed Book 48, page 468.

Pursuant to Section 19-3-3 of the Fluvanna County Subdivision Ordinance, the above-described property, being described herein as Lots 1, 2 and 3, may not be sold for a period of three years from the date of the dedication.

This conveyance is made subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or have not otherwise become ineffective.

WITNESS the following signatures and seals:

Katherine C. Palmer (SEAL)  
Katherine Cornelia Palmer

Grover M. Palmer (SEAL)  
Grover M. Palmer

Wanda M. Palmer (SEAL)  
Wanda M. Palmer

Kenneth Palmer (SEAL)  
Kenneth Palmer

Joyce Palmer (SEAL)  
Joyce Palmer

Carolyn Palmer Fitzsimons (SEAL)  
Carolyn Palmer Fitzsimons

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Donald Fitzsimons (SEAL)  
Donald Fitzsimons

Catherine Staton Palmer (SEAL)  
Catherine Staton Palmer

STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me this 4 day of AUGUST,  
2004, by Katherine Cornelia Palmer.

My commission expires: Nov 30, 2006

Barbara Wright  
Notary Public



STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me this 4 day of AUGUST,  
2004, by Grover M. Palmer and Wanda M. Palmer.

My commission expires: Nov. 30, 2006

Barbara Wright  
Notary Public



[NOTARIAL SEAL]

STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me this 4 day of AUGUST,  
2004, by Kenneth Palmer and Joyce Palmer.

My commission expires: Nov. 30, 2006

Barbara Wright  
Notary Public



[NOTARIAL SEAL]

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STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA to-wit:The foregoing instrument was acknowledged before me this 4 day of AUGUST

2004, by Carolyn Palmer Fitzsimons and Donald Fitzsimons.

My commission expires: Nov 30, 2006

Barbara Whipholtz  
Notary Public

[NOTARIAL SEAL]



STATE OF VIRGINIA,

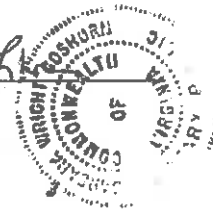
CITY/COUNTY OF FLUVANNA to-wit:The foregoing instrument was acknowledged before me this 4 day of AUGUST

2004, by Catherine Staton Palmer.

My commission expires: Nov. 30, 2006.

Barbara Whipholtz  
Notary Public

[NOTARIAL SEAL]



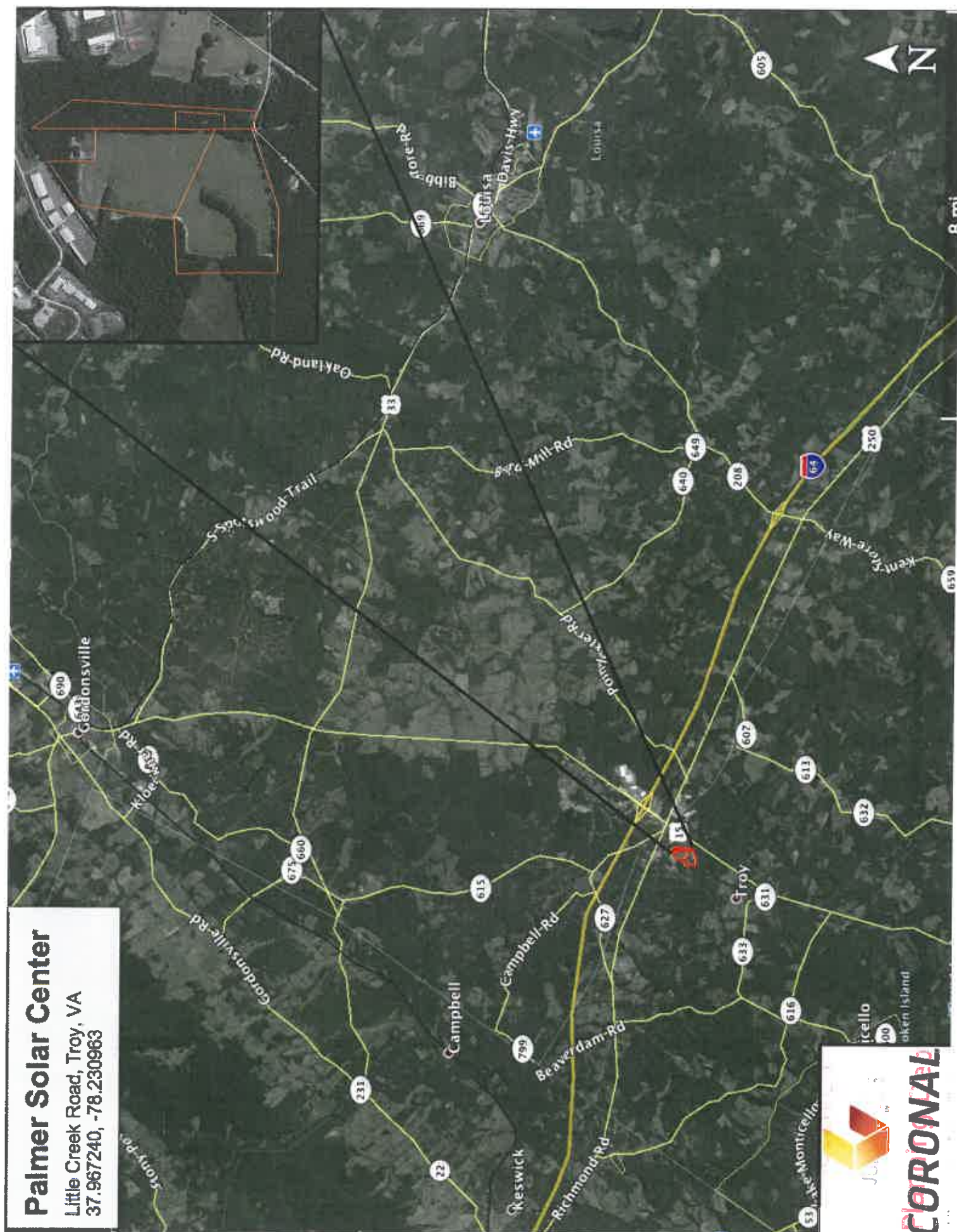
## VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY

St. R. Tax	<u>50</u>	The foregoing instrument with acknowledgment was admitted to record on <u>Aug 11</u> , 20 <u>04</u> at <u>13:58 P.M.</u> In D.B. <u>614</u> Page(s) <u>298-303</u>
Co. R. Tax		
Transfer	<u>175</u>	
Clerk	<u>21.00</u>	
Grantor Tax	<u>85</u>	
Pro	<u>20.00</u>	Recording costs paid as shown.
	<u>44.25</u>	Teste: <u>Marcia J. Davis</u> Deputy Clerk
		Bouson E. Peterson, Jr., Clerk

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## Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI  
5029 Hilltop Needmore Road  
Fuquay Varina, North Carolina 27526  
Phone (919) 285-2951  
[rkirkland2@gmail.com](mailto:rkirkland2@gmail.com)  
[www.kirklandappraisals.com](http://www.kirklandappraisals.com)

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June 13, 2014

Mr. Scott Hawken  
HelioSage Energy  
117 4th Street SE  
Charlottesville, Virginia 22902

Mr. Hawken:

At your request, I have considered the likely impact of a solar farm to be located on an assemblage of tracts owned by Doddie Elks Singleton on the south side of Pitt Street and the east side of S Grimesland Bridge Road, Grimesland, Pitt County, North Carolina.

The scope of this assignment is to address the likely impact this may have on adjoining properties. To this end I have researched and visited existing and proposed solar farms, researched articles through the Appraisal Institute and other studies, as well as discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is HelioSage Energy represented to me by Mr. Scott Hawken. The intended use is to assist in the Special Use Permit application. The effective date of this consultation is June 13, 2014, the date of my review of the tracts and surrounding area by the aerial maps.

I have not inspected the property, though I am familiar with Pitt County and I have looked at multiple tracts in Pitt County in 2014.

### **Proposed Use Description**

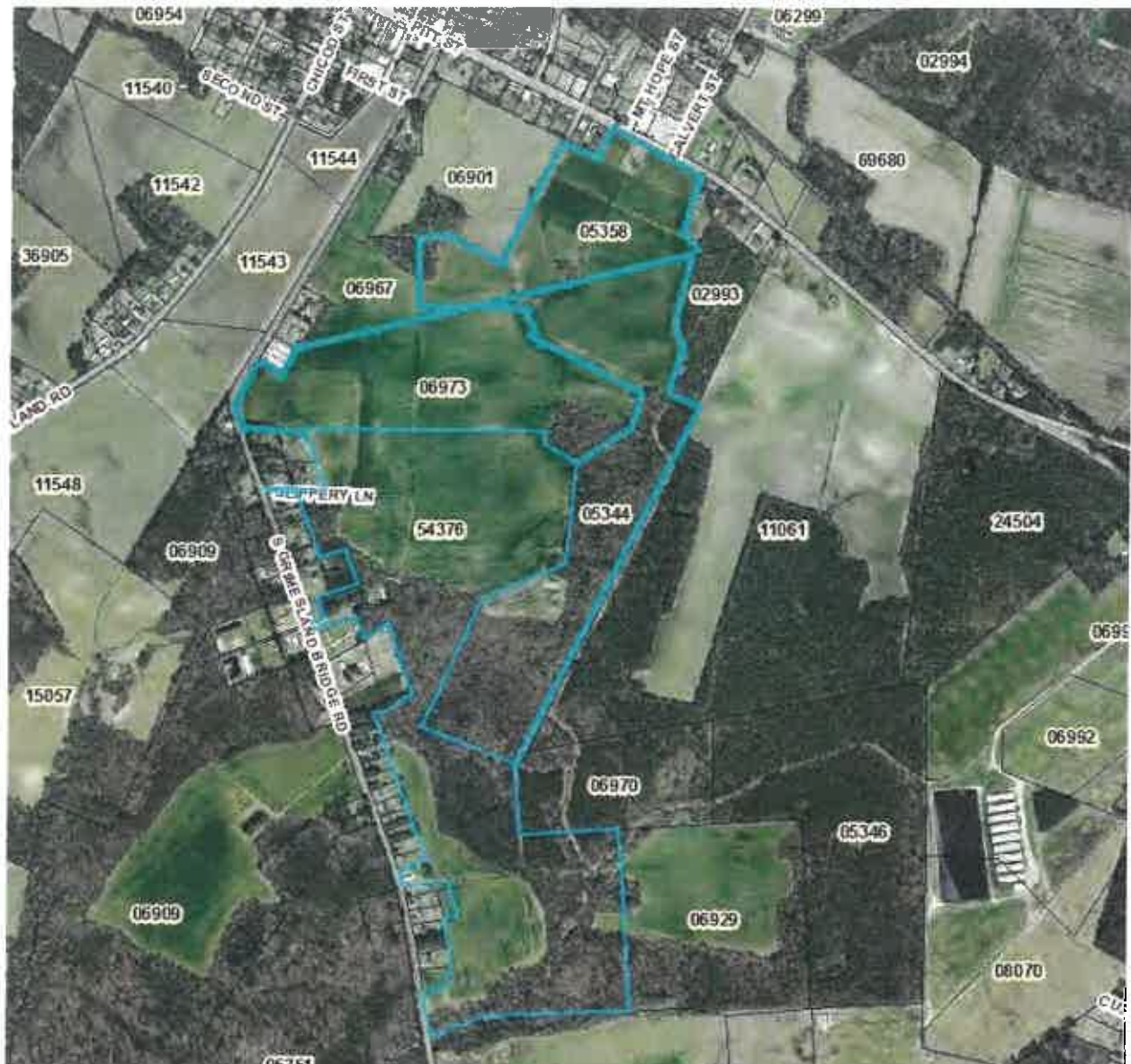
The solar farm will consist of fixed solar panels that will generate no noise, no odor, and less traffic than a residential subdivision. The appearance will all be panels less than 10 feet in height that will be located behind a chain link fence.

The property is adjoined by vacant land, agricultural land, single family residential uses, ministorage, and warehouse. The predominant adjoining use by acreage is agricultural, while the predominant adjoining use by parcel is older residential and mobile home. Most of the residential uses are along S Grimesland Bridge Road.

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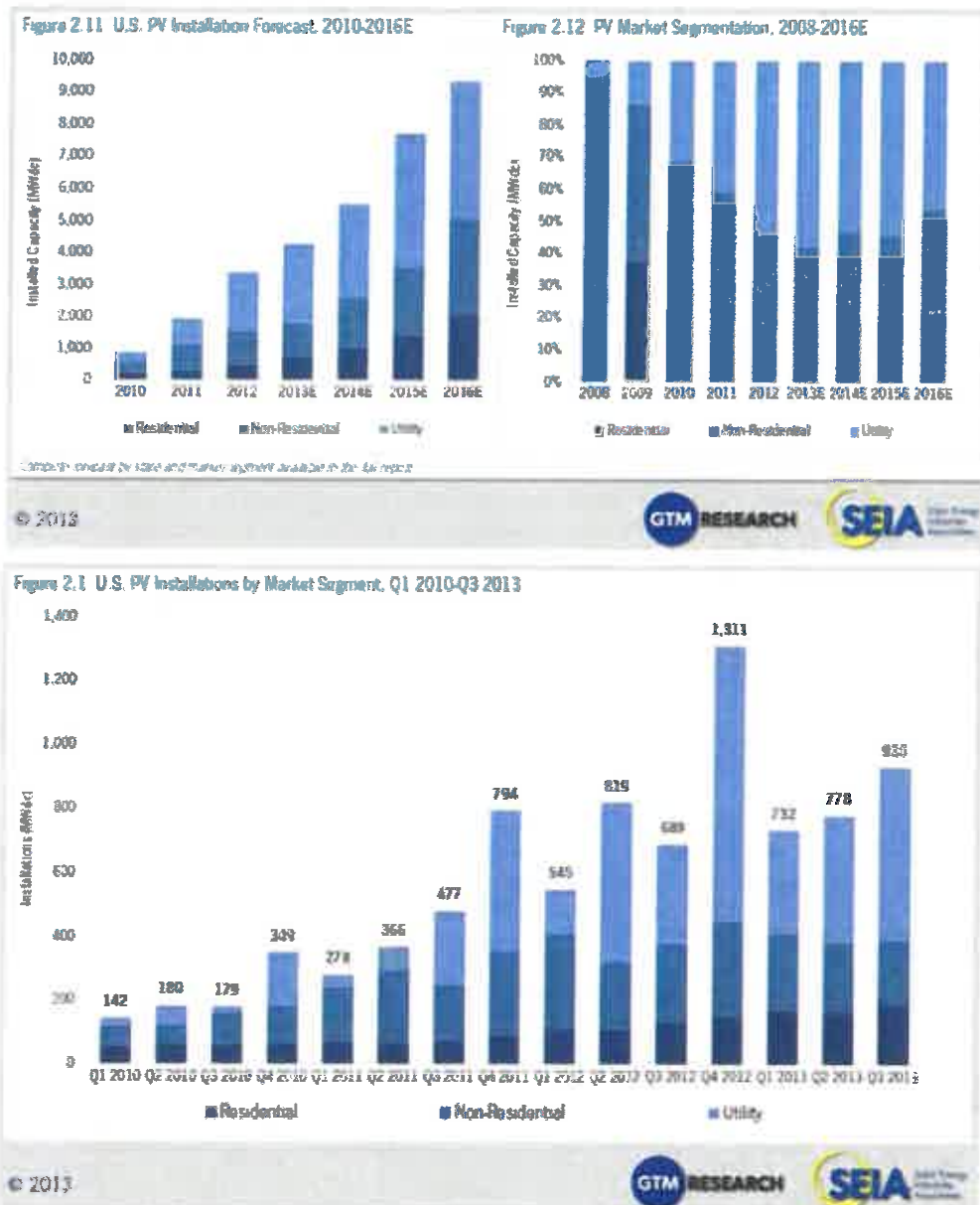
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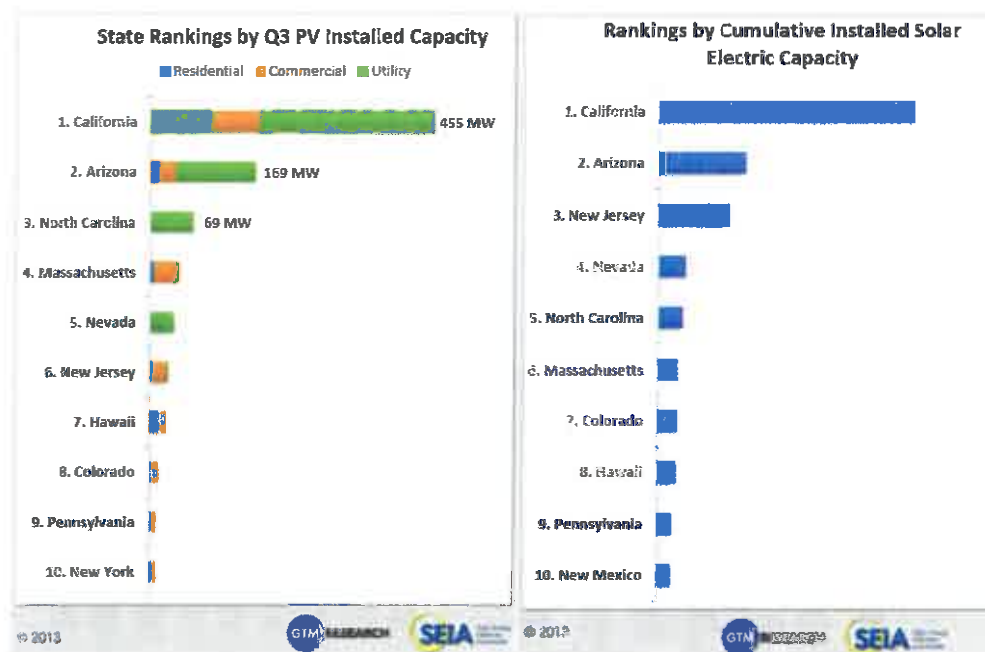


## Solar Farms in North Carolina

Across the nation the number of solar installations has dramatically increased over the last few years as the change in the technology and economy made these solar farms more feasible. The charts below show how this market has grown and is expected to continue to grow from 2010 and projections out to 2016. The U.S. Solar Market Insight Reports for 2010 and 2011 which is put out by the Solar Energy Industries Association note that 2010 was a "breakout" year for solar energy and the continued the boom of solar power is shown in the steady growth. North Carolina was ranked as having the 3rd most active photovoltaic installed capacity in 2013.



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As shown in the charts above, North Carolina was the third largest installer of solar energy in the third quarter of 2013. North Carolina is the fifth largest installer of solar energy in the United States.

### **Solar Farm Market Analysis**

I have researched a number of solar farms in North Carolina to determine the impact of these facilities on the value of adjoining property. I have provided a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use. This breakdown is included in the Harmony of Use section of this report.

I also conducted a series of matched pair analysis. A matched pair analysis is where you consider two similar properties with only one difference of note so that you can determine whether or not that difference has any impact on value. In this case, I have considered residential properties adjoining a solar farm versus similar residential properties that do not adjoin a solar farm. I have also considered some matched pairs of vacant residential and agricultural land.

As outlined in the discussion of each matched pair, I concluded that there is no impact in sale price for residential, agricultural or vacant residential land that adjoins existing or proposed solar farms.

I note that the numbering for the solar farms in the addenda correspond to the charts in the Harmony of Use Tables later in this report.



## Solar Farm Comparables With Matched Pairs

I have provided more detailed information on a few of the solar farms attached to the addendum of this report to focus on those with matched pairs. These come from a larger set of solar farms that I have researched and summarized in the charts under Harmony of Use/Compatibility of Use.

The sets of matched pairs all support the conclusion that the solar farm has no negative impact on adjacent residential and agricultural properties.

### **Matched Pair A - AM Best Solar Farm, Goldsboro, NC**

This solar farm adjoins Spring Garden Subdivision that has new homes and lots still available for new construction. The recent home sales have ranged from \$200,000 to \$250,000. Currently homes are being listed for \$240,000 to \$260,000. The solar farm is clearly visible especially along the north end of this street where there is only a thin line of trees separating the solar farm from the single family homes.



Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder the solar farm has proven to be a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. From this I conclude that there is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows five homes that have sold in 2013 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales provide a strong indication that the solar farm has no impact on the adjoining residential use.

	<b>Americana</b> SqFt: 3,194 Bed / Bath: 3 / 3.5	Price: \$237,900 <a href="#">View Now »</a>		<b>Washington</b> SqFt: 3,292 Bed / Bath: 4 / 3.5	Price: \$244,900 <a href="#">View Now »</a>
	<b>Presidential</b> SqFt: 3,400 Bed / Bath: 5 / 3.5	Price: \$247,900 <a href="#">View Now »</a>		<b>Kennedy</b> SqFt: 3,494 Bed / Bath: 5 / 3	Price: \$249,900 <a href="#">View Now »</a>
	<b>Virginia</b> SqFt: 3,449 Bed / Bath: 5 / 3	Price: \$259,900 <a href="#">View Now »</a>			

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**AM Best Solar Farm, Goldsboro, NC****Matched Pairs**

As of Date: 3/6/2014

**Adjoining Sales After Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
20	3600169964	Feddersen	1.56	Feb-13	\$247,000	2012	3,571	\$69.17	Ranch
21	3600169964	Gentry	1.42	Apr-13	\$245,000	2013	3400	\$72.06	2 Story
	3600195570	Helm	0.76	Sep-13	\$250,000	2013	3292	\$75.94	2 Story
	3600195361	Leak	1.49	Sep-13	\$260,000	2013	3652	\$71.19	2 Story
	3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3453	\$73.85	2 Story
		Average	1.20		\$251,400	2013	3,474	\$72.44	
		Median	1.42		\$250,000	2013	3,453	\$72.06	

**Nearby Sales After Solar Farm Completed**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
	3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
	3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
		Average	1.06		\$246,333	2013	3,331	\$73.96	
		Median	1.12		\$248,000	2013	3,400	\$74.41	

**Adjoining Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
22	3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
23	3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
24	3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
		Average	1.59		\$219,000	2012	2,940	\$74.95	
		Median	1.59		\$219,000	2012	2,940	\$74.95	

**Nearby Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
	3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
	3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
	3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
		Average	1.07		\$232,750	2012	3,374	\$69.01	
		Median	1.14		\$233,000	2012	3,349	\$69.13	

## AM Best Solar Farm, Goldsboro, NC



View of home in Spring Garden with solar farm located through the trees and panels visible.



View from vacant lot at Spring Garden with solar farm panels visible through trees.

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### Matched Pair B – O2 Solar Farm, Zebulon, NC

A new solar farm was approved near Zebulon off Pearces Road, but the approval apparently is being appealed and the solar farm has not yet been constructed.

The owner of this land, George Ray, also owns two adjoining lots that back up to this property and he intends to build spec homes on those lots in the future.

Lots adjoining this property to the north were owned by Dukes Lake Properties, LLC and are part of the Meadows of Dukes Lake. This subdivision was developed in 2007/2008 and only one lot has been sold and no homes built since that time due to the recession. Initially, the developer intended to build \$350,000 homes with lots priced around \$60,000, or 17% of the finished home price.

All of the unsold lots at Meadows of Dukes Lake sold in December 2013 to Wynn Construction for \$25,000 per lot for 22 lots.

Typically, a bulk sale of lots will be discounted off the individual lot price. This is similar to comparing the cost of a can of coke purchased by the can or by the case. There is always a big discount for the price per can if purchased by the case. Typically, for a subdivision that is projected to do well with a strong sellout this discount will run anywhere from 10% to 30%. Troubled subdivision lots such as the Meadows of Dukes Lake will see a discount of 30% to 60%. The projected lot price for this subdivision is clearly not \$60,000 as no lots were sold from 2008 through 2012 when there was no word of any solar farm project. There were a great many troubled subdivisions in similar rural locations that got caught in the recession and lots just could not be sold at almost any price. This difficulty in lot sales was not attributable to the solar farm as the solar farm was not announced until late 2012.



Furthermore, I considered the bulk sale of lots in the nearby subdivision of Wakefield Manors. This subdivision is located to the south with better proximity to highways. A total of 63 lots were sold in April 2013 for \$15,000 per lot. These lots were in a development where homes were previously selling for over \$400,000 in 2006, though the most recent sales are closer to \$300,000. These lots are in a superior subdivision where higher priced homes have been built and are projected to be built. The location is better, but there are a larger number of lots. The bulk discount on these lots is substantially greater than that at the subject property which attests to the difficulty in the market. However, Wakefield Manors has no solar farm and the bulk lot sale was significantly lower than the Meadows of Dukes Lake bulk lot sale. This strongly shows that no additional impact is attributable to the potential solar farm.

I also considered a bulk lot sale of lots at Brighton of Wendell. This is another subdivision with a better location and within an ongoing subdivision with existing home sales. A total of 55 lots were sold by Jim Hoffman Lake Lots, LLC out of this subdivision on June 28, 2012 for \$700,000, or \$12,727 per lot. Retail lot prices were offered at \$19,900 to \$25,900, suggesting a 50% discount for the bulk lot purchase. Homes in this neighborhood were selling for \$220,000 to \$250,000 prior to the downturn in the market with the most recent home sale being \$171,000. Again, this comparable sale shows a lower price per lot for a similar subdivision. These lots sold for half the amount of the lots that are proposed to adjoin the solar farm. Again, this matched pair strongly shows no additional impact attributable to the solar farm. If anything these two matched pairs show that the lots at the Meadows of Dukes Lake are selling at a higher price point than these other two recent bulk lot sales.



**Matched Pair C – White Cross Solar Farm, Chapel Hill, NC**

A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

I consider this matched pair to strongly support the assertion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

**Harmony of Use/Compatibility of Use**

I have visited a number of existing and proposed solar farms to determine what uses are compatible with a solar farm. The data strongly supports adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a nearby solar farm. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.

The matched pair subdivisions noted above also show an acceptance of residential uses adjoining solar farms as a compatible or harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables that are included in my files to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining uses by total acreage.

	Res	Ag	Res/Ag	Park	Sub	Comm	Ind	All Res Uses	All Comm Uses
1 Goldsboro	35%	23%	0%	0%	3%	2%	37%	61%	39%
2 Willow Springs	8%	26%	66%	0%	0%	0%	0%	100%	0%
3 Kings Mtn	3%	12%	4%	0%	0%	0%	82%	18%	82%
4 White Cross	5%	51%	44%	0%	0%	0%	0%	100%	0%
5 Two Lines	3%	87%	8%	0%	3%	0%	0%	100%	0%
6 Strata	0%	0%	0%	100%	0%	0%	0%	100%	0%
7 Avery	13%	40%	47%	0%	0%	0%	0%	100%	0%
8 Mayberry	24%	51%	0%	0%	0%	4%	20%	76%	24%
9 Progress I	0%	45%	4%	0%	0%	0%	50%	50%	50%
10 Progress II	1%	99%	0%	0%	0%	0%	0%	100%	0%
11 Sandy Cross	0%	0%	100%	0%	0%	0%	0%	100%	0%
12 Zebulon	47%	0%	53%	0%	0%	0%	0%	100%	0%
13 Baldenboro	18%	59%	22%	0%	0%	0%	0%	100%	0%
14 Dement	33%	40%	27%	0%	0%	0%	0%	100%	0%
15 Vale Farm	1%	13%	86%	0%	0%	0%	0%	100%	0%
16 Eastover	0%	0%	0%	0%	0%	0%	0%	0%	0%
17 Wagstaff	7%	89%	4%	0%	0%	0%	0%	100%	0%
18 Roxboro	1%	93%	5%	0%	0%	0%	1%	99%	1%
19 McCallum	5%	93%	1%	0%	0%	0%	0%	100%	0%
20 Vickers	21%	58%	13%	0%	0%	2%	6%	92%	8%
21 Stout	52%	38%	0%	0%	0%	0%	10%	90%	10%
22 Mile	0%	20%	54%	0%	0%	0%	25%	75%	25%
Average	11%	41%	24%	1%	0%	0%	11%	85%	11%
Median	5%	40%	0%	0%	0%	0%	0%	100%	0%
High	52%	99%	100%	100%	3%	4%	82%	100%	82%
Low	0%	0%	0%	0%	0%	0%	0%	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

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I have also included a breakdown of each solar farm by number of adjoining parcels by parcel instead of acreage. Using both factors provides a better concept of what the neighboring properties consist.

Percentage by Number of Parcels Adjoining								All Res	All Comm
	Res	Ag	Res/Ag	Park	Sub	Comm	Ind	Uses	Uses
1 Goldsboro	0%	0%	0%	0%	0%	0%	0%	0%	0%
2 Willow Springs	42%	37%	21%	0%	0%	0%	0%	100%	0%
3 Kings Mtn	40%	30%	10%	0%	0%	0%	20%	80%	20%
4 White Cross	33%	20%	40%	0%	7%	0%	0%	100%	0%
5 Two Lines	38%	46%	8%	0%	8%	0%	0%	100%	0%
6 Strata	71%	0%	14%	14%	0%	0%	0%	100%	0%
7 Avery	50%	38%	13%	0%	0%	0%	0%	100%	0%
8 Mayberry	42%	8%	0%	0%	0%	25%	25%	50%	50%
9 Progress I	0%	50%	25%	0%	0%	0%	25%	75%	25%
10 Progress II	20%	80%	0%	0%	0%	0%	0%	100%	0%
11 Sandy Cross	17%	0%	83%	0%	0%	0%	0%	100%	0%
12 Zebulon	90%	0%	10%	0%	0%	0%	0%	100%	0%
13 Bladenboro	62%	28%	7%	0%	3%	0%	0%	100%	0%
14 Dement	83%	6%	11%	0%	0%	0%	0%	100%	0%
15 Vale Farm	10%	20%	70%	0%	0%	0%	0%	100%	0%
16 Eastover	0%	0%	0%	0%	0%	0%	0%	0%	0%
17 Wagstaff	65%	30%	3%	0%	0%	0%	3%	98%	3%
18 Roxboro	33%	50%	8%	0%	0%	0%	8%	92%	8%
19 McCallum	77%	15%	4%	0%	0%	0%	4%	96%	4%
20 Vickers	47%	32%	5%	0%	0%	5%	11%	84%	16%
21 Stout	78%	6%	0%	0%	0%	0%	17%	83%	17%
22 Mile	0%	36%	45%	0%	0%	0%	18%	82%	18%
Average	41%	24%	17%	1%	1%	1%	6%	88%	7%
Median	41%	24%	9%	0%	0%	0%	0%	99%	0%
High	90%	80%	83%	14%	8%	25%	25%	100%	50%
Low	0%	0%	0%	0%	0%	0%	0%	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. In fact every single solar farm considered included an adjoining residential use except for Progress I, which included an adjoining residential/agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

## **Specific Factors on Harmony and Compatibility of Use**

### **Appearance**

Solar farm panels have no associated stigma at this time and in smaller collections are found in yards and roofs in many residential communities. Larger solar farms using fixed panels are a passive use of the land that is considered in keeping with a rural/residential area. Comparing a solar farm to a larger greenhouse as shown below is a very reasonable comparison given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



I note that the fixed solar panels are all less than 10 feet high, which means that the visual impact of the solar panels will be less high than a typical greenhouse or even a single story residential dwelling. This property could be developed with single family housing that would have a much greater visual impact on the surrounding area given that a two-story home with attic could be four times as high as these proposed panels. The panels will be located behind a chain link fence.

The comparable solar farms that I have considered are presented in the addenda and include a variety of photos of solar farms. The photos show that these sites are generally well-maintained and there is no significant negative view.

For the reasons stated above, I conclude that the appearance of the proposed solar farm will maintain or enhance adjoining property values.

### Noise

The proposed solar panels will be fixed and will not move to follow the sun. As these are passive, fixed solar panels there is no noise associated with these panels. The transformer reportedly has a hum that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make this hum inaudible from the adjoining properties.

There will be minimal onsite traffic generating additional noise.

The various solar farms that I have inspected and identified in the addenda were inaudible from the roadways. I heard nothing on any of these sites associated with the solar farm.

For the reasons stated above, I conclude that the lack of any noise associated with the proposed solar farm indicates that this use will maintain or enhance adjoining property values.

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**Odor**

The solar panels give off no odor of which I am aware.

The various solar farms that I have inspected and identified in the addenda produced no noticeable odor off site.

I therefore conclude that odor from the proposed project is not a factor and the project as designed will maintain or enhance the value of contiguous properties.

**Traffic**

The solar farm will have no onsite employee's or staff. Maintenance of the site is minimal and relative to other potential uses of the site, such as a residential subdivision, the additional traffic on this site is insignificant.

For the reasons stated above, I conclude that the lack of any significant traffic associated with the proposed solar farm indicates that this use will maintain or enhance adjoining property values.

**Hazardous material**

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known pending environmental impacts associated with the development and operation of those farms.

I therefore conclude that there is no hazardous material concerns associated with the proposed project and therefore the project as designed will maintain or enhance the value of contiguous properties.

**Market Commentary**

I have surveyed a number of builders, developers and investors regarding solar farms over the last year. I have received favorable feedback from a variety of sources with some examples provided below.

A new solar farm was built on Zion Church Road at the Punch property. After construction of the solar farm in 2013, an adjoining tract of land with 88.18 acres sold for \$250,000, or \$2,835 per acre. This was a highly irregular tract of land with significant tree cover between it and the solar farm. I have compared this to a current listing of 20.39 acres of land that is located southeast just a little ways from this solar farm. This land is on the market for \$69,000, or \$3,428 per acre. Generally, a smaller tract of land would be listed for more per acre. Considering a size adjustment of 5% per doubling in size, and a 10% discount for the likely drop in the closed price off of the asking price, I derive an indicated value per acre of the smaller tract of \$2,777 per acre. This is very similar to the recently closed sale adjoining the solar farm.

I consider this matched pair to strongly support the assertion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

I spoke with Lynn Hayes a broker with Berkshire Hathaway who sold a home at the entrance to Pickards Mountain where the home exits onto the Pickard Mountain Eco Institute's small solar farm. This home closed in January 2014 for \$735,000. According to Ms. Hayes the buyer was excited to be living near the Eco Institute and considered the solar farm to be a positive sign for the area. There are currently a number of 10 acre plus lots in Pickards Meadow behind this house with lots on the market for \$200,000 to \$250,000.



Rex Vick with Windjam Developers has a subdivision in Chatham County off Mt. Gilead Church Road known as The Hamptons. Home prices in The Hamptons start at \$600,000 with homes over \$1,000,000. Mr. Vick expressed interest in the possibility of including a solar farm section to the development as a possible additional marketing tool for the project.

Mr. Eddie Bacon, out of Apex North Carolina, has inherited a lot of family and agricultural land and he has expressed interest in using a solar farm as a method of preserving the land for his children and grandchildren while still deriving a useful income off of the property. He indicated that he believed that solar panels would not in any way diminish the value for this adjoining land.

I spoke with Carolyn Craig, a Realtor in Kinston, North Carolina who is familiar with the Strata Solar Farms in the area. She noted that a solar farm in the area would be positive. "A solar farm is color coordinated and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

Mr. Michael Edwards, a broker and developer in Raleigh, indicated that a passive solar farm would be a great enhancement to adjoining property. "You never know what might be put on that land next door. There is no noise with a solar farm like there is with a new subdivision."

These are just excerpts I've noted in my conversations with different clients or other real estate participants that provided other thoughts on the subject that seemed applicable.

## **Conclusion**

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. The solar farm at Pickards Mountain Eco Institute shows no impact on lot and home marketing nearby. The criteria for making downward adjustments on property values such as appearance, noise, odor and traffic all indicate that a solar farm is a compatible use for a rural/residential transition area.

Similar solar farms have been approved adjoining agricultural uses and residential developments. The adjoining residential uses have included single family homes up to \$260,000 on lots as small as 0.74 acres, mobile homes, and apartments. The solar farm at the Pickards Mountain Eco Institute adjoins a home that sold in January 2014 for \$735,000 and in proximity to lots being sold for \$200,000 to \$250,000 for homes over a million dollars. Clearly, adjoining agricultural uses are consistent with a solar farm.

Based on the presented information and my experience in appraising land and residential subdivision developments, I conclude that the proposed solar farm will have no negative impact on the adjoining properties and that this is a compatible and harmonious use with the area.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser



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JUL 23 2016  
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***Limiting Conditions and Assumptions***

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.

- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise state.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

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JUL 22 2016

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**Certification – Richard C. Kirkland, Jr., MAI**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not appraised this property within the last three years.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.




Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser



**Solar Farm Comparable 1**

**Name** AM Best Farm  
**Address** 2815 N William St  
**City** Goldsboro  
**County** Wayne

**Tract Acres** 38  
**Effective Acres** 38  
**Output (MW)** 6.65

**Remarks:**

**Year Built** 2013  
**SUP Approved** Feb-13  
**Inspection** Feb-13

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Industrial	37.41%	43.33%
Commercial	1.92%	3.33%
Agriculture	22.69%	3.33%
Substation	2.58%	3.33%
Residential	35.40%	46.67%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Surrounding Use Map**

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**Matched Pairs**

As of Date: 2/11/2014

**Adjoining Sales After Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
20	3600169964	Feddersen	1.56	Feb-13	\$247,000	2012	3,571	\$69.17	Ranch
21	3600169964	Gentry	1.42	Apr-13	\$245,000	2013	3400	\$72.06	2 Story
	3600195570	Helm	0.76	Sep-13	\$250,000	2013	3292	\$75.94	2 Story
	3600195361	Leak	1.49	Sep-13	\$260,000	2013	3652	\$71.19	2 Story
	3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3453	\$73.85	2 Story
		Average	1.20		\$251,400	2013	3,474	\$72.44	
		Median	1.42		\$250,000	2013	3,453	\$72.06	

**Nearby Sales After Solar Farm Completed**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
	3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
	3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
		Average	1.06		\$246,333	2013	3,331	\$73.96	
		Median	1.12		\$248,000	2013	3,400	\$74.41	

**Adjoining Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
22	3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
23	3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
24	3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
		Average	1.59		\$219,000	2012	2,940	\$74.95	
		Median	1.59		\$219,000	2012	2,940	\$74.95	

**Nearby Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
	3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
	3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
	3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
		Average	1.07		\$232,750	2012	3,374	\$69.01	
		Median	1.14		\$233,000	2012	3,349	\$69.13	

**Solar Farm Comparable 4**

**Name** White Cross  
**Address** 2159 White Cross Rd  
**City** Chapel Hill  
**County** Orange

**Tract Acres** 121.21  
**Effective Acres** 45  
**Output (MW)** 5

**Remarks:** Built on land adjoining a mobile home park with the same ownership of the solar farm. Owner also adjoining agricultural land.

**Date Built** 2013  
**SUP Approved** 2012  
**Inspection Date** 3/26/2012

**Surrounding Uses**

#	TAX ID	Owner	Acres	Present Use	% Adjoining	
					Acres	Parcels
1	9748456955	Cheek	19.88	Res/Ag	3.59%	6.67%
2	9748652607	Tripp	8.96	Residential	1.62%	6.67%
3	9748656467	Rich	31.76	Res/Ag	5.73%	6.67%
4	9748557159	Cecil	5.52	Residential	1.00%	6.67%
5	9748642712	Cecil	34.69	Res/Ag	6.26%	6.67%
6	9748734645	Barber	143.7	Agriculture	25.92%	6.67%
7	9748535992	Hackney	28.31	Agriculture	5.11%	6.67%
8	9748620795	Hackney	110.62	Agriculture	19.95%	6.67%
9	9748446160	Hackney	3.95	Residential	0.71%	6.67%
10	9748432369	Duke Energy	1.55	Substation	0.28%	6.67%
11	9748431180	Hackney	2.01	Residential	0.36%	6.67%
12	9748320786	Byron	35.8	Res/Ag	6.46%	6.67%
13	9748233155	Goodman	4.95	Residential	0.89%	6.67%
14	9748242720	Bradshaw	95.47	Res/Ag	17.22%	6.67%
15	9748267381	Cecil	27.24	Res/Ag	4.91%	6.67%
Total			554.41		100%	100%

**Adjoining Use Breakdown**

	Acreage	Parcels
Agricultural	50.98%	20.00%
Res/Ag	44.16%	40.00%
Residential	4.58%	33.33%
Substation	0.28%	6.67%
Total	100.00%	100.00%

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Surrounding Use Map



Matched Pairs

As of Date: 2/28/2014

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.  
No impact noted for the adjacency to a solar farm.  
I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.



**Solar Farm Comparable 5**

**Name** Two Lines Farm  
**Address** Zion Church Road  
**City** Hickory  
**County** Catawba

**Tract Acres** 100.56  
**Effective Acres** 100.56  
**Output (MW)** 6.4



**Remarks:** Owner of solar farm also owns 87% of adjoining acreage and 46% of adjoining parcels. Two large powerline easements cross this property.

**Date Built** 2013  
**SUP Approved** 2012  
**Inspection Date** 6/4/2012

**Surrounding Uses**

#	TAX ID	Owner	Acres	Present Use	% Adjoinin % Adjoining	
					Acres	Parcels
1	700850	Duke Ene	10.46	Substation	2.81%	7.69%
2	1440	Childers	28.7	Res/Ag	7.71%	7.69%
3	1439	Dice	1.4	Residential	0.38%	7.69%
4	1437	Bolick	2.26	Residential	0.61%	7.69%
5	1429	Punch	24.23	Agricultural	6.51%	7.69%
6	1424	Punch	39.52	Agricultural	10.61%	7.69%
7	1426	Ramseur	0.44	Residential	0.12%	7.69%
8	1427	Mungro	0.69	Residential	0.19%	7.69%
9	1905	Alice M R	5.8	Residential	1.56%	7.69%
10	1403	Punch	49.6	Agricultural	13.32%	7.69%
11	1402	Punch	59.35	Agricultural	15.93%	7.69%
12	1401	Punch	61.18	Agricultural	16.43%	7.69%
13	1428	Punch	88.83	Agricultural	23.85%	7.69%
Total			372.46		100%	100%

**Adjoining Use Breakdown**

	Acreage	Parcels
Agricultural	86.64%	46.15%
Res/Ag	7.71%	7.69%
Residential	2.84%	38.46%
Substation	2.81%	7.69%
Total	100.00%	100.00%

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**Surrounding Use Map**



**Matched Pairs**

As of Date: 2/11/2014

Type	TAX ID	Owner	Acres	Date	Sales Price	\$/Acre	Size Adj.	Listing Adj.
Adjoins	360904929959	Whisnant	88.18	Apr-13	\$250,000	\$2,835	\$2,835	\$2,835
Not	360904612718	Ruff	20.39	Listing	\$69,900	\$3,428	\$3,085	\$2,777

I adjusted the smaller comp downward by 10% for being less than 1/4th the size of the subject property.

I adjusted the smaller comp downward by 10% for being a listing that will likely close for less.

The adjusted prices are very similar.

No impact indicated by this approach.

## Solar Farm Comparable 12

**Name** Zebulon Solar Farm  
**Address** 2129 Pearces Road  
**City** Zebulon  
**County** Wake

**Tract Acres** 15.5  
**Effective Acres** 15.5  
**Output (MW)**

**Remarks:** Owner plans to  
build homes on adjoining lots.

**Date Built** Proposed  
**SUP Approved**  
**Inspection Date** 1/20/2013

## Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Res/Ag	53.41%	10.00%
Residential	46.59%	90.00%
Total	100.00%	100.00%

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Surrounding Use Map



Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining	Notes
					Acres	Parcels	
1	110351	Fish	1.58	Residential	3.64%	10.00%	
2	338130	Windley	11.04	Residential	25.45%	10.00%	
3	362386	Dukes	1.00	Residential	2.31%	10.00%	
4	362385	Dukes	1.04	Residential	2.40%	10.00%	
5	362384	Dukes	1.00	Residential	2.31%	10.00%	
6	362383	Dukes	1.00	Residential	2.31%	10.00%	
7	22047	Sprite	23.17	Res/Ag	53.41%	10.00%	Mobile homes
8	338127	Ray	1.00	Residential	2.31%	10.00%	Owner of farm
9	338128	Ray	0.74	Residential	1.71%	10.00%	Owner of farm
10	145071	McClure	1.81	Residential	4.17%	10.00%	
Total			43.38				



**Matched Pairs**

As of Date: 2/11/2014

#	TAX ID	Owner	Acres	Present Use	Date Sold	Price	Notes
1	110351	Fish	1.58	Residential	9/17/2012	\$165,000	Owner unaware of proposed solar

**The Meadows of Dukes Lake**

In December 2013, a total of 22 lots were sold from Dukes Lake Properties to Wynn Construction for \$25,000/lot. These lots were sold in three deeds with no differentiation between the lots adjoining the proposed solar farm and the lots that did not adjoin the proposed solar farm. These lots average 1 acre in size. The only lot that sold in this subdivision was Lot 4 which was 4.64 acres and it sold for \$75,000 in 2010. Wynn Construction is advertising this neighborhood for homes ranging from \$240,000 to \$270,000.

A nearby subdivision, Wakefield Meadows, was acquired by Honeywood Investments, LLC as 63 lots in April 2013 for \$15,000 per lot. Homes are selling for around \$300,000, whereas they were selling for over \$400,000 in 2006.

Both neighborhoods suffered in the downturn and sold bulk lots at significant discounts as shown above. However, the discount at the subdivision not near a solar farm was significantly higher than the discount seen at the Meadows of Dukes Lake. These collections of lots therefore show no sign that the solar farm impacted the lot values.

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***CORONAL***

*A Panasonic Eco Solutions Partner*

**Solar Energy Facilities & Land Use**

**A Guide For Property Owners & Neighbors**

Coronal Development Services, LLC  
321 East Main Street, Suite 300 | Charlottesville, VA 22902  
Tel: 434-293-7589 | Fax: 434-293-4749 | [www.coronaldevelopment.com](http://www.coronaldevelopment.com)



## About Solar Energy



Solar energy is a clean, renewable, and reliable source of power. Solar energy is the most abundant energy resource on earth and is rapidly growing in popularity due to falling installation costs and improved efficiency. Utility-scale solar farms allow communities to harness the power of the sun most efficiently and economically.

## Who We Are

Coronal Development Services (CDS), formerly Heliosage, is a leading national developer of commercial and utility scale solar projects, with 70 megawatts operational and a development pipeline totaling more than 900 megawatts across 20 states. We believe in the environmental and economic benefits of solar power and seek to build projects that are harmonious with and beneficial to the local community. Our approach is characterized by honesty, professionalism, and a willingness to partner with local communities to achieve projects that benefit all involved.

## Noise

Solar panels produce no noise while in use. Electrical inverters, used to convert energy from direct current (DC) form to alternating current (AC) form, emit a low hum at about 65 decibels¹, comparable to the sound of an air conditioning unit.²³ Inverters are inaudible outside of the project perimeter and do not run at night.

## Glare

Solar panels are designed to absorb and utilize sunlight, not reflect it. Most panels use special anti-reflective coating, suppressing reflection to approximately 2% of incoming

¹ "Questions and Answers: Ground-Mounted Solar Photovoltaic Systems." Massachusetts Department of

² "Solar Inverter Decibel Levels: Do Solar Farms Make Noise?" Solar Choice.

<http://www.solarchoice.net.au/blog/solar-inverter-decibel-levels-do-solar-farms-make-noise/>

³ *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles

JUL 22 2016  
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sunlight.⁴ Solar arrays are less reflective than windows or still water and will not negatively impact air traffic or homeowners.⁵ For example, solar farms are currently operating adjacent to the Denver International Airport and Nellis Airforce Base in Nevada.

### Ambient Temperature

When the sun's energy arrives at the Earth's surface it is either reflected or absorbed. The term "heat island" is sometimes used to describe the absorption of sunlight by city hardscapes (buildings, parking lots, etc.) that can result in an increased local temperature. Unlike roofs or roadways, solar panels are designed to absorb solar energy and convert it into electricity. Additionally, solar panels are mounted with space between the panel and the ground underneath, allowing airflow above and below the panels and thus eliminating any "heat island" effect.⁶

### Runoff

Solar fields are generally considered a "permeable" surface, as they cause no additional runoff from the site.⁷ Panel racks are driven straight into the ground, with no concrete pads or other barriers to inhibit the flow of water into the ground. The ground underneath solar panels is seeded with native vegetation to control runoff and prevent erosion. Solar panels require occasional cleaning to optimize performance (example, twice per year), but CDS does not use chemicals that may seep into the ground water. While most CDS solar sites were previously used for agriculture and already have adequate drainage measures in place, storm water flow is taken into account during the design of solar arrays and improvements are made where necessary. This design and review process is always conducted in cooperation with local officials responsible for providing land use approvals and construction permits.

### Wetlands & Endangered Species

CDS seeks to avoid siting projects where the disturbance of delicate wetlands or the habitats of endangered species is a possibility. CDS sites are selected for potential development only after a preliminary environmental analysis has been conducted, including a review of federal, state, and local environmental databases. Additional,

⁴ "Questions and Answers: Ground-Mounted Solar Photovoltaic Systems." Massachusetts Department of Energy Resources.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.



rigorous environmental screening takes place once CDS applies for site use and construction permits, ensuring that the appropriate remediation measures are in place prior to and during construction and operation.

### Aesthetics & Property Values

In addition to a pre-determined setback from adjacent roads and properties, CDS preserves existing vegetation on the property wherever possible to screen the array from view. CDS is open to working with affected homeowners to provide additional screening where necessary. Multiple independent studies have found no negative impact on home values as a result of proximity to a solar site.⁸⁹¹⁰ Based upon CDS's careful site selection process, in most cases solar energy generation is deemed the highest and best use of the land by those parties responsible for authorizing the project under review.

### Siting Solar

Not all properties can support a large solar array. Many factors contribute to the selection of property for solar, including size, topography, proximity to a utility substation, status of local electrical infrastructure, presence of wetlands and sensitive habitats, soil quality, and other characteristics. Solar energy facilities are typically considered a societally beneficial use of land, generating power for local communities in a responsible and sustainable manner. When a site has been selected for potential solar development, it is often unique to the local area and therefore site relocation can be difficult.

### Local Economic Impact & Jobs

Solar projects represent multi-million dollar investments in equipment, engineering, construction, and permitting, and trigger a positive economic impact locally. The construction of solar projects creates demand for skilled and unskilled labor on a temporary basis, much of which can be sourced locally. During the design phase, local environmental engineering consulting firms and their vendors are often hired to secure local approvals for construction to begin. During the construction period new economic activity benefits the community's ancillary sectors, such as temporary housing, food

⁸ "Questions and Answers: Ground-Mounted Solar Photovoltaic Systems." Massachusetts Department of Energy Resources.

⁹ "Solar Farm Frequently Asked Questions & Information Sheet." Rethink Energy UK. <http://rethink-energy.co.uk/assets/solar-farm-faqs-1.pdf>

¹⁰ Kirkland Appraisals, Real Estate Appraisal Report, Commissioned June 2014



service, and entertainment. In addition to these benefits, solar projects generate previously unavailable tax revenue.

### **Price of Energy**

Solar projects do not raise the price of energy in a community. The energy sold from a solar facility to the local utility is often as cheap or cheaper than the same electricity otherwise generated and delivered from a conventional power plant. Solar facilities complement existing power plants and help replace the energy supply that is lost due to the retirement of conventional power plants in the area. Many utilities actively seek to purchase solar power or solar plants in order to diversify energy supply, reduce over reliance on single fuel sources, and enjoy the budgeting certainty that comes with a source of energy generation (sunlight) that is free, limitless, and clean.

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## SOLAR FARM IMAGES



## MOUNTING SYSTEM ("RACKING")

- Aluminum alloy rails and galvanized steel posts
- Posts are pile driven (ballasted mounting systems do exist)
- Code compliant with any locality
- Ability to track sun East-West





## EQUIPMENT PAD



- Contains inverters and transformer
- Pad and equipment dimensions - 15' wide, 35' length, 15' high



# SOLAR FARM IMAGES – SOMERS SOLAR CENTER



SOLAR FARM FACTS & IMAGES | HELIOSAGE



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# SOLAR FARM IMAGES – SOMERS SOLAR CENTER



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## SOLAR FARM IMAGES – SOMERS SOLAR CENTER



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HELIO SAGE ENERGY





## Supplementary Materials

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July 18, 2016

Attn. Jason Stewart  
 Fluvanna County  
 Dept. of Planning & Community Development  
 P.O. Box 540  
 Palmyra, VA 22963

Dear Mr. Stewart,

Coronal Development Services ("CDS") and Central Virginia Electric Cooperative ("CVEC") are pursuing a solar development that will provide long term benefits to CVEC members and Fluvanna residents. As part of this project, CDS is presently working diligently to bring online a 5MWac solar installation at the Little Creek Road site in Fluvanna County

The solar installation will provide CVEC members with energy from a renewable source, avoiding the potential environmental impacts, future cost increases and regulatory risk of a carbon based fuel for this portion of the power supply. Having a local generator also offsets some need for more and larger high voltage transmission lines, and avoids transmission system charges for this portion of the power supply to CVEC members, including Fluvanna residents served by the Cooperative. All capacity provided by the project locally on the peak days in the PJM regional transmission systems allow CVEC to avoid purchasing that same capacity from a market with ever increasing costs. The project is an important piece of the diversified portfolio strategy that CVEC is implementing for its long term power supply procurement to help manage risks and costs for its members going forward.

The project has become economically feasible as solar equipment costs have dropped in recent years. Solar energy is now competitive with electricity from other sources, and this project will be the first significant step toward including solar generated electricity as a portion of the long term plan.

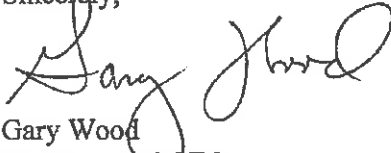
CVEC is a not for profit, member owned utility that seeks to keep its costs competitive to assure that rural living is a sustainable option. As America came out of the Great Depression, cooperatives were formed by local farmers and businessmen to provide electricity to the rural areas that would never be served by the free market due to the low customer density and high capital costs for running wires across open farmland. Just as we see with today's lack of true broadband internet options in rural Fluvanna and other parts of Virginia and the United States, the need to provide a return for utility investors does not translate into providing services in rural America, even if those services are

essential to provide an adequate quality of life. As a cooperative, we are not looking to enhance returns to our shareholders but instead to improve the quality of the lives of our members, including the residents of rural Fluvanna.

CVEC prefers to do business in local areas to reinvest our members' dollars into the local economies. Doing business locally is one more step in keeping our rural communities vibrant and viable. During the construction of this project local businesses will benefit from the construction activities and the additional sales of food, equipment and gasoline with the increased activity. The project will have a net benefit to Fluvanna in many ways. In return, we would ask Fluvanna County to consider helping the CVEC members by approving this Special Use application.

Please let us know if you have any questions we can help with as you deliberate the best method to allow the project to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Wood", written over a horizontal line.

Gary Wood  
President and CEO



Friday, July 8, 2016 at 6:54:53 AM Central Daylight Time

**Subject:** RE: Coronal - Fluvanna County Rollback Taxes & Real Property Taxes  
**Date:** Wednesday, July 6, 2016 at 12:56:21 PM Central Daylight Time  
**From:** Lauren Sheridan  
**To:** Kyle West  
**CC:** Mel Sheridan

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Kyle,

Regarding the properties that are the proposed site of your project, map number 5-A-23 is not in the land use program and therefore would not incur a rollback bill. Map number 5-A-23E is currently in the land use program and would incur a rollback bill once the land no longer qualified for the program. If a rollback bill were run today for map number 5-A-23E, it would be around \$7,500. A rollback bill is calculated by the deferred taxable value for the current year plus five prior years plus interest, therefore the amount changes depending on when the bill is run.

To find the current real estate taxes on the properties, please contact the Treasurer's Office at (434) 591-1945 and they would be able to provide you with the data. I am unable to provide the future taxes on these properties as the Board of Supervisors do not set the tax rate until April.

Should you have any additional questions, please let me know.

Thanks,  
Lauren

**Lauren R. Sheridan**  
*Deputy Commissioner of the Revenue*  
*County of Fluvanna*  
*34 Palmyra Way*  
*P.O. Box 124*  
*Palmyra, VA 22963*  
*(434) 591-1940*  
*(434) 591-1941 Fax*

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**From:** Kyle West [mailto:kwest@coronalgroupp.com]  
**Sent:** Wednesday, July 06, 2016 12:54 PM  
**To:** Lauren Sheridan  
**Subject:** Coronal - Fluvanna County Rollback Taxes & Real Property Taxes

Lauren,

Thank you for your time this morning. As mentioned, we would like to understand the rollback tax and forward-looking real property tax implications for our proposed 5MWac solar project.

The project will occupy approximately 50 acres (see attached Site Plan) on the two attached parcels.

Using the attached, can you provide the rollback tax estimate, the current real property taxes and the future real property taxes?

Best regards,

Kyle S. West  
*Director, Project Development*



**C** [202 758 7573](tel:2027587573)

**P** [434 299 0335](tel:4342990335)

[kwest@coronalgroup.com](mailto:kwest@coronalgroup.com)

## **[Coronal Development Services](#)**

Charlottesville • Los Angeles • New York • Newark • San Francisco

Click [here](#) to learn more about Coronal Group and Panasonic

# Memorandum

DATE: September 22, 2016  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Stephanie Keuther

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 28, 2016 Planning Commission Meeting.



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

### NOTICE OF PUBLIC HEARING

September 22, 2016

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

#### Re: Public Hearing on SUP 16:09

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:

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Wednesday, September 28, 2016</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

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:

**SUP 16:09 Coronal Development Solar Farm** - A request for a special use permit to construct a solar farm (Major Utility), with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23E. The property is located along Palmer Farm Lane off Little Creek Road (State Route 617), approximately 800 feet west of the intersection with James Madison Highway (US Route 15). The parcels are zoned A-1 Agricultural, General and I-1 Industrial, Limited. The parcels are within the Zion Crossroads Community Planning Area and the Columbia 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



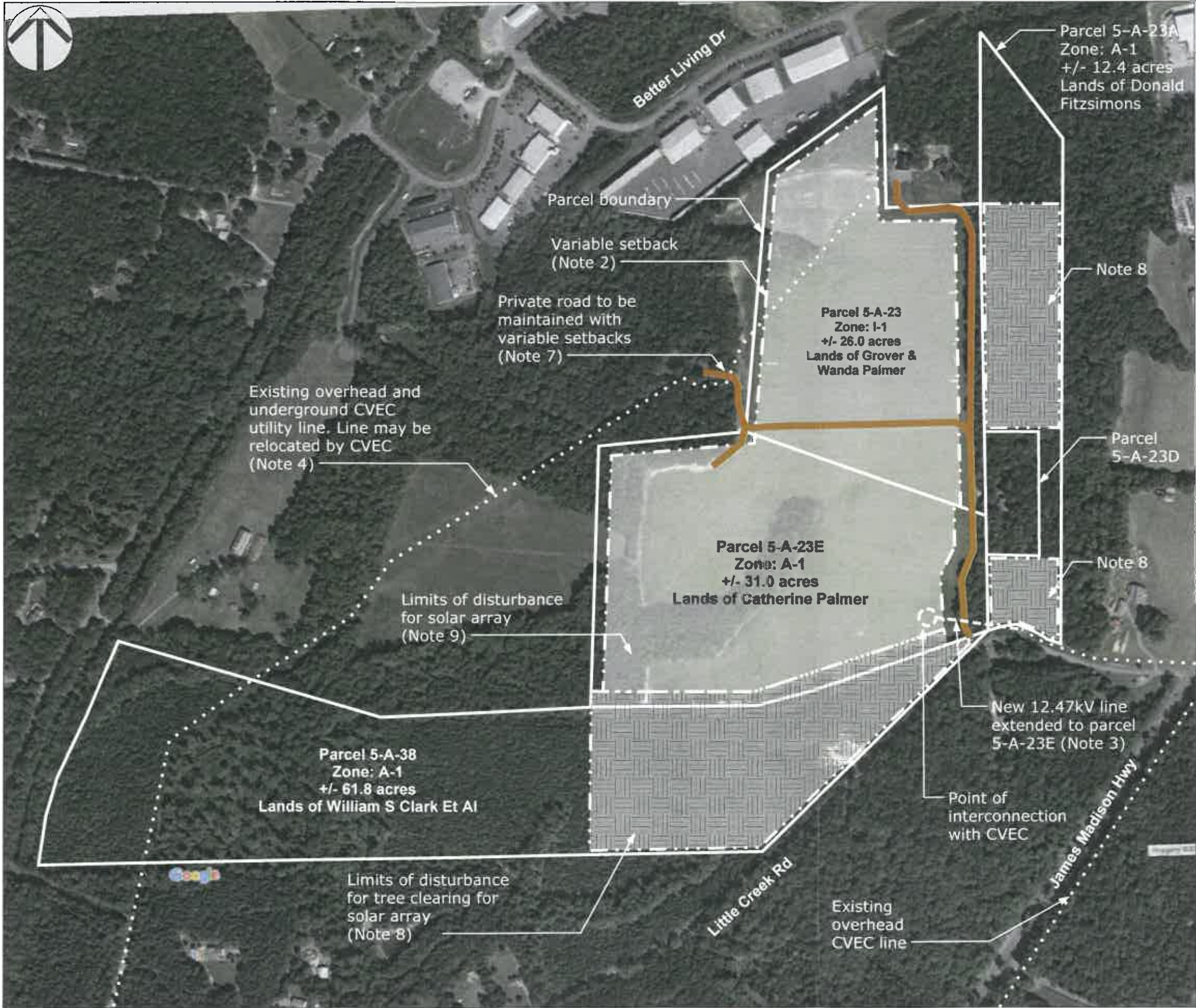
SUP 16 :10

<u>TMP</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE</u>	<u>ZIP</u>
5 A 38	William S Clark ET AL Co/ Clsrk Oliver	3961 Pomeroy Dr	Winston Salem, NC	27105
5 A 23E	Bryan K. Palmer ET AL	705 Aldrige Ln	Scottsville, VA	24590
5 A 23F	Gary & Patricia L. Swain	172 Palmer Farm Ln	Troy, VA	22974
5 A 23A	Donald Fitzsimons	P.O Box 312	Grottoes, VA	24441
5 7 9C	Virginia Properties, LLC	P.O Box 7627	Charlottesville, VA	22906
5 7 8	Hunters Branch LLC	P.O Box 7627	Charlottesville, VA	22906
5 A 23B	Grover & Wanda Palmer	987 Little Creek Rd	Troy, VA	22974
5 A 23D	Connie A Palmer & Dona Fitzsimons	118 Palmer Farm Ln.	Troy, VA	22974





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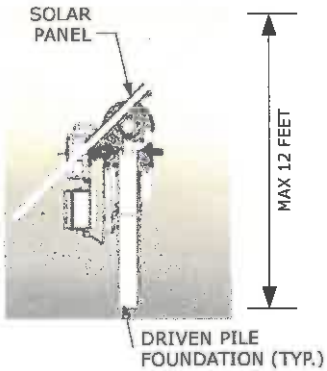
**Project Location**  
Little Creek Rd, Troy, VA 22974  
37.967240, -78.230963

- Project Notes**
1. Parcels 5-A-23 and 5-A-23E are under lease option with Coronal Development Services, LLC. Parcel 5-A-23A is in a Timber Removal Agreement with Palmer Solar Center, LLC. Parcel 5-A-38 under contract negotiations for tree clearing.
  2. Project will adhere to Fluvanna County setback and screening requirements per Ordinance Chapter 22:

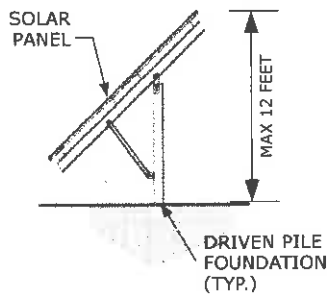
	A-1	I-1
Public Road	125ft	50ft
Private Road	100ft	50ft
Side Yard	50ft	N/A
Rear Yard	75ft	N/A

3. Project and Utility will obtain necessary easement and encroachment agreements to extend existing 12.47kV utility line to the site. The new line will require tree clearing for the ROW.
4. Project will obtain necessary easement or encroachment agreement to locate project near existing underground utility line or relocate the line.
5. Solar array to be surrounded by 7' security fence.
6. Project will obtain appropriate environmental permits and approvals, as required.
7. Facility access will be from existing driveway to Parcel 5-A-23E off Little Creek Road. Farm road to be maintained to VDOT standards.
8. Trees to be cleared on Parcels 5-A-23A and 5-A-38 for shading purposes for the solar array.
9. Exact location of solar arrays, interconnection equipment, and roadways to be determined.
10. No lighting will be added to facility.
11. Equipment is representative only and may change based on availability and market conditions.
12. All dimensions specified here are for reference only; do not scale this drawing, not for construction.

**SIDE PROFILE - SINGLE-AXIS TRACKER**



**SIDE PROFILE - FIXED-TILT**



DEVELOPER  
Coronal Development Services  
321 E Main St, Suite 300, Charlottesville, VA 22902  
DIRECTOR OF PLANNING APPROVAL

ISSUE  
05.03.16  
RE-ISSUE  
08.10.16

PROJECT  
Palmer  
Solar Center

DRAWN BY  
SS  
DESCRIPTION  
Conceptual Site Plan

a

01



*Sign-in* sheet for the  
August 10, 2016 Neighborhood Meeting

Please Print Your Name & Address:

SUP 16:09

1. Honda Palmer
2. Connie Palmer
3. R.S. Glenns

ZMP 16:05 -

4. Jane & Ray Martin - 697 LAKE MONTICELLO RD.
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____



## Neighborhood Meeting Notes – August 10, 2016

### Special Use Permit 16:09 – Coronal Development Services

- How far back will the tree line be cleared/trimmed?
- Wet strip/wetlands?
- Site work/disturbance of land?
- Lease agreement / removal of equipment at end of term?
- Road maintenance?
- Stormwater runoff?
- Impact on taxes/personal property?

### Rezoning Application ZMP 16:05 – CPBurns Properties LLC

- Singlewide used as rental property?
- Would like to see the property remain agricultural
- Lighting? (proposed to be pointed down)
- Noise?
- Hours? (will be open 24 hours)
- Accidents in front of Julian and Carolyn Thomas property; entrance to property could be dangerous; fitness center traffic



## COUNTY OF FLUVANNA

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

Attachment E

August 25, 2016

Kyle West  
Coronal Development Services  
321 E. Main Street, Suite 3  
Charlottesville, VA 22902

Delivered via email to [kwest@coronalgroup.com](mailto:kwest@coronalgroup.com)

**Re: SUP 16:09 Coronal Development Services**

**Tax Map: 5, Section A, Parcels 23 & 23A**

Dear Mr. West:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning staff wanted to know if all of the equipment related to the farm would be removed at the end of the lease and if the applicant would be willing to have this be a condition of the special use permit. The applicant had no objection to this request.
2. Fire Chief had no comments.
3. Building Official wanted to know how similar projects of this nature were permitted and/or taxed in other localities. The applicant gave examples from several Virginia localities but said more projects had been done in North Carolina than Virginia.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Coronal Development Solar Farm on Little Creek Road (Rte. 617) in Fluvanna County. Rte. 617 has a functional classification of Rural Local Road and VDOT's 2015 Traffic Data shows that Rte. 617 has an Average Annual Daily Traffic of 220 which classifies it as a Low Volume Road. The speed limit on Rte. 617 is unposted and is therefore considered to be the statutory 55 mph speed limit. The entrance to the Solar Panel Farm will be considered a Low Volume Entrance (maximum 50 vehicles per day) since once it is constructed traffic visiting the facility will be infrequent. A Low Volume Entrance requires that Stopping Sight Distance be achieved compared to Intersection Sight Distance for a Commercial Entrance which is greater. Based on the statutory 55 mph speed limit a minimum of 495 ft. of Stopping Sight Distance from the existing entrance (Palmer Farm Road) is required in both directions (east and west). NOTE: Rte. 617 was paved sometime in 2008 under VDOT's Rural Rustic Road Program. During the 2008 Session, the General Assembly established that the maximum speed limit for a road designated as a Rural Rustic Road, on or after July 1, 2008 is 35 mph. VDOT will research this matter and determine if the 35 mph speed limit currently applies to Rte. 617. Some of the options available to address the existing sight distance limitations for this site are:

- If a sight easement is acquired across the front of Parcel 5-A-40 (inside of curve on south side of Rte. 617) the existing entrance at Palmer Farm Lane will have approximately 270 ft. of available sight distance to the left (east). The existing entrance has well over 500 ft. of sight distance to the right (west) if some trees immediately west of the existing entrance are removed from Parcel 5-A-38. This option would more than satisfy the Stopping Sight Distance at a posted speed limit of 35 mph.
- If the entrance to the solar panel site is shifted approximately 400 ft. to the west onto Parcel 5-A-38 the 495 ft. of Stopping Sight Distance required at a 55 mph posted speed limit can be achieved.
- If the entrance to the solar panel site is shifted approximately 200 ft. to the west onto Parcel 5-A-38 the 250 ft. of Stopping Sight Distance required at a 35 mph posted speed limit can be achieved.

It should be noted that the construction traffic resulting from the Solar Panel Farm will require submission, approval and implementation of a Temporary Traffic Control Plan (see VDOT's 2015 Work Area Protection Manual for details).

5. Health Department had no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 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,  
Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File



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

### **STAFF REPORT**

**To:** Fluvanna County Planning Commission

**Case Number:** ZMP 16:05

**Tax Map:** Tax Map 8, Section A, Parcels 31 & 32

**From:** Brad Robinson

**District:** Palmyra

**Date:** September 28, 2016

**General Information:**

This request is to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner/Applicant:**

CPBurns Properties LLC

**Representative:**

Carlos A. Burns

**Requested Action:**

To amend the Fluvanna County Zoning Map with respect to 3.67 acres of Tax Map 8, Section A, Parcels 31 & 32, to rezone the same from A-1, Agricultural, General, to B-1, Business, General. (Attachment A)

**Location:**

The affected property is located on the north side of Lake Monticello Road (State Route 618), approximately one half mile east of its intersection of Thomas Jefferson Parkway (State Route 53). The parcels are within the Rivanna Community Planning Area and the Palmyra Election District. (Attachment B)

**Existing Zoning:**

A-1, Agricultural, General (Attachment C)

**Proposed Zoning:**

B-1, Business, General

**Existing Land Use:**

Residential

**Planning Area:**

Rivanna Community Planning Area

**Adjacent Land Use:**

Adjacent properties are zoned A-1 and R-4, with B-1 zoning in close proximity (approximately 50 feet) to the east.

**Zoning History:**

None



### **Neighborhood Meeting:**

A neighborhood meeting was held August 10, 2016. There were two (2) attendees not including staff and the applicant.

The attendees had questions or concerns about issues involving lighting, noise, hours of operation and traffic.

(Attachment D)

### **Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning staff had no comments.
2. Fire Chief stated that the road access within the project appears to be about 24 feet in width. The applicant responded that they normally prefer around 27 feet.
3. Building Official wanted to know if the existing property line between the two parcels being rezoned was going to be vacated. Building walls that are five (5) feet or less from a property line are required to be fire rated.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Fluvanna Self Storage. Two storage units are shown on the conceptual site plan with stub outs indicating that there will be additional storage units or other development in the future. Based on the two (2) storage units shown on the conceptual site plan (5,000 sq. ft. & 5,400 sq. ft.), a Low Volume Commercial Entrance (maximum 50 vehicles per day) would be adequate for the first phase of development. There are several trees to the east of the proposed entrance that will have to be removed and some trimming of limbs may be required to the west in order to provide the minimum 360 ft. of Stopping Sight Distance required for a Low Volume Entrance. If full buildout of the site exceeds the maximum 50 vehicles per day then an entrance analysis is required as well as a Commercial Entrance with a minimum of 500 ft. of Intersection Sight Distance in both directions. Based upon initial review, if a Commercial Entrance is required it appears that a sight distance easement would most likely be required from the landowner(s) to the west of the proposed entrance on the south side of Rte. 618 along the inside of the horizontal curve in order to achieve the minimum 500 ft. of Intersection Sight Distance to support a Commercial Entrance. If a sight easement is required, in addition to the sight triangle, designate the entire area 5 ft. beyond and parallel to the sight triangle as part of the sight easement. Make sure that any proposed signs, landscaping, etc. along Rte. 618 does not obstruct or impair the required minimum of 360 ft. of Stopping Sight Distance for a Low Volume Entrance or the minimum 500 ft. of Intersection Sight Distance. If a gate is installed to control access to the site, make sure that it is set back far enough from Rte. 618 that vehicles entering the site do not block traffic on the state road.
5. Health Department had no comments.

(Attachment E)

## **Analysis:**

The applicant is requesting to rezone 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32 from A-1, Agricultural, General, to B-1, Business, General. The subject property is located on the north side of Lake Monticello Road (State Route 618) approximately ½ mile east of its intersection with Thomas Jefferson Parkway (State Route 53).

The proposed use of the property is a self-storage facility. This site will be an extension of Fluvanna Self Storage operated by the applicant just east of the property (approximately 450 feet) at 21 Burns Plaza. The existing business and subject property to be rezoned are separated by a driveway serving residential properties at the rear as well as a strip commercial center that contains Orme Family Fitness along with other businesses.

Both subject properties contain an existing dwelling; the one on Tax Map 8-A-31 (677 Lake Monticello Road) is currently vacant while the one on Tax Map 8-A-32 (647 Lake Monticello Road) is currently occupied. If this rezoning request is approved, the applicant proposes to remove the dwelling on Tax Map 8-A-31 and retain the one on Tax Map 8-A-32 as rental property. A rezoning to B-1 would deem the remaining dwelling as a legal nonconforming use.

Initial development of the property will involve the construction of two storage facility buildings in the general area of the dwelling that is proposed to be removed. In accordance with the applicant's sketch plan, one storage building will be 5,000 square feet in size while the other will be 5,400 square feet. The applicant also intends to vacate the property line between the two subject parcels in order to only have one parcel. Depending on future needs of the business, additional storage buildings could be added to the property in the future – however this is anticipated to be several years or more. Any future expansion would be permitted by right in the B-1 District and would simply need to obtain required reviews and approvals at that time.

The purpose of the A-1 District is *“to conserve water and other natural resources, reduce soil erosion, protect watersheds and reduce hazards from floods; to preserve the rural character of the county; to promote existing and future farming and forestry operations; and to promote the retention of undisturbed open space.”*

In contrast, the B-1 District *“covers those areas of the county as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.”*

If this rezoning is approved, then a site development plan that is in full compliance with county ordinances and associated proffers shall be reviewed and approved by planning staff prior to the commencement of any site improvements or construction.

(Attachment F)

## **Comprehensive Plan:**

### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Rivanna (Lake Monticello) Community Planning Area. According to this chapter, *“the area is traditionally neighborhood residential, with primarily single-family detached dwellings. 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 in this community. Additional services and infrastructure are needed to accommodate more growth.”*

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.

### **Economic Development Chapter:**

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas.”* This property is located within the Rivanna (Lake Monticello) Community Planning Area, in close proximity to high-density residential development.

## **Conclusion:**

This rezoning request appears to meet the intent of the Comprehensive Plan in that the proposed rezoning may contribute to *“medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neo-traditional developments that are interconnected with surrounding development”*. Additionally, the proposed use may contribute to the sustainability of services for the greater Lake Monticello residential community.

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 16:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32, to rezone the same from A-1, Agricultural, General, to B-1, Business, General.

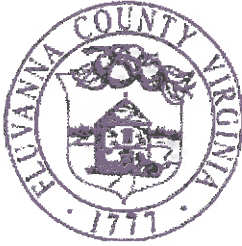
## **Attachments:**

- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Existing Zoning Map
- D – Neighborhood Meeting sign in sheet and comments
- E – TRC comment letter

F – Applicant’s site rendering  
G – Proposed ordinance  
H – Letters of support from neighbors

Copy: Mr. Carlos Burns – [carlos@storefss.com](mailto:carlos@storefss.com)  
File





COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

BRENDA A. MAWYER  
Notary Public  
Commonwealth of Virginia  
4076475  
My Commission Expires Oct 31, 2018

Owner of Record: CPBURNS PROPERTIES LLC

E911 Address: 29 WHIPPOORWILL LANE, PALMYRA, VA 22963

Phone: 434-960-6668 Fax:

Email: CPBURNS.PROPERTIES@GMAIL.COM

Representative: CARLOS A. BURNS

E911 Address: 40 XEBEC RD, PALMYRA, VA 22963

Phone: 434-906-3552 Fax:

Email: CPBURNS.PROPERTIES@GMAIL.COM

Applicant of Record: CPBURNS PROPERTIES LLC

E911 Address: 29 WHIPPOORWILL LN, PALMYRA, VA 22963

Phone: 434-960-6668 Fax:

Email: CPBURNS.PROPERTIES@GMAIL.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): TMP 8(A)-31 AND 8(A)-32

Deed Book Reference: DB 962 P 933

Acreage: 3.67 ACRES Zoning: A-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location of Parcel: north side of Lake Monticello Road; 0.7 miles east of intersection w/ Thomas Jefferson Pkwy

Requested Zoning: B-1

Proposed use of Property: Residential (existing home) and self storage facility

### 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: 7-29-16

Signature of Owner/Applicant:

*Carlos Burns* State of VA  
County of Albemarle

Subscribed and sworn to before me this

29th

day of July

20 16

Register # 4076475

My commission expires:

10-31-2018

Notary Public:

*Brenda A Mawyer*

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: 8/1/16 Pre-Application Meeting: PH Sign Deposit Received: Application #: ZMP ZMP: 16.005

\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified

Proffer or Master Plan Amendment: \$750.00 plus mailing costs

Election District: Palmyra

Planning Area: Rivanna

#### Public Hearings

##### Planning Commission

##### Board of Supervisors

Advertisement Dates: 9/15/16 + 9/22/16

Advertisement Dates: 10/6/16 + 10/13/16

APO Notification: 9/14/16

APO Notification: 10/5/16

Date of Hearing: 9/28/16

Date of Hearing: 10/19/16

Decision:

Decision:

# Attachment A

**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.**

☒ 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**.

☐ Preliminary review by planning staff for completeness and content.

- ☐ Copies of application: office, agencies and county attorney
- ☐ Government agency review and comment (not an inclusive listing)

- |                                            |                                                 |
|--------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> VDOT              | <input type="checkbox"/> Aqua Virginia          |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> School Superintendent  |
| <input type="checkbox"/> Fire Chief        | <input type="checkbox"/> Army Corp of Engineers |
| <input type="checkbox"/> FUSD Manager      | <input type="checkbox"/> 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?

[illegible]

## 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.

**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.



July 29, 2016

1:2,257  
0 0.0175 0.035 0.07 mi  
0 0.03 0.06 0.12 km  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and



## NOTES:

The boundary survey shown is based on a current field survey.

This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.

Approved for Recordation

Date

LEGEND

IS Iron Rod Set

IF Iron Rod Found

PF Iron Pipe Found



Magnetic North based on  
Previous Work in Area

Tm 8-300  
Ray Franklin Martin  
Jane Martin  
DB 118-17  
DB 118-18 plat

Tm 8-30B

N81°14'37"E  
310.44'

N81°14'03"E  
98.12'

PF

Tm 8-31  
Stephen Todd Pace  
DB 329-355  
DB 69-24 plat

Tm 8-32  
Robert Dickerson  
Shirley Dickerson  
DB 125-6  
DB 125-6 desc.  
2.333 Acres.

Tm 8-33  
Julian Thomas  
Carolyn Thomas  
DB 147-516  
DB 70-530 plat

N25°32'31"W  
416.45'

S10°05'46"E  
398.49'

IS 0.54' NW

0.5± mi.  
to Route 53

199.49'

S81°09'27"W

Edge of pavement

Centerline

IS 3.28' SE

Route 618-Lake Monticello Road  
50' R/W DB 80-607

PLAT SHOWING BOUNDARY SURVEY OF  
TAX MAP 8 PARCEL 32

THE DICKERSON PROPERTY



## NOTES:

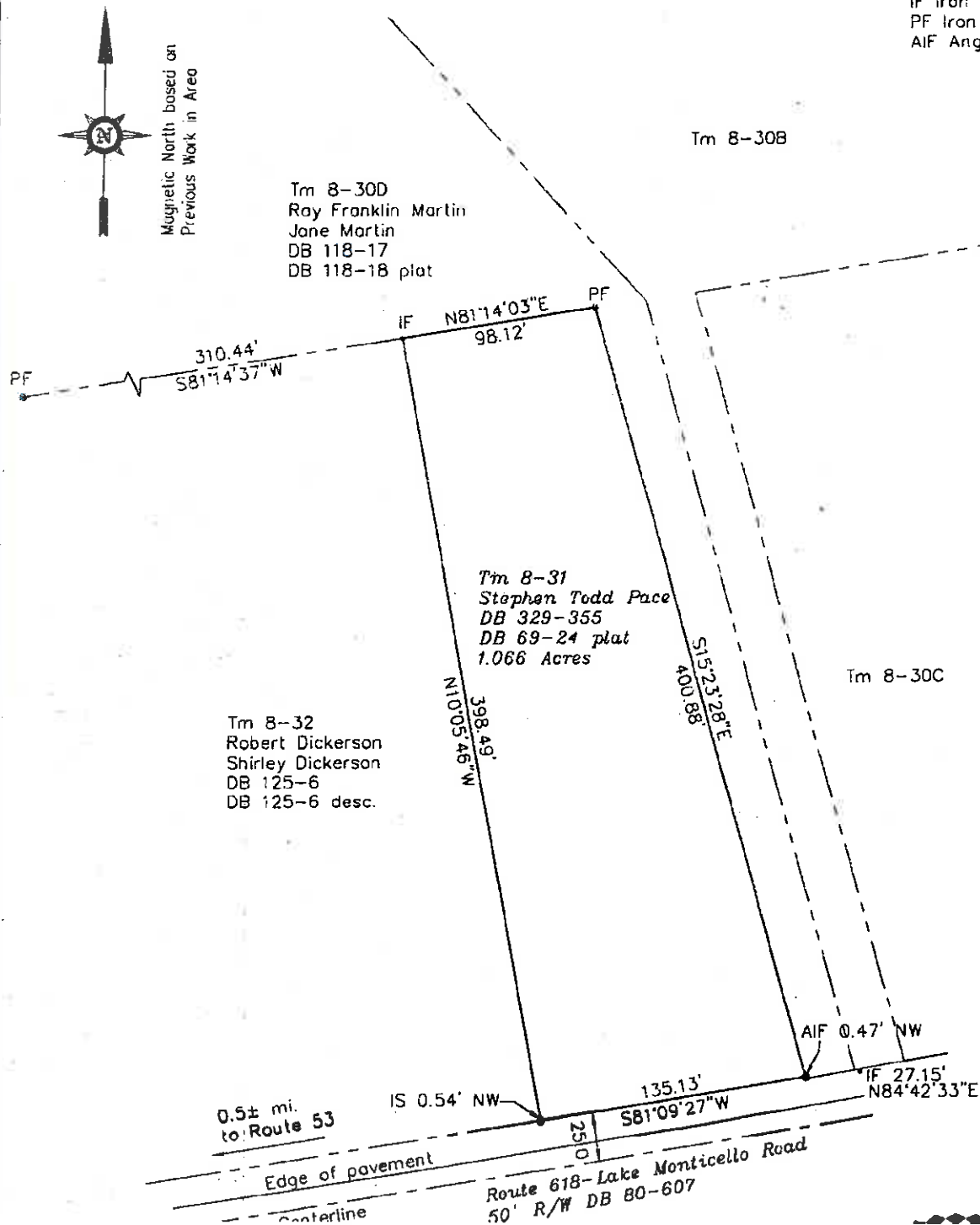
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Approved for Recordation _____ Date _____

LEGEND

IS Iron Rod Set  
IF Iron Rod Found  
PF Iron Pipe Found  
AIF Angle Iron Found



# Memorandum

DATE: September 20, 2016  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Stephanie Keuther

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 28, 2016 Planning Commission Meeting.



---

## COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

# Attachment A

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

September 13, 2016

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

**Re: Public Hearing on ZMP 16:05**

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:

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Wednesday, September 28, 2016</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

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 16:05 Fluvanna Self Storage:** A request to rezone, from A-1 Agricultural, General to B-1 Business, General, 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32. The property is located on the north side of Lake Monticello Road (State Route 618), approximately one half mile east of the intersection of Thomas Jefferson Parkway (State Route 53). The parcels are 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,

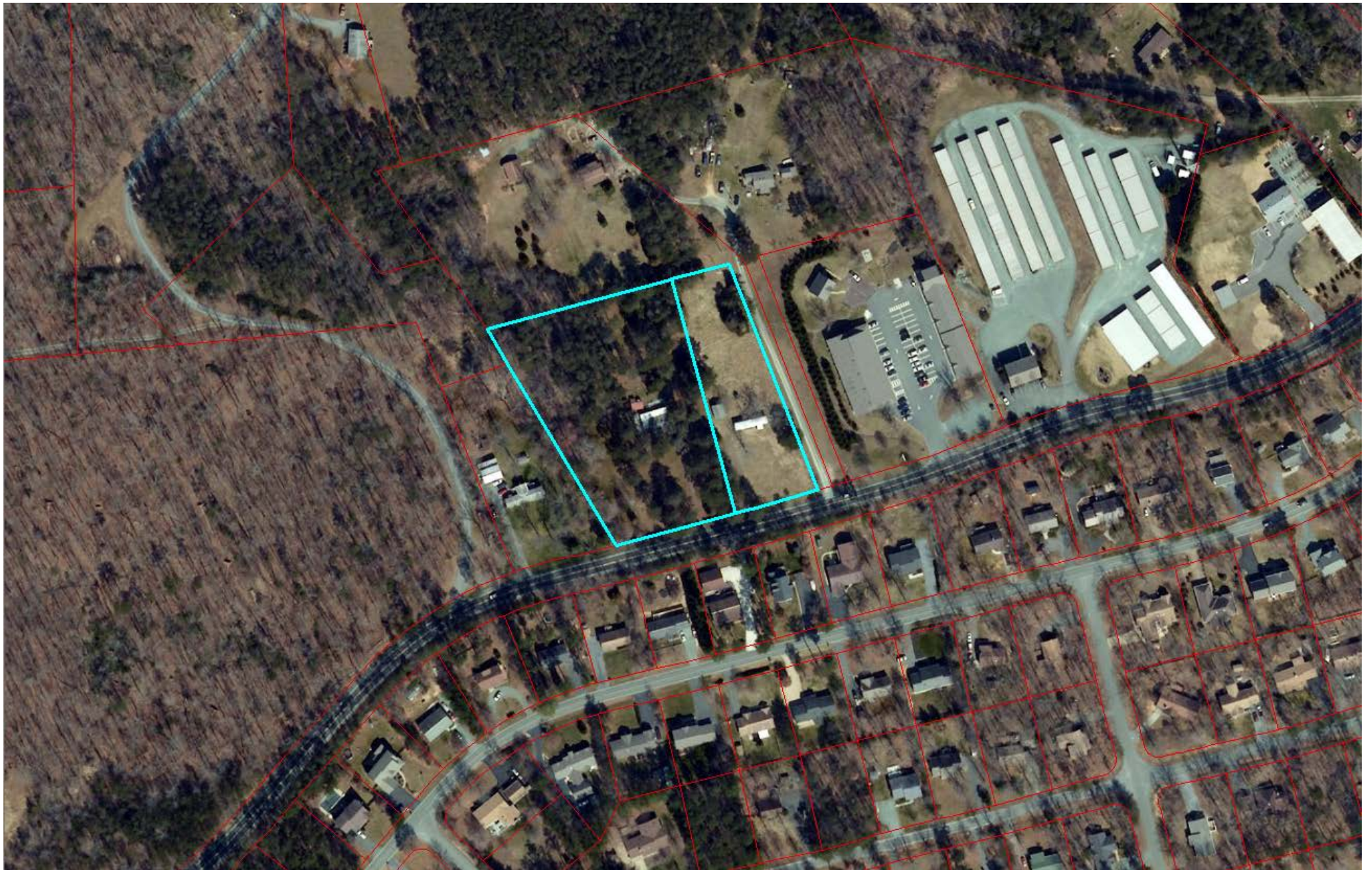
Jason Stewart  
Planning and Zoning Administrator

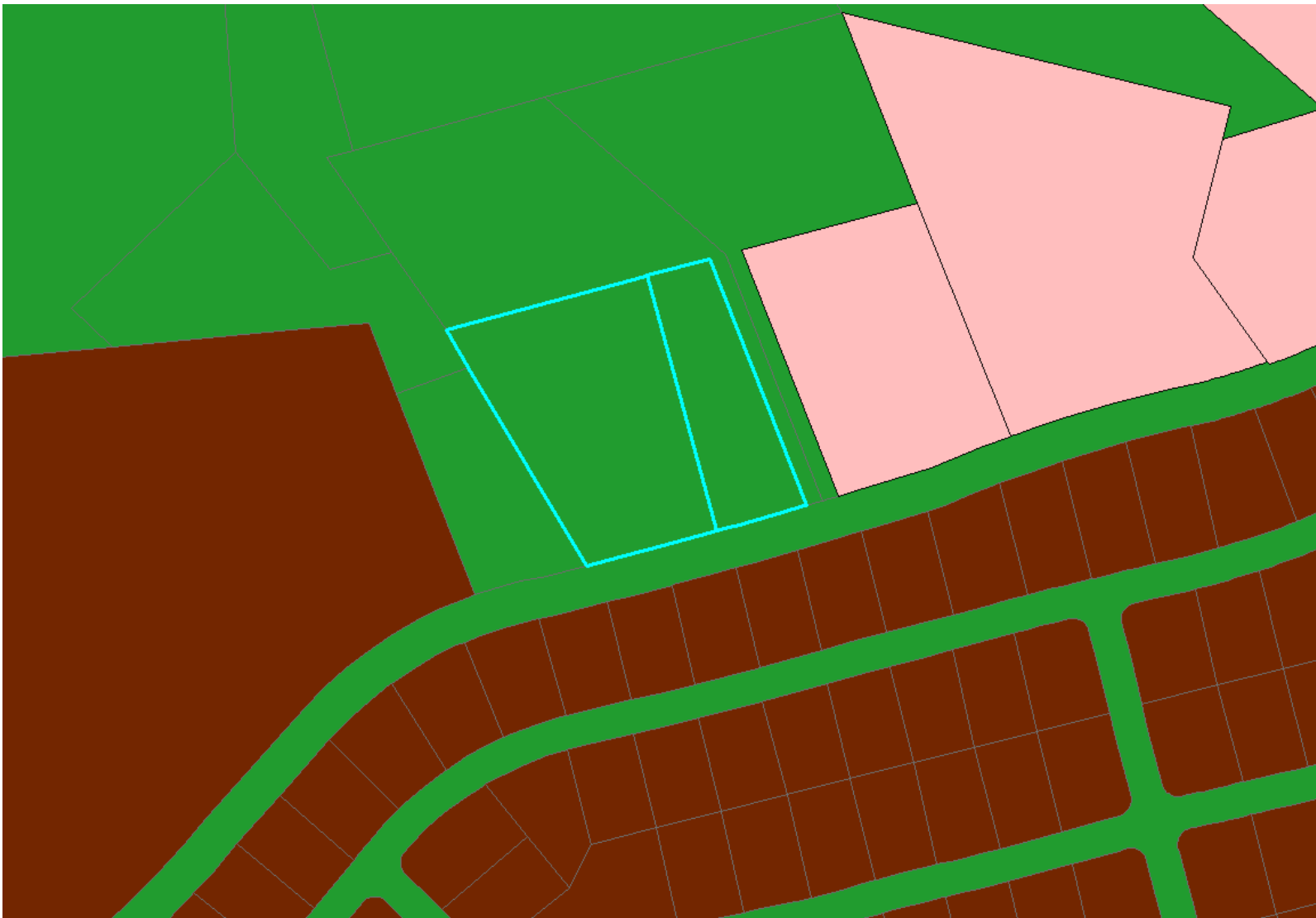


# Attachment A

SUP 16 :10

<u>TMP</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE ZIP</u>
8 A 32	CPBURNS PROPERTIES LLC	647 LAKE MONTICELLO R	PALMYRA, VA 22963
8 A 30A	JULIAN A. & CAROLYN C. THOMAS	599 LAKE MONTICELLO R	PALMYRA, VA 22963
8 A 30D	RAY FRANKLIN & JANE MARTIN	697 LAKE MONTICELLO R	PALMYRA, VA 22963
18A 5 131	ROY T BUTLER	581 JEFFERSON DR	PALMYRA, VA 22963
18A 5 134	SCOTT A & WENDI M WOODSON	575 JEFFERSON DR	PALMYRA, VA 22963
18A 5 132	THOMAS & MARY KATE KINNEY	579 JEFFERSON DR	PALMYRA, VA 22963
18A 5 133	WILLIAM A CONNOR	577 JEFFERSON DR	PALMYRA, VA 22963





ZONING KEY

Green=A1

Brown=R4

Pink=B1



*Sign-in* sheet for the  
August 10, 2016 Neighborhood Meeting

Please Print Your Name & Address:

SUP 16:09

1. Honda Palmer
2. Connie Palmer
3. R.S. Glenns

ZMP 16:05 -

4. Jane & Ray Martin - 697 LAKE MONTICELLO RD.
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____



## Neighborhood Meeting Notes – August 10, 2016

### Special Use Permit 16:09 – Coronal Development Services

- How far back will the tree line be cleared/trimmed?
- Wet strip/wetlands?
- Site work/disturbance of land?
- Lease agreement / removal of equipment at end of term?
- Road maintenance?
- Stormwater runoff?
- Impact on taxes/personal property?

### Rezoning Application ZMP 16:05 – CPBurns Properties LLC

- Singlewide used as rental property?
- Would like to see the property remain agricultural
- Lighting? (proposed to be pointed down)
- Noise?
- Hours? (will be open 24 hours)
- Accidents in front of Julian and Carolyn Thomas property; entrance to property could be dangerous; fitness center traffic



## 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)

August 25, 2016

Carlos A. Burns  
CPBurns Properties LLC  
40 Xebec Road  
Palmyra, VA 22963

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

**Re: ZMP 16:05 Fluvanna Self Storage**  
**Tax Map:** 8, Section A, Parcels 31 & 32

Dear Mr. Burns:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning staff had no comments.
2. Fire Chief stated that the road access within the project appears to be about 24 feet in width. The applicant responded that they normally prefer around 27 feet.
3. Building Official wanted to know if the existing property line between the two parcels being rezoned was going to be vacated. Building walls that are five (5) feet or less from a property line are required to be fire rated.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Fluvanna Self Storage. Two storage units are shown on the conceptual site plan with stub outs indicating that there will be additional storage units or other development in the future. Based on the two (2) storage units shown on the conceptual site plan (5,000 sq. ft. & 5,400 sq. ft.), a Low Volume Commercial Entrance (maximum 50 vehicles per day) would be adequate for the first phase of development. There are several trees to the east of the proposed entrance that will have to be removed and some trimming of limbs may be required to the west in order to provide the minimum 360 ft. of Stopping Sight Distance required for a Low Volume Entrance. If full buildout of the site exceeds the maximum 50 vehicles per day then an entrance analysis is required as well as a Commercial Entrance with a minimum of 500 ft. of Intersection Sight Distance in both directions. Based upon initial review, if a Commercial Entrance is required it appears that a sight distance easement would most likely be required from the landowner(s) to the west of the proposed entrance on the south side of Rte. 618 along the inside of the horizontal curve in order to achieve the minimum 500 ft. of Intersection Sight Distance to support a Commercial Entrance. If a sight easement is required, in addition to the sight triangle, designate the entire area 5 ft. beyond and parallel to the sight triangle as part of

the sight easement. Make sure that any proposed signs, landscaping, etc. along Rte. 618 does not obstruct or impair the required minimum of 360 ft. of Stopping Sight Distance for a Low Volume Entrance or the minimum 500 ft. of Intersection Sight Distance. If a gate is installed to control access to the site, make sure that it is set back far enough from Rte. 618 that vehicles entering the site do not block traffic on the state road.

5. Health Department had no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 2016 meeting. Your attendance is required at this meeting.

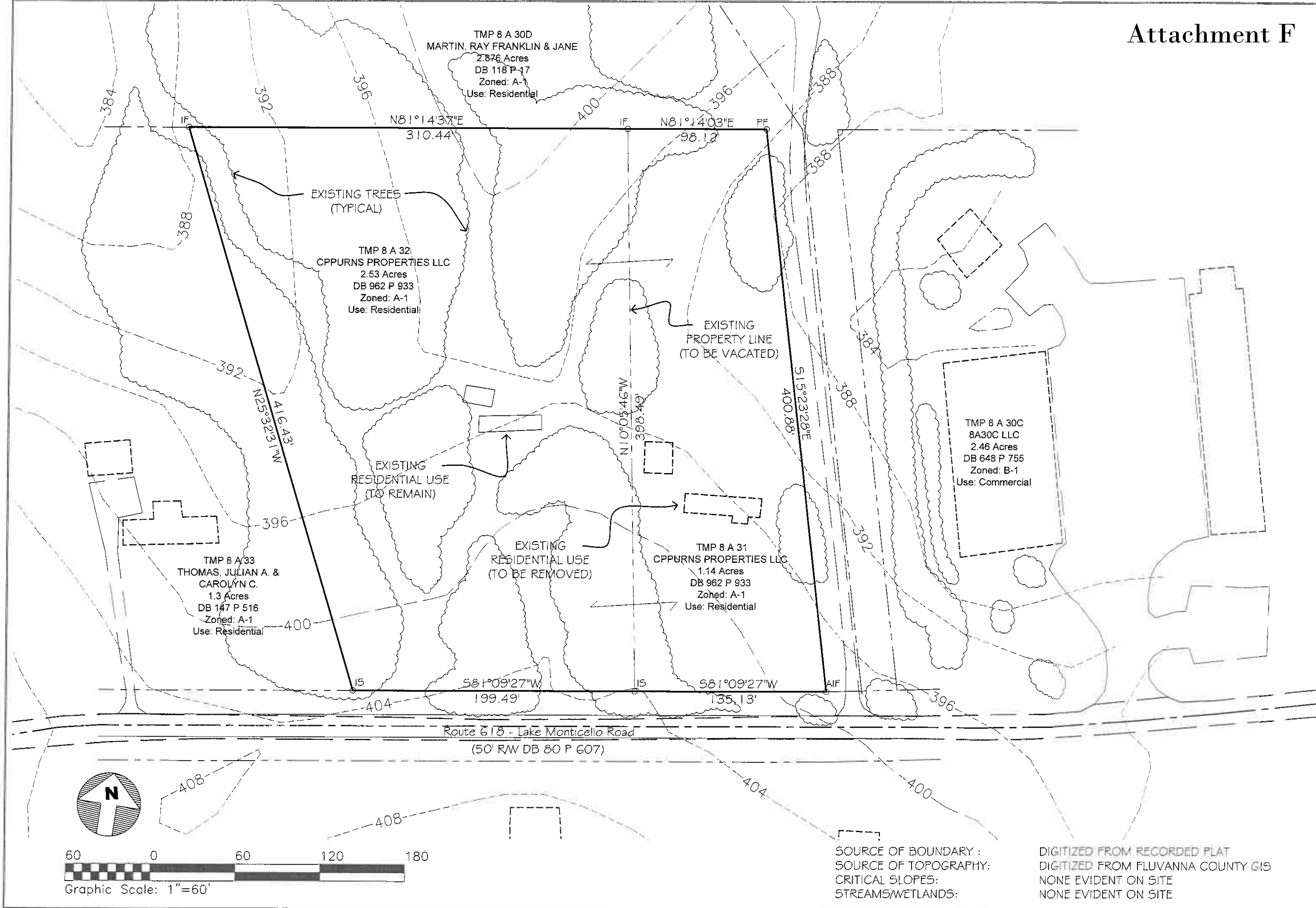
If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,  
Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File

# Attachment F

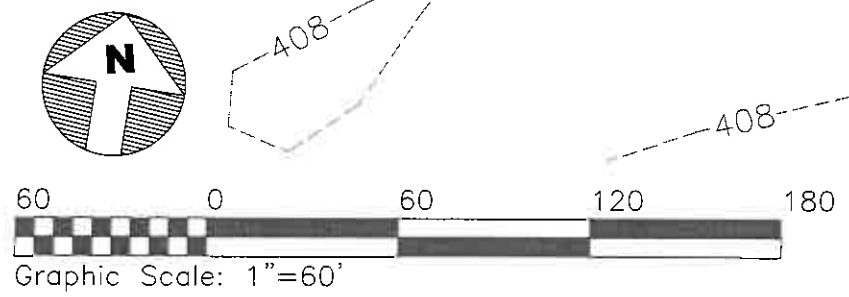
**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
201 E. MAIN ST., SUITE M  
CHARLOTTEVILLE, VA 22902  
PHONE: (434) 297-9140  
FAX: (434) 297-9140  
JUSTIN@SHIMP-ENGINEERING.COM



EXISTING CONDITIONS		
Rev.	Date	Description

REZONING APPLICATION PLAN FOR:  
**CPBURNS PROPERTIES LLC**  
FLUVANNA COUNTY, VIRGINIA

Date	08/01/2016
Scale	1"=60'
Sheet No.	1 OF 2
File No.	16.035



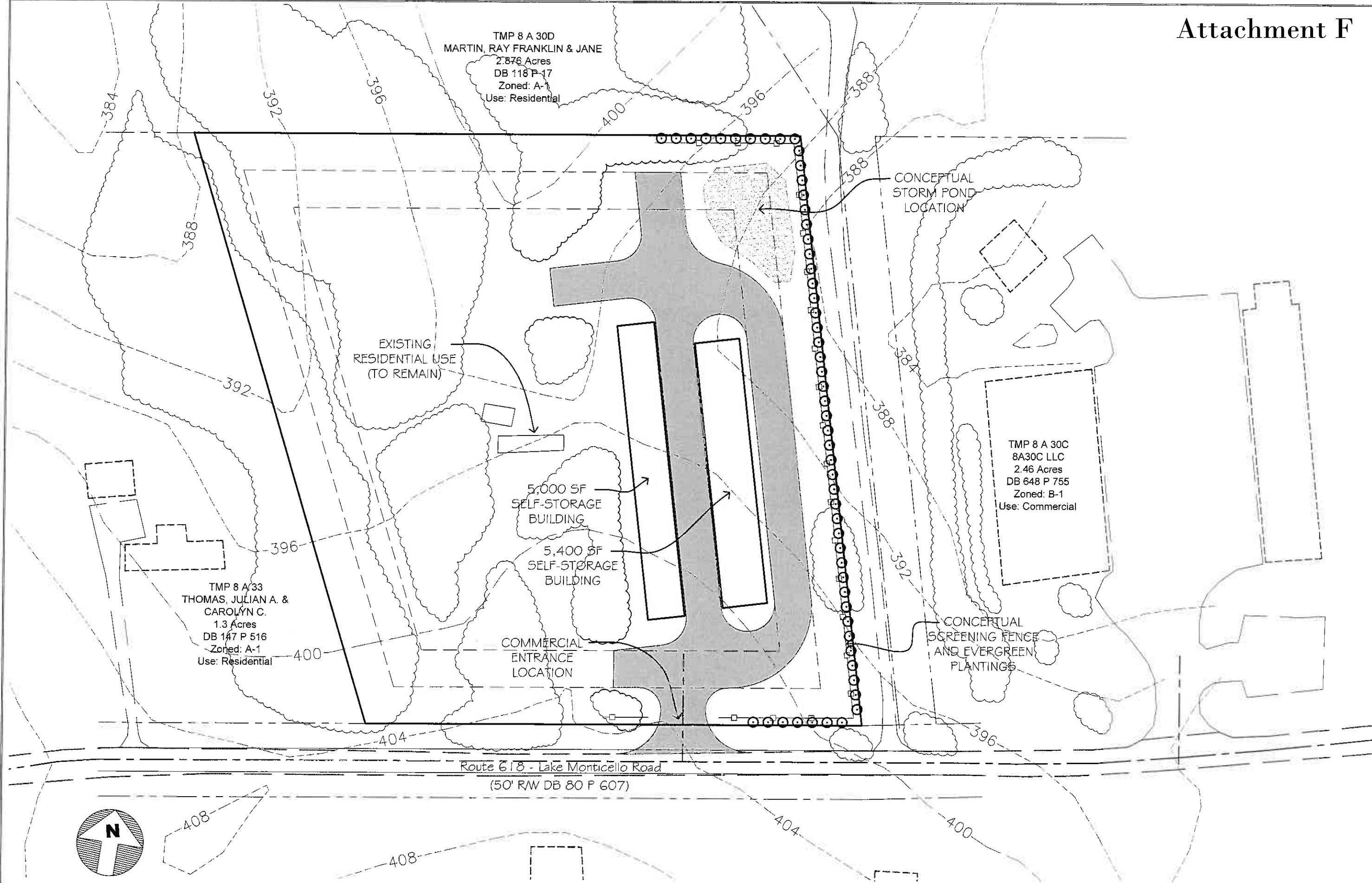
SOURCE OF BOUNDARY :  
SOURCE OF TOPOGRAPHY:  
CRITICAL SLOPES:  
STREAMS/WETLANDS:

DIGITIZED FROM RECORDED PLAT  
DIGITIZED FROM FLUVANNA COUNTY GIS  
NONE EVIDENT ON SITE  
NONE EVIDENT ON SITE



# Attachment F

**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
201 E. MAIN ST. SUITE M  
CHARLOTTEVILLE, VA 22902  
PHONE: (434) 237-6140  
JUSTIN@SHIMP-ENGINEERING.COM



CONCEPTUAL SITE  
DEVELOPMENT PLAN

Description

Date

REZONING APPLICATION PLAN FOR:

**CPBURNS PROPERTIES LLC**  
FLUVANNA COUNTY, VIRGINIA

Date  
08/01/2016

Scale  
1"=60'

Sheet No.  
2 OF 2

File No.  
16.035

NOTE: THIS SHEET IS AN EXHIBIT SHOWING HOW THE APPLICANT INTENDS TO DEVELOP THIS SITE. THE FINAL SITE DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH ANY PROFFERS PROVIDED IN CONJUNCTION WITH THIS APPLICATION AND ANY CURRENT ZONING ORDINANCES IN EFFECT AT THE TIME OF SITE PLAN SUBMITTAL.

**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32 to rezone the same from A-1, Agricultural, General to B-1, Business, General (ZMP 16:05)**

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

That 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32, be and is hereby, rezoned from A-1, Agricultural, General to B-1, Business, General.



To: Fluvanna County Planning Commission

On August 3 2016 Mr. Carlos Burns representing CPBurns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

*Lucia A. Thomas*

*Carolyn C. Thomas*

Name

Date

*08-03-2016*

*599 Lake Monticello Rd, Palmyra, Va 22963*

Address

*434-589-8914*

Phone Number

*thomaspc@centurylink.net*

Email

Carlos Burns  
CPBurns Properties Limited Liability Company  
21 Burns Plaza  
Palmyra, VA 22963  
(434) 373-0647  
CPBurns.Properties@gmail.com



To: Fluvanna County Planning Commission

On August ____ 2016 Mr. Carlos Burns representing CPBurns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

William A Connor 8-3-16  
Name Date  
577 JEFFERSON DR. PALMYRA VA. 22963  
Address  
540-395-5198  
Phone Number  
ocdshvlhd@yahoo.com  
Email

Carlos Burns  
CPBurns Properties Limited Liability Company  
21 Burns Plaza  
Palmyra, VA 22963  
(434) 373-0647  
CPBurns.Properties@gmail.com





To: Fluvanna County Planning Commission

On August ____ 2016 Mr. Carlos Burns representing CPBurns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

*ACT Clark* 8-3-16  
Name Date  
575 Jefferson Dr Palmyra VA 22963  
Address  
996-0747  
Phone Number  
_____  
Email

Carlos Burns  
CPBurns Properties Limited Liability Company  
21 Burns Plaza  
Palmyra, VA 22963  
(434) 373-0647  
CPBurns.Properties@gmail.com



To: Fluvanna County Planning Commission

On August 26 2016 Mr. Carlos Burns representing CP Burns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

Carlos Burns Pres 8430C

Name

8/26/2016

Date

733 LAKE MONTICELLO ROAD

Address

434-962-3911

Phone Number

TONYROCCOIN@GMAIL.COM

Email

Carlos Burns  
CP Burns Properties Limited Liability Company  
21 Burns Plaza  
Palmyra, VA 22963  
(434) 373-0647  
CPBurns.Properties@gmail.com



# 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 16:10

**Tax Map:** Tax Map 30, Section A, Parcel 1

**From:** James Newman

**District:** Fork Union

**Date:** September 28, 2016

**General Information:**

This item is scheduled to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 p.m. in the Circuit Courtroom of the Fluvanna County Courts Building.

**Owner:**

County of Fluvanna, VA

**Applicant/Representative:**

Draper Aden Associates is applicant, owner is Fluvanna County

**Requested Action:**

Approval of a Site Development Application to construct an approximately 4,320 sq ft building with associated parking, with respect to 500 acres of Tax Map 30, Section A, Parcel 1. (Attachment A)

**Location**

The property is zoned A-1, Agricultural General, and is located at Pleasant Grove Drive on the north side of Thomas Jefferson Highway (Route 53). It is located roughly 2 miles west of the intersection Thomas Jefferson Highway (Route 53) and James Madison Highway (Route 15). The property is located in the Fork Union Election District. (Attachment B)

**Existing Zoning:**

A-1, Agricultural, General

**Existing Land Use:**

Pleasant Grove Museum, park system

**Adjacent Land Uses:**

Adjacent properties are zoned A-1, Agricultural, General and R-3 Residential Planned Community

**Comprehensive Plan:**

Palmyra Community Planning Area

**Zoning History:**

None.

## **Analysis:**

This structure is being proposed as the *Fluvanna Farm Heritage Museum*. The applicant is requesting sketch plan approval to construct an approximately 4,320 sq ft building with associated parking on a portion A-1 zoned property, approximately 500 acres in size. The building will be located behind and to the north-east of the existing Pleasant Grove House/Museum, a distance of roughly 240 feet. The building will have an overhang roof. The building itself is located on the opposite side of the gravel drive located to the east of Pleasant Grove House.

This project was proposed by a partnership of Fluvanna County and the Fluvanna County Historic Society. The building will be used to house exhibits and items of interest owned by the County, Historic Society, or others who wish to exhibit items of historical significance.

(Attachment C)

### *Parking/Roads*

The site has existing access via an approximately 13ft wide gravel road. This road may be extended up to approximately 24ft wide based on the plan provided. This roadway widening would allow for two-way traffic to flow smoothly. Furthermore, across the road from the museum, a new road will connect the existing parking lot to the gravel drive in front of the museum. Two parking spaces in the existing parking lot will be removed to make way for this new road entrance. This new road will be approximately 20ft wide.

10 new parking spaces are proposed, including two handicap parking spaces. These handicap parking spaces would be adjacent to the proposed sidewalk connecting the existing Pleasant Grove pathways to the new Farm Heritage Museum. This will allow for seamless handicap access from the main house, to the comfort station, to the new museum building.

### *Landscaping/Screening*

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

### *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**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning Staff had no comments.
2. Fire Chief wanted to know what materials the building would be made from. Applicant stated it would be wood, metal, and other basic construction materials. Fire Chief was satisfied.
3. The Department of Forestry stated they have no comments
4. Health Dept. stated they have no comments.
5. Erosion and Sediment Control had no comments.
6. VDOT: - VDOT made a site visit and reviewed the sketch plan and for the proposed County of Fluvanna Farm Heritage Museum & Parking Lot Improvements. The proposed museum and parking lot is located off Rte. 721 (Pleasant Grove Road) which has a posted speed limit of 30 mph and is served by a right turn lane off Rte. 53 (posted speed limit = 45 mph). Access to the proposed improvements is by way of an existing gravel entrance off Pleasant Grove Road. The intersection is controlled by a Stop Sign and it has good sight distance. **VDOT does not have any objections or concerns with the proposed project.**
7. Chamber of Commerce representative wanted to know if the building would host a rotating series of events. The applicant stated that could be a possibility.

*(Attachment D)*

**Conclusion:**

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

**Recommended Conditions:**

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, and screening;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all VDOT requirements

**Suggested Motion:**

I move to approve SDP 16:10, a sketch plan to construct an approximately 4,320 sq ft building with associated parking and road improvements, with respect to 500 acres of Tax Map 30, Section A, Parcel 1., subject to the three (3) conditions listed in the staff report.



**Attachments:**

A – Application

B – Aerial Vicinity Map

C - Site sketch plan

D- Environmental Health Dept comments from TRC

Copy:

Owner: County of Fluvanna Public Works Dept. Head: Wayne Stephens, at [wstephens@fluvannacounty.org](mailto:wstephens@fluvannacounty.org)

File

## Attachment A



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Site Development Application

Owner of Record: County of FluvannaApplicant of Record: Draper Aden AssociatesE911 Address: 132 Main St., Palmyra, VA 22963E911 Address: 700 Harris St., Ste E, Charlottesville, VA 22903

Phone: _____ Fax: _____

Phone: 434-284-4773 Fax: _____Email: ctoler@fluvannacounty.orgEmail: JSKARE@DAA.COMRepresentative: Julia Skare, P.E.

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: 700 Harris St., Ste E, Charlottesville, VA 22903Phone: 434-284-4773 Fax: _____Is property in Agricultural Forestal District? ☒ No ☐ YesEmail: JSKARE@DAA.COM

If Yes, what district: _____

Tax Map and Parcel(s): 30 A 1

Deed Book Reference: _____

Acreage: 500 * Zoning: A-1Deed Restrictions? ☒ No ☐ Yes (Attach copy)Location: Pleasant Grove Drive* site is < 1 acreDescription of Property: Recreation (Community Planning)Proposed Structure: New museum building with a 16' overhang and additional parkingDimensions of Building: 36' x 120'Lighting Standards on Site: ☐ No ☐ Yes

# of Employees: _____

# of Parking Spaces: 30 existing / 9 new / 2 demo / Total 37

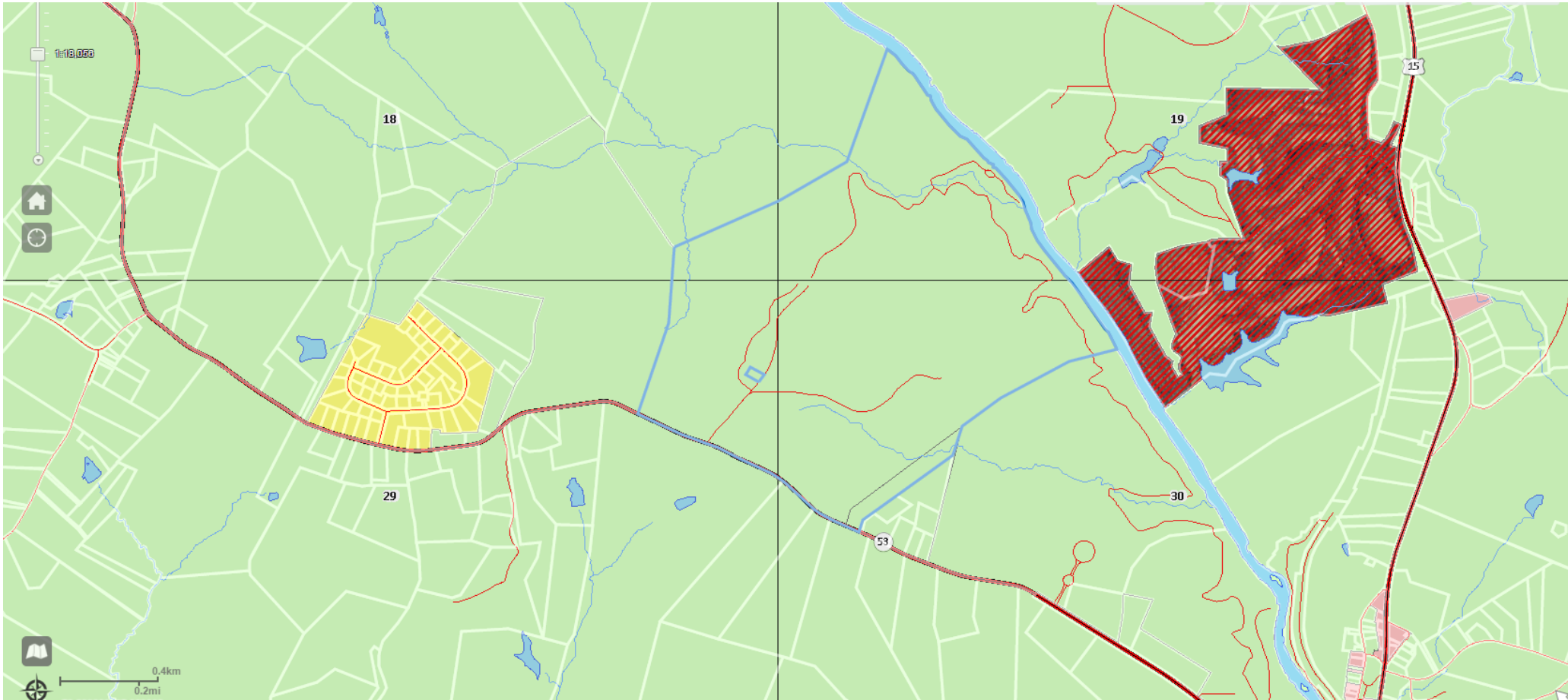
Noise Limitations: _____

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

Applicant Name (Please Print) Julia W. SkareApplicant Signature and Date Julia W. Skare 8/1/16

OFFICE USE ONLY		
Date Received: <u>8-2-16</u>	Fee Paid: <u>Waived</u>	Application #: <u>SDP 16 : 010</u>
Election District: <u>Fork Union</u>	Planning Area: <u>Palmyra CPA</u>	Number of Lots: _____
<b>Total Fees Due at Time of Submittal</b>		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
<b>Additional Fees Due at Time of Review</b>		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

## Attachment B



Zoning Key  
Green=A1  
Yellow=R1  
Red=R3



## Attachment B





MAJOR SITE SKETCH PLAN

* * *

FARM HERITAGE MUSEUM & PARKING LOT IMPROVEMENTS

* * *

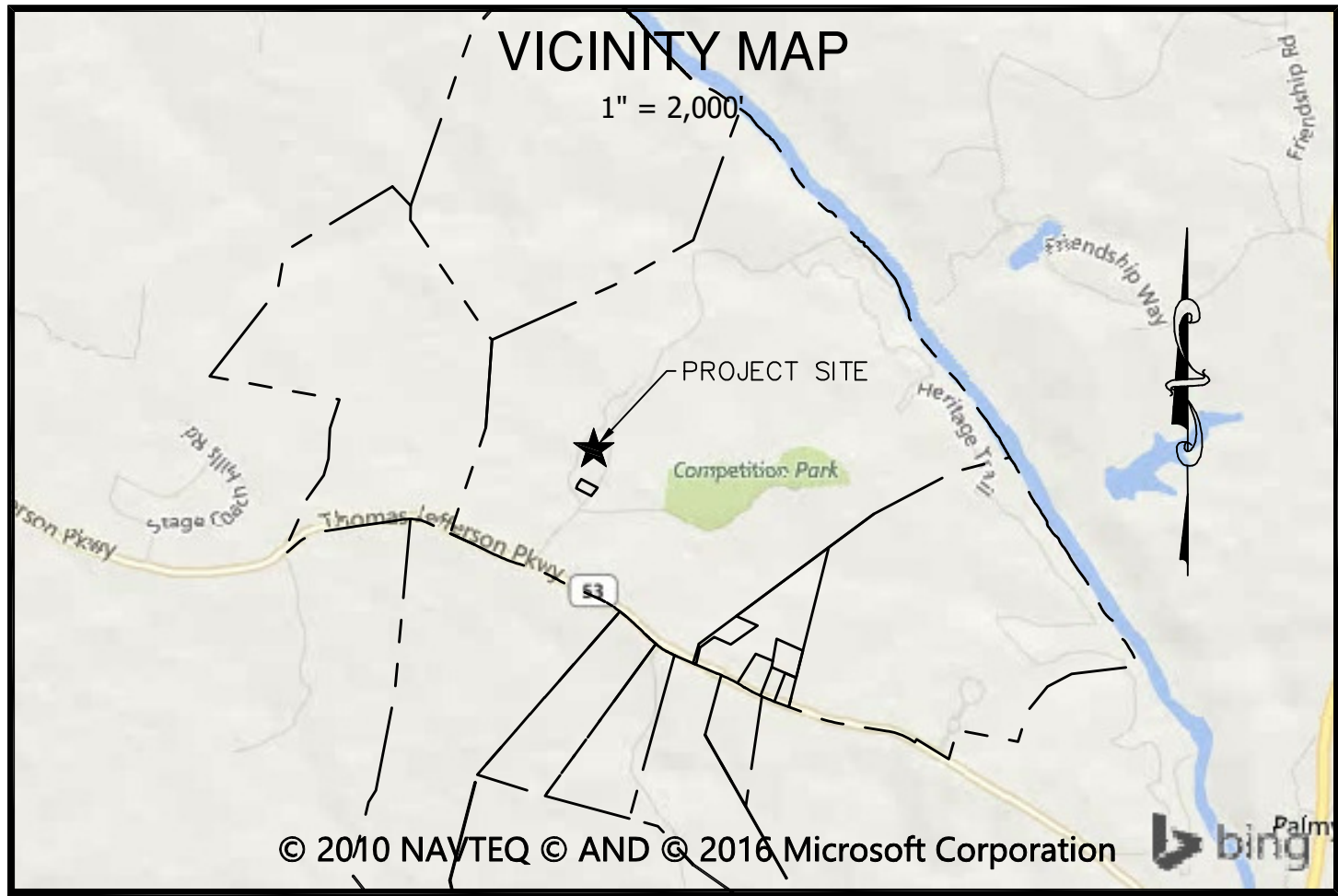
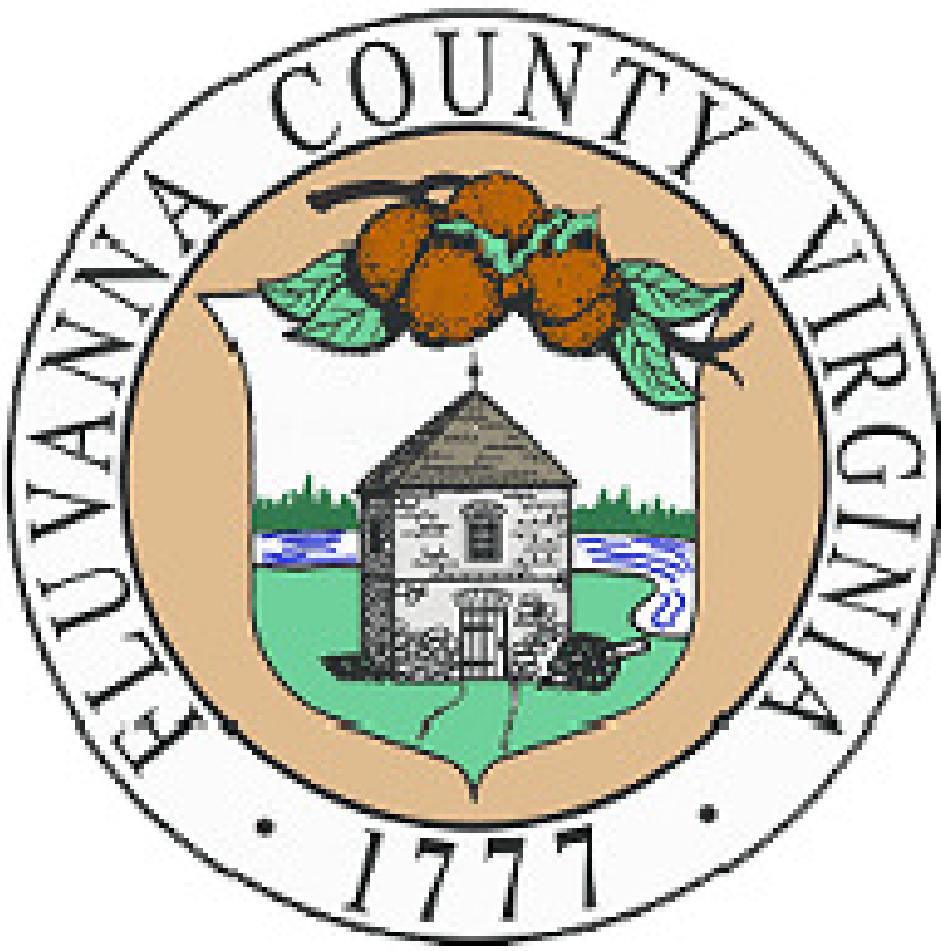
FLUVANNA COUNTY  
PALMYRA, VIRGINIA

CONTACTS

OWNER: FLUVANNA COUNTY  
WAYNE STEPHENS  
P: 434-591-1925  
E: WSTEPHENS@FLUVANNACOUNTY.ORG  
197 MAIN STREET, PALMYRA, VA 22963

ENGINEER: CAROLYN A. HOWARD, P.E.  
P: 540-552-0444  
E: CHOWARD@DAA.COM  
DRAPER ADEN ASSOCIATES  
700 HARRIS ST., SUITE E, CHARLOTTESVILLE, VA 22903

SURVEY: CHERYL A. STOCKTON, L.S.  
P: 434-295-0700  
E: CSTACKTON@DAA.COM  
DRAPER ADEN ASSOCIATES  
700 HARRIS ST., SUITE E, CHARLOTTESVILLE, VA 22903



Sheet Index

No.	Title
C001	COVER
C101	TOPOGRAPHIC SURVEY
C201	MAJOR SITE SKETCH PLAN

SITE SUMMARY

TAX MAP NUMBER: 30 A 1

LOCATION: PLEASANT GROVE DRIVE

PRESENT ZONING: A-1

PRESENT USE: RECREATION (COMMUNITY PLANNING)

THIS PROJECT IS PROPOSED BY FLUVANNA COUNTY, IN PARTNERSHIP WITH THE HISTORIC SOCIETY, LOCATED ON THE PLEASANT GROVE HOUSE PROPERTY. THE PROJECT INCLUDES A NEW (APPROXIMATE) 36'X120' BUILDING WITH A 12' OVERHANG, AND ADDITIONAL PARKING.

PROJECT DESCRIPTION

SEPTEMBER 20, 2016

* * * *

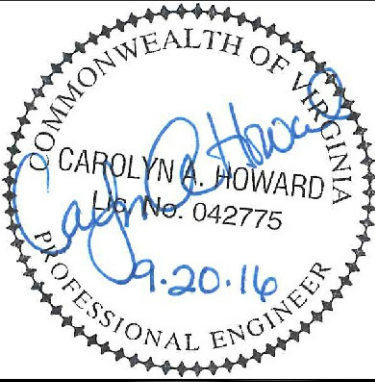
R13457C-11

NOTE: CONTRACTOR TO CONTACT MISS UTILITY (811) IN ADVANCE OF PLANNED WORK. ADVANCE TIME PERIOD SHALL BE IN ACCORDANCE WITH CURRENT MISS UTILITY GUIDELINES (www.missutilityofvirginia.com).

DESIGN TICKET:



These documents, including drawings and specifications, were prepared by Draper Aden Associates, Consulting Engineers, pursuant to a contract by and between Draper Aden Associates and Fluvanna County with respect to the project described in said contract. Any reuse or modification of said documents (whether hard copy or electronic) without written verification or adaptation by Draper Aden Associates for the specific purpose intended will be at the sole risk of the individual or entity utilizing said documents, drawings and specifications and such use is without the authorization of Draper Aden Associates. Draper Aden Associates, Consulting Engineers, shall have no legal liability resulting from any and all claims, damages, losses, and expenses, including attorney's fees arising out of the unauthorized use of these documents, drawings, specifications, reports, and studies prepared as a result of the aforesaid contract.



Draper Aden Associates



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Charlottesville, VA 22903  
434-295-0700 Fax: 434-295-2105  
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• Coals, NC  
• Richmond, VA  
• Blacksburg, VA  
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• Hampton Roads, VA  
• Northern Virginia

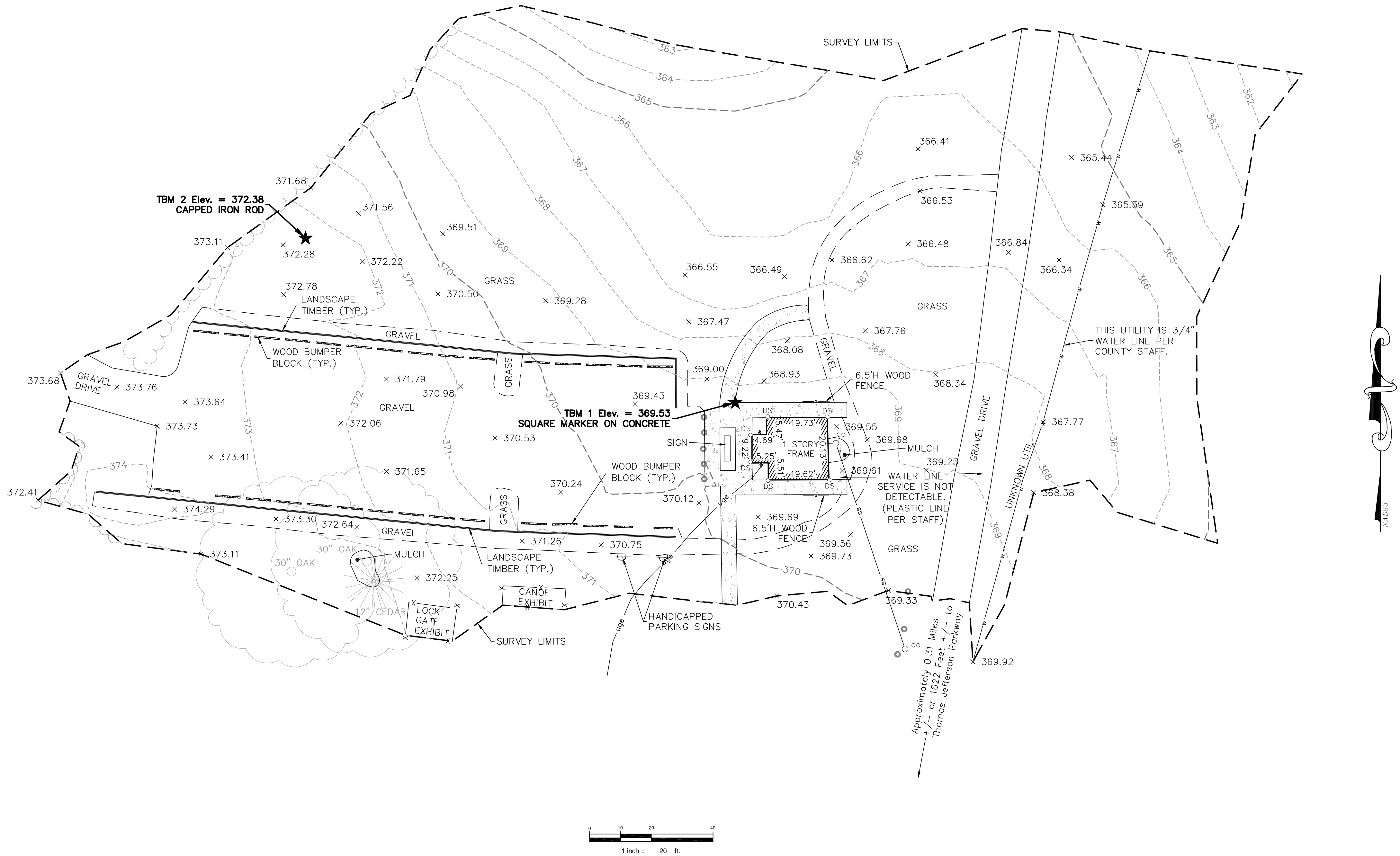
COVER  
FARM HERITAGE MUSEUM  
& PARKING LOT IMPROVEMENTS  
PALMYRA, VIRGINIA

REVISIONS

DESIGNED BY: CAH  
DRAWN BY: CEP  
CHECKED BY: CAH  
SCALE: NO SCALE  
DATE: SEPTEMBER 20, 2016  
PROJECT NUMBER: R13457C-11

C001





NOTES:

- Source of Meridian: NAD 83, based upon GPS Observations on July 12, 2016.
- Vertical datum: NAVD 88, based upon GPS Observations on July 12, 2016.
- Contour interval: 1'
- Utilities shown are based upon:
  - ___ SUE Quality Level D, ASCE 38-02 - compiled records only
  - ___ SUE Quality Level C, ASCE 38-02 - visible evidence in conjunction with compiled records.
  - ___ SUE Quality Level B, ASCE 38-02 - field designation of underground utilities performed by Draper Aden Associates and visible evidence in conjunction with compiled records.
  - ___ SUE Quality Level A, ASCE 38-02 - test pits at locations shown hereon performed by Draper Aden Associates in conjunction with field designation of underground utilities performed by (DAA; Miss Utility, Ticket # ; Other), visible evidence and compiled records.
  - ___ No SUE was performed or requested for this survey. Utilities shown hereon are based on field observation only.
- This survey was prepared without the benefit of a title commitment or title report and all easements and encumbrances that might be disclosed in a title search may not be shown.
- This Topographic Survey, with compiled boundary was completed under the direct and responsible charge of Cheryl Stockton, L.S. from an actual ground survey made under my supervision; The imagery and/or original data was obtained on July 12 and July 22, 2016 and this plat and/or map meets minimum accuracy standards unless otherwise noted.
- No property lines were surveyed or requested..
- This survey was prepared for Fluvanna County. Draper Aden Associates assumes no liability for reuse or modification of this document.
- Draper Aden Associates provides benchmarks for the construction of the improvements shown on these plans. All other existing elevations are for reference to existing conditions only. Do not use spot elevations, finish floor elevations, elevations on manholes, elevations on survey nails, survey hubs, control points or any other points shown on this drawing for construction other than the provided benchmarks. Failure to utilize and verify the provided benchmarks could result in damages and additional costs that are the contractor's responsibility.

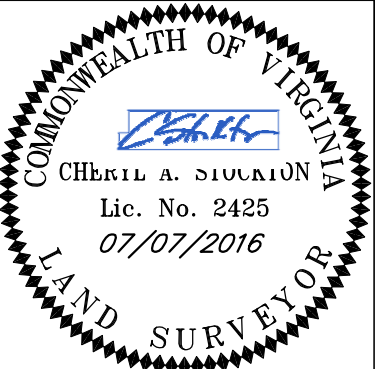
LEGEND:

- |           |                         |
|-----------|-------------------------|
| — w —     | WATER LINE              |
| — ss —    | SANITARY SEWER          |
| — uge —   | UNDERGROUND POWER       |
| - - -     | UNKNOWN UTILITY         |
| — — —     | CONTOUR LINES           |
| — x — x — | CURB/CURB & GUTTER LINE |
| — — —     | FENCE LINE              |
| — — —     | BUILDING LINE           |
| — — —     | BUILDING OVERHANG       |
| ⊕         | FAUCET                  |
| ○         | DOWN SPOUT              |
| ○         | SANITARY CLEANOUT       |
| ○         | SIGN                    |
| ○         | BOLLARD                 |
| ○         | DECIDUOUS TREE          |
| ○         | CONIFEROUS TREE         |
| □         | CONCRETE AREA           |

DRAPER ADEN ASSOCIATES REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

NAME: Derek Perry		8/2/2016
SURVEY PARTY CHIEF		
NAME: Bruce Shackelford		8/2/2016
SUBSURFACE UTILITY ENGINEER		
NAME: Cheryl Stockton		8/2/2016
PROJECT MANAGER/QUALITY REVIEWER		
NAME: Jeremy Dunn		8/2/2016
STAFF TECHNICIAN		



Draper Aden Associates

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• Northern Virginia

TOPOGRAPHIC SURVEY  
FARM HERITAGE MUSEUM  
& PARKING LOT IMPROVEMENTS  
PALMYRA, VIRGINIA

REVISIONS

DESIGNED BY:

DRAWN BY: JLD

CHECKED BY: CAS

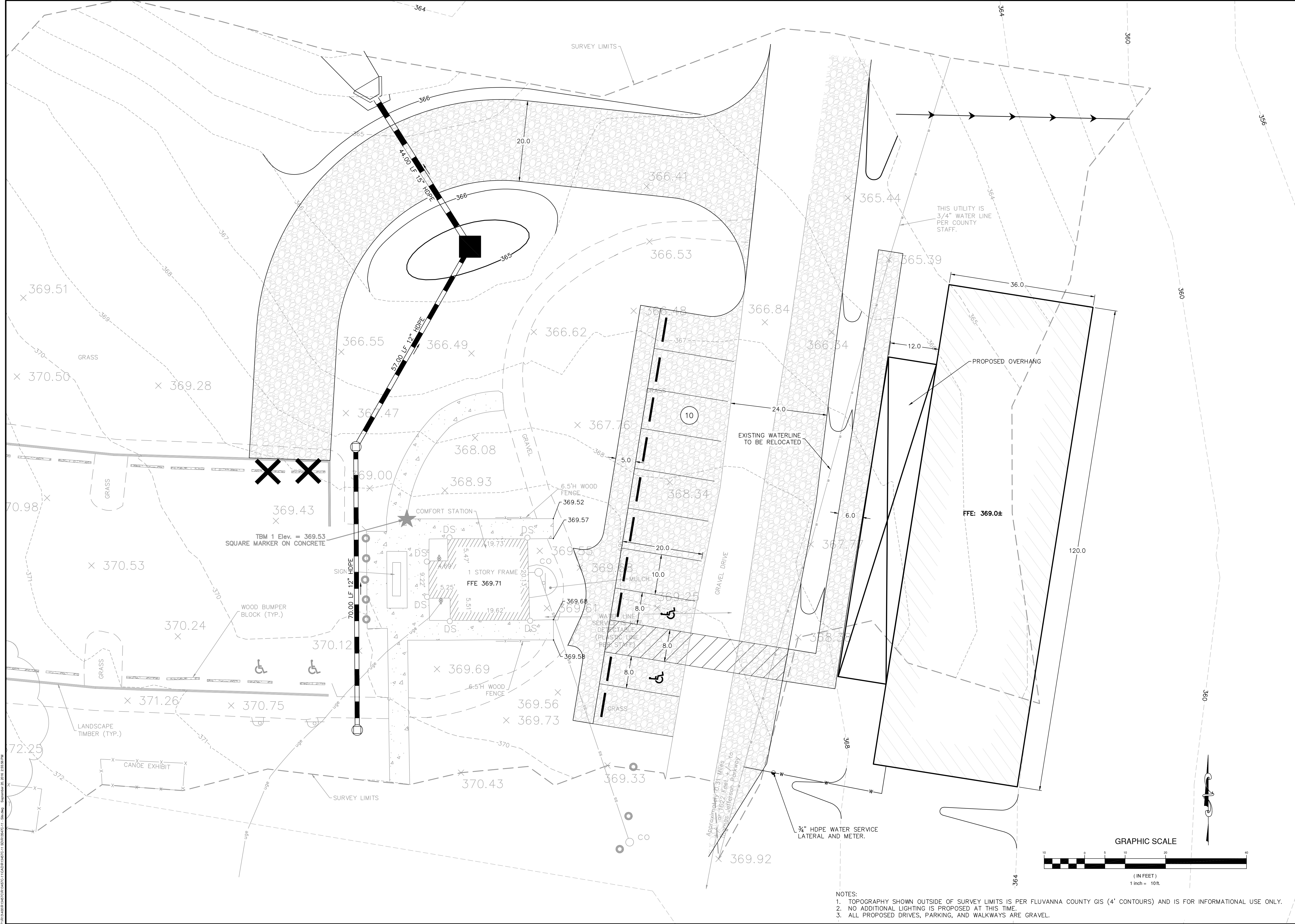
SCALE: 1"=20'

DATE: 07/07/2016

PROJECT NUMBER:  
R13457C-11

C101





COMMONWEALTH OF VIRGINIA

CAROLYN L. HOWARD

License No. 042775

9-20-16

PROFESSIONAL ENGINEER

Draper Aden Associates

Engineering • Surveying • Environmental Services

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• Blacksburg, VA  
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• Hampton Roads, VA  
• Northern Virginia

MAJOR SITE SKETCH PLAN  
FARM HERITAGE MUSEUM  
& PARKING LOT IMPROVEMENTS  
PALMYRA, VIRGINIA

REVISIONS

DESIGNED BY: CAH  
DRAWN BY: CEP  
CHECKED BY: CAH  
SCALE: 1" = 10'  
DATE: SEPTEMBER 20, 2016  
PROJECT NUMBER: R13457C-11  
C201





## COUNTY OF FLUVANNA

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

August 26, 2016

Julia Skare  
700 Harris Street  
Charlottesville VA, 22903

Delivered via email to [jskare@daa.com](mailto:jskare@daa.com)

**Re: SDP 16:10- Fluvanna County Farm Museum**

**Tax Map:** 30, Section A, Parcel 1

Dear Ms. Skare:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning Staff had no comments.
2. Fire Chief wanted to know what materials the building would be made from. Applicant stated it would be wood, metal, and other basic construction materials. Fire Chief was satisfied.
3. The Department of Forestry stated they have no comments
4. Health Dept. stated they have no comments.
5. Erosion and Sediment Control had no comments.
6. VDOT: - VDOT made a site visit and reviewed the sketch plan and for the proposed County of Fluvanna Farm Heritage Museum & Parking Lot Improvements. The proposed museum and parking lot is located off Rte. 721 (Pleasant Grove Road) which has a posted speed limit of 30 mph and is served by a right turn lane off Rte. 53 (posted speed limit = 45 mph). Access to the proposed improvements is by way of an existing gravel entrance off Pleasant Grove Road. The intersection is controlled by a Stop Sign and it has good sight distance. VDOT does not have any objections or concerns with the proposed project.
7. Chamber of Commerce representative wanted to know if the building would host a rotating series of events. The applicant stated that could be a possibility.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 2016 meeting. Your attendance is required at this meeting.

## Attachment D

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



---

## 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)

### Memo

To: Fluvanna County Planning Commission  
From: Jason Stewart, Planning & Zoning Administrator  
Date: September 28, 2016

**Re: Review of the Telecommunications Ordinance/Supplemental Review Fee**

Staff is advising the Planning Commission to initiate a zoning text amendment change in regards to **Section 22-27-14 Fees for Supplemental Review in regards to Article 27 Regulation of Telecommunications Facilities.**

Concerns have been raised and discussed by Staff, the County Attorney's Office, and our Third Party Expert that would lead us to conclude that further clarity is needed in how the \$4000 fee for supplemental review is applied and exactly what the criteria would qualify a proposal for the reduced fee of \$1800. If initiated, Staff plans to work with the County Attorney's Office, and our Third Party Expert (Cityscape) to bring back a revised text for the Planning Commission's consideration for a recommendation to the Board of Supervisors.

If you have any questions, please contact the Planning Department at (434) 591-1910 or via email.

**Suggested Motion:**

MOTION: I move that the Fluvanna County Planning Commission direct staff to initiate a Zoning Text Amendment to amend "*Section 22-27-14, Fees for Supplemental review in Article 27. Regulation of Telecommunications Facilities*" to improve clarity of the fee schedule utilized by the County in regards to its third party expert, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors.





---

## 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)

To: Fluvanna County Planning Commission  
From: Jason Stewart, AICP  
Date: September 28, 2016  
Re: Planning Director's Report

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

September 7, 2016

*None*

September 21, 2016

*None*

ZMP 16:04 (Foster Fuels Rezoning) and SUP 16:08 (Foster Fuels propane tank) were withdrawn by the applicant after the Planning Commission public hearing on August 24, 2016.

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

*None*

### **Technical Review Committee for September 8, 2016:**

- I. **SUP 16:10 – VFW Telecom Tower**– A request for a Special Use Permit to amend previous Special Use permit 11-03, with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. The proposed use regards constructing a self-support telecommunications lattice tower with a height of 250'. The property is located on West River Road (State Route 6), approximately .4 miles east of the intersection with Beals Lane (State Route 645). The parcel is zoned A-1 Agricultural, General. The parcel is within the Rural Residential Community Planning Area and the Cunningham Election District.

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Circuit Court Room--Fluvanna County Courts  
July 27, 2016  
7:00 p.m.**

**MEMBERS PRESENT:** Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Donald Gaines  
Lewis Johnson  
Tony O'Brien, Board of Supervisors Representative

**ALSO PRESENT:** Jason Stewart, Planning Zoning Administrator  
Brad Robinson, Senior Planner  
James Newman, Planner  
Frederick Payne, Fluvanna County Attorney

**Absent:** Howard Lagomarsino

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

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

**Board of Supervisors Actions:**

*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*

**PUBLIC COMMENTS:**

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

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

**APPROVAL OF MINUTES:**

**MOTION: Mr. Gaines** motions to accept the minutes of the June 22, 2016 meeting as submitted, **Mr. Johnson** seconded. **The motion carried a vote of Approved 4-0 with 1 absent**

**PUBLIC HEARINGS:**

**ZTA 16:02:** Presented by Planner James Newman: 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 the Fluvanna County Subdivision Ordinance to exempt County owned property used for county purposes from the applicable fee schedule of the subdivision ordinance.

James Newman explained that this will reduce unnecessary steps to develop County projects faster. This does not absolve Fluvanna county employees from the ability to review or resolve a county project.

**Recommended Conditions**

Staff has no conditions to recommend.

**PUBLIC HEARING COMMENTS:**

None

**Motion to Approve:** Mr. Johnson moved to recommend approval of ZTA 16:02 Mr. Zimmer seconded. The motion carried with a vote of 4-0-1. Ayes: Mr. Bibb, Mr. Gains, Mr. Johnson, and Mr. Zimmer. Nays: None Abstain: None

**SUP 16:06 Silver Lining Flowers LLC**— Presented by Planner James Newman; 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. The applicant would like to sell retail and wholesale to customers and host a yearly festival.

**Applicant Mr. Bucker**, states he will be responsible for maintaining the private street by adding gravel as necessary, and will be responsible for maintenance though, not reconstruction caused by a natural disaster or by an Act of God. Other property owners would not be responsible for this maintenance. Mr. Buckner states there about seventy five million hydrangeas that come from South America each year and that he would like to participate in this market for the East Coast.

There will be an estimate of 10-15 green houses on the property and they will stay up year round. He also plans plant hydrangeas out into the field to make the property look attractive, along with other screening plants. In regards to the festival, they are looking to have an attendance of up to 199 people.

#### **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.

#### **PUBLIC HEARING COMMENTS:**

**Karen Soto** of Fox Jefferson Dr.: If you plan to have a distribution up and down the road will this bring large trucks as well? What kind of traffic do you propose to have for these festivals?

**Applicant Mr. Buckner**: There would be a small van to come 2-3 times a week. In regards to the festival, they are looking to have an attendance of 199 people.

#### **PC Discussion:**

None

#### **Motion to Approve:**

**Mr. Johnson moved to recommend approval of SUP 16:06 – Silver Lining Flowers, Mr. Zimmer seconded. The motion carried with a vote of 4-0-1. Ayes: Mr. Bibb, Mr. Gains, Mr. Johnson, and Mr. Zimmer. Nays: None Abstain: None**

**SUP 16:07 Sycamore Square** – Presented by Planner James Newman; 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.

The previous SUP 04:20 is being modified by this SUP, which is applying to change or clarify the proposed use to fit the current County definition of an assisted living facility to be in compliance with Fluvanna County. Adult retirement community

referenced to codes 22-22-4 and 22-22-1 SUP is not to be constructed on the property; the purpose of this SUP is to clarify that only an assisted living facility will be constructed on site.

**Applicant:** SUP was approved in 2005 as adult retirement community/assisted living facility but they want to change to adult living facility in order to follow the ordinance. People would have their own units and services would be available on site. According to staff this will also clarify their abilities as to what they can provide for services.

#### **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

#### **PUBLIC HEARING COMMENTS**

**Stephanie Paris** of Lake Monticello was concerned about rescue squad services to and from this location. As well as the demand this will put on the rescue squad for funding.

**Sue Cotellessa** of 590 Jefferson Drive: What's the difference between assisted vs independent in respect to onsite availability. Are medical services optional?

**William Houser** 17 Horseback Lane: How many people per unit? How much money will this cost LMES? Anticipated traffic increase?

**Kathleen Houser** of 17 Horseback Ln: EMS personnel concerns.

**Ed Zimmer:** When is construction expected to begin?

**Jason Rosalez** 200 Manor Blvd: Why was this location selected?

**Applicant** Stated answers all the questions and concerns to the satisfaction of the Planning Commission.

**Mr. Gains** asked VDOT if all requirements, sites, and distance were being followed at this time.

**VDOT:** Yes.

#### **Motion to Approve:**

**Mr. Gaines moved to recommend approval of SUP 16:06 Silver Lining Flowers Mr. Zimmer Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None**

#### **ZMP 16:02 Rivanna Heights Rezoning –**

Deferred until August 24, 2016

**ZMP 16:01– Nahor Village Amendment-** Presented by Planner James Newman; 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.

In respect to the Master plan we would be changing attached family town homes to detached family single dwelling homes, with lots to show the setback requirements.

**Applicant:** We have already noticed significant changes in sales in regards to having a townhouse as opposed to a single family detached house. We have and would continue to pave the roads and clear necessary trees needed to complete.

**Mr. Bibb.** Made comments in favor of the reduction in impervious land use.

#### **Public Comment:**



None

**Motion to Approve:**

**Mr. Zimmer moved to recommend approval of ZMP 16:01 Nahor Village Amendment Mr. Gaines Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None**

**Site Development Plans**

**SDP 16:08-** Presented by Planner James Newman; The proposed landfill 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. 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.

Planner James Newman explained that the proposed tower will accommodate the growing need and demand for telecommunications services and emergency service facilities.

**Recommended Conditions:**

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

**Motion to Approve:**

**Mr. Gaines moved to recommend approval of SDP 16:08 Mr. Johnson Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Zimmer. NAYS: None. Abstain: None**

**SDP 16:09 -** Presented by Planner James Newman; Site Development Application to construct a 300' Columbia site self-support lattice tower and peripheral ground-equipment with respect to a portion of 7.6 acres. Along with the tower, a 12'x16' pre-fabricated concrete shelter is proposed to hold the equipment required to operate the tower. There will also be a 1,000 gallon propane tank on site. A 15ft gravel access point road would be installed on the property, along with a proposed 20' wide x 50' long parking and turnaround.

**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 drain field

**PC Discussion**

**Mr. Bibb -** We need to get these items done to have better communication in the county.

**Motion to Approve:**

**Mr. Gaines moved to recommend approval of SDP 16:09 Mr. Zimmer Seconded. The motion carried with a vote of 4-0-1. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None**

**Comments by Jason Stewart**

Welcomed Brad Robinson as our new Senior Planner

**Adjourned**

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of July 27, 2016 at 8:24 p.m. Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

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Barry A. Bibb, Chairman  
Fluvanna County Planning Commission

**FLUVANNA COUNTY PLANNING COMMISSION**  
**WORK SESSION MEETING MINUTES**  
**Circuit Court Room--Fluvanna County Courts**  
**August 24, 2016**  
**6:00 p.m.**

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

**ALSO PRESENT:** Jason Stewart, Planning and Zoning Administrator  
Brad Robinson, Senior Planner  
James Newman, Planner  
Frederick Payne, Fluvanna County Attorney  
Steven Nichols  
Stephanie Keuther

**Absent:** Tony O'Brien, Board of Supervisors Representative

**Open the Work Session** (Mr. Barry Bibb, Chairman)

**Planning Director:**

Jason Stewart - Economic Development Planning meeting – Wednesday August 1, 2016 at 1pm – 5pm  
Located at the Fluvanna County Library.

**Public Comment:** (limit 3minutes per)

None

**Sign Ordinance:**

Updating the Sign ordinance to change from flashing lights and flyers.  
Flashing signs are becoming a distraction.

**Public Sign Comments:**

None

**Planning commission:**

**Mr. Bibb Chairman** Would like us to check with Louisa & Albemarle Counties and there ordinances regarding signs.

**Mr. Zimmer** Possibly requests a neighborhood meeting.

**Mr. Bibb** Doesn't want some of the portable signs to start becoming permanent.

**Jason Stewart** Suggest to allow portable signs as a compromise.

**Older Business:**

More about Columbia

**Public Comment:** (Limited to Three (3) Minutes per Speaker)

None

**Adjourn:**

Chairman Bibb adjourned the Planning Commission Work Session meeting of August 24, 2016 at 6:35 p.m.

Work Session Minutes by Stephanie Keuther

[Type text]

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Circuit Court Room--Fluvanna County Courts  
August 24, 2016  
7:00 p.m.**

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

**ALSO PRESENT:** Jason Stewart, Planning and Zoning Administrator  
Brad Robinson, Senior Planner  
James Newman, Planner  
Frederick Payne, Fluvanna County Attorney  
Stephanie Keuther

**Absent:** Tony O' Brien

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

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

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

**Board of Supervisors Actions:**

**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.  
**Approved 5-0**

**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. Action: **Approved 5-0**

**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. **Approved 5-0**

[Type text]

**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. **Approved 5-0**

**BOARD OF ZONING APPEALS ACTIONS:**

None

**TECHNICAL REVIEW COMMITTEE August 11, 2016:**

**ZMP 16:05 Fluvanna Self Storage Rezoning-** A request to rezone, from A-1 Agricultural, General to B-1 Business, General, 3.67 acres of Tax Map 8, Section A Parcels 31 and 32. The property is located on the north side of Lake Monticello Road (State Route 618), approximately one half mile east of the intersection of Thomas Jefferson Parkway (State Route 53). The parcels are within the Rivanna Community Planning Area and the Palmyra Election District.

**SUP 16:09 Coronal Development Solar Farm** - A request for a special use permit to construct a solar farm (Major Utility), with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23A. The property is located along Palmer Farm Lane off Little Creek Road (State Route 617), approximately 800 feet west of the intersection with James Madison Highway (US Route 15). The parcels are zoned A-1 Agricultural, General and I-1 Industrial, Limited. The parcels are within the Zion Crossroads Community Planning Area and the Columbia Election District.

**SDP 16:09 County of Fluvanna Farm Heritage Museum** - A site development plan request to construct a new museum building with 16' overhang and additional parking, with respect to 500 acres of Tax Map 30, Section A, Parcel 1. The property is located along Thomas Jefferson Parkway (State Route 53), approximately 1.32 miles west of the intersection with James Madison Highway (US Route 15). The property is zoned A-1 Agricultural, General and located within the Zion Crossroads Community Planning Area and the Columbia Election District.

**PUBLIC COMMENTS**

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

- Ken Bahr - 2969 Richmond Rd – Comments In regards to the water line, Concerned about the reasoning for this and is it due to adding high business volumes.

**APPROVAL OF MINUTES:**

**MOTION:** Due to staffing issues, the minutes will be present on the September 28, 2016 meeting.



[Type text]

## **PUBLIC HEARINGS**

**ZMP 16:04 Foster Fuels Rezoning** – James Newman Planner, presented 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.

The Reasoning for this rezoning is that a Special Use Permit is needed to install a Petroleum distribution facility.

Rezoning in regards to a 30,000 gallon gas propane tank and structure. There are currently no proffers proposed.

There are currently site plan and construction issues with respect to this property, in relation to another development proposal.

## **PC COMMENTS**

**Mr. Bibb** They are currently not in compliance with temporary zoning?

**James Newman** Correct.

**Mr. Zimmer** No proffers? Old proffers will be voided.

**James Newman:** Correct.

**Mr. Bibb** Request that the applicant answer questions in regards to not completing previous zoning compliance's.

**Ken Bahr** 2969 Richmond Rd – Not sure of the extent on what needs to be fixed. As far as landscaping I am currently short two sycamore trees and a handful of pine trees that have died due to weather and heat. I have been advised at this time of year it is not good to re - plant them. Applicant states he previously worked with Mr. Steven Tugwell in respect to the property structure. The applicant doesn't feel he got the adequate help and guidance needed to complete the task at hand.

**Mr. Bibb** Asked in regards to staff showing up; have you ever denied or threatened any compliance officers that were on your property at any time?

**Ken Bahr** NO, except on another property...I detained but without weapons.

**Mr. Bibb** Are there hazardous materials, and if so the deed and trust agreement states that it's not allowed? Also, is the bank aware of these hazardous materials?

**Mr. Bahr** - States that yes there are hazardous materials and yes the bank is aware.

**Kim Johnson/Foster Fuels** – States information in regards to the deed and the tanks being above ground.

**Tim Spicer/ Foster Fuels** - Explains Foster Fuels history, current business and future plans. Mr. Spicer also explains the trucks, their loads and routes that would be taken.

## **PUBLIC COMMENTS ZMP 16:04**

**Jamie Payne** 3165 Richmond rd. Concerned about compliance issues and is against the rezoning.

**Marshal Tomlin Jr.** 3424 Mt. Zion Rd. Presented a petition of Nays and says he is concerned about who this is good for? Fluvanna..? Or just Mr. Bahr?

**Mike Rogoll** 3560 Zion Rd – Speaking on behalf of his elderly father. Concerns are with compliance. Nay

**Bobby McGee** 3356 & 3360 Richmond Rd. Has an adjoining property by Mr. Bahr and the prison. Mr. McGee states that he hasn't had anything wrong with his water/spring. He also states that the only noise he hears is from the prison along with the trash that he is always picking up and returning to the prison.

**Gwendolyn Rogoll** 3560 Zion Rd. Gave pictures to the Planning Commission to look over.

**Tim Spicer Foster fuels** Responds to the state of the traffic, with the change in the zoning it will limit the right use now.

**Mr. Bahr** Responds/remarks to the questions and concerns.

## **PC Discussion**

**Mr. Zimmer** Confirmed about proffers with Mr. Payne

[Type text]

**Mr. Bibb** Since we have had compliance issues in the past, giving more intense zoning compliance to an owner that has issues already with what he has doesn't make much sense. I have looked over the property pictures which show the property is not being well kept.

**Mr. Gaines** Has the same concerns of if it's not kept up with now, why would it be later.

**Motion to Deny:**

**Mr. Johnson moved to recommend denial of ZMP 16:04 Foster Fuels Rezoning Mr. Gaines Seconded. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Zimmer. NAYS: None. Abstain: None**

**Mr. Bibb** My question with this is with zoning. If denied would SUP be applicable?

**Mr. Payne** Yes, because the board could approve.

**SUP FOSTER FUELS – PROPANE TANK 16:08 – James Newman, Planner presented**

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.

Applicant would participate in classes. 30 gal instillation tank only. Prison across the road has one with no issues, Zoning would have to be changed to I-2 for the SUP to be approved.

**Mr. Zimmer** – Just to confirm Rezoning was denied?

**Jason Stewart** - Yes

**Mr. Payne** – We need to consider SUP permit as if approved, board will consider your denial...

**Mr. Payne** Explains the terms of a SUP and the boards PH.

**Mr. Payne** explains if the applicant Foster Fuels goes to the board that this Cannot be brought back for another year.

**Mr. Spicer** States if Foster Fuels were to leave that the 30,000 gal tank we leave with Foster Fuels.

**Mr. Bibb & Mr. Payne** Confirm questions and answers of a/the SUP

**Tim Spicer States** if Foster Fuels were to leave that the 30,000 gal tank will leave with Foster Fuels...

**PUBLIC HEARING COMMENTS**

**Mike Rogoll** 3560 Zion rd. The parcel property where the tractor trailer on 250, the right front in order to operate would have to go around the building. Except currently the dumpsters are there. This could cause fires, and have more demand of fire and rescue.

**PC DISCUSSION**

**Mr. Bibb** I still have concerns in regards to what I read if this was not rezoned to I-2. My Main concern is not with Foster Fuel and their reputation they seem to be reputable.

**Mr. Zimmer** My concerns of noncompliance and adverse reactions.

If Foster Fuels was to leave it is a bigger concern.

**Mr. Bibb** There are three choices approve, refer, or deny.

**Motion to Defer by:**

**Mr. Lagomarsino moved to deferral SUP FOSTER FUELS – PROPANE TANK 16:08 to September meeting, Second by Mr. Zimmer. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, and Mr. Johnson. NAYS: None. Abstain: None**

**ZMP 16:02 RIVANNA HEIGHTS REZONING –**

[Type text]

James Newman, Planner presented 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. They have added a parking area for the Sheriff's office based on TRC Reviews and a deceleration lane.

**Mr. Bibb** To my understanding applicants have complied with all of VDOTS standards?

**James Newman** Yes

**Applicant Bill Bailey** Shows pictures of the 40 town homes and there styles. There are going to be styles for all types. Town homes to be 1200 to 1400 sq. feet, and cost to be in the uppers close to the 200's. We also would like to have a community garden. We have talked with VDOT to meet the expectations of their upcoming concerns.

**Mr. Bibb Recommends** reducing the speed limit due to non – compliance of the speed limit now.

**Mr. Gaines** Would they be connecting with Aqua VA?

**Bill Bailey** Yes

**Mr. Payne** if approved there would need to be a subdivision review. The plan here is a conceptual plan, there would have to be a more detailed plan. If there is only one way in then there would only be one way out! This is on a state road route. He expressed concerns with traffic flow onsite.

**Bill Bailey** The width of that road is 20 ft. for emergency, VDOT has asked for a one way road.

#### **PUBLIC HEARING COMMENTS**

**Mrs. Eager** Troy, VA. Why is the Community Garden in the front?

**Terry Collison** Lake Monticello, Comments on garden, we do have them at Pleasant Grove other than 2 months out of the year they are an eye sore. Trail/locks, are not accessible to people. You cannot see well at the entrance. There will be busloads of kids considering, Rd 600 is difficult especially with a bus!

#### **PC COMMENTS**

**Mr. Bibb** Expressed concerns with traffic flow. Recommends going back and talking with VDOT, we are currently looking at something that has concerning issues. You could combine the pull off with a secondary entrance as an option.

#### **Motion to Defer by:**

**Mr. Zimmer moved to recommend deferral** of ZMP 16:02 RIVANNA HEIGHTS REZONING **Mr. Gaines Seconded.**

**The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Johnson. NAYS: None.**

**Abstain: None**

#### **7 - SITE DEVELOPMENT PLANS**

**SDP 16:07 – JaZan LLC** – James Newman Planner, presented 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.

**Graham Murray** Garrett Street, Charlottesville, VA Another parcel in this area had a similar non sidewalk that was approved.

#### **Recommended Conditions:**

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Meeting all VDOT requirements;

[Type text]

3. Meet all required Erosion and Sedimentation Control regulations.
4. All uses for structures must either be allowed by right or receive Special Use Permit approval from the Fluvanna County Board of Supervisors.

**PC DISCUSSION-**

None

**Motion to Approve by:**

**Mr. Gaines moved to recommend Approval of SDP 16:07 – JaZan LLC Mr. Johnson Seconded. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Zimmer. NAYS: None. Abstain: None**

Motion to waive the sidewalk requirement.

**Motion to Approve by:**

**Mr. Gaines moved to recommend Approval of the sidewalk requirements Mr. Johnson Seconded. The motion carried with a vote of 5-0-0. AYES: Mr. Bibb, Mr. Lagomarsino and Mr. Zimmer. NAYS: None. Abstain: None**

**8 - SUBDIVISIONS**

None

**9 - UNFINISHED BUSINESS**

None

**10 - NEW BUSINESS**

None

**11 – OLD BUSINESS**

None

**12 -PUBLIC COMMENTS #2**

None

**13- ADJOURNED –**

Chairman Bibb adjourned the Planning Commission Meeting of August 24, 2016 at 9:11 p.m.

Minutes recorded by Stephanie Keuther

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Barry A. Bibb, Chairman  
Fluvanna County Planning Commission

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## *Transmittal Report May 2016*

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<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
	<i>SUBDIV</i>	<i>Subdivision &amp; Plat Review</i>		
			BSP16006	\$50.00
			<i>Sum:</i>	\$50.00
<b>10000013-318319</b>				
	<i>SIGNPT</i>	<i>Sign Permit</i>		
			ZMP16005	\$90.00
			BZA16002	\$90.00
			<i>Sum:</i>	\$180.00
<b>10000013-318338</b>				
	<i>VARINC</i>	<i>Variances</i>		
			BZA16002	\$550.00
			<i>Sum:</i>	\$550.00
<b>10000013-318341</b>				
	<i>SUBDIV</i>	<i>Subdivision &amp; Plat Review</i>		
			SUB16016	\$100.00
			SUB16017	\$200.00
			SUB16020	\$100.00
			SUB16019	\$200.00
			SUB16018	\$550.00
			<i>Sum:</i>	\$1,150.00
			<i>Total:</i>	\$1,930.00



# BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

<b>Building Official:</b>	<b>Period:</b>
Florin Moldovan	Aug-2016

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>BUILDING PERMITS ISSUED</b>														
<b>NEW - Single Family Detached</b>	2014	7	1	4	6	9	16	5	12	6	8	4	9	87
	2015	4	5	10	9	12	12	14	13	2	4	7	3	95
	2016	11	11	8	15	9	19	6	5					84
<b>NEW - Single Family Attached</b>	2014	0	0	6	0	0	0	0	0	0	0	2	0	8
	2015	2	0	0	0	0	0	0	2	0	0	0	0	4
	2016	0	0	0	0	0	0	0	0					0
<b>NEW - Mobil Homes</b>	2014	0	1	1	0	0	1	1	0	1	0	0	0	5
	2015	0	0	0	0	1	1	0	2	0	0	0	0	4
	2016	0	1	0	0	0	0	0	1					2
<b>Additions and Alterations</b>	2014	22	12	17	29	31	28	18	28	31	36	25	25	302
	2015	21	30	38	28	21	30	22	25	23	27	35	18	318
	2016	13	10	31	27	29	29	15	32					186
<b>Accessory Buildings</b>	2014	2	0	2	0	4	1	3	5	1	2	2	1	23
	2015	4	4	3	4	1	0	0	2	6	0	0	3	27
	2016	3	4	4	6	2	2	1	2					24
<b>Swimming Pools</b>	2014	0	0	0	1	0	0	0	0	0	0	0	1	2
	2015	0	0	0	0	0	0	0	1	1	0	0	0	2
	2016	0	0	0	0	0	1	1	0					2
<b>Commercial/Industrial Bldgs</b>	2014	0	0	0	0	0	2	1	0	0	0	0	1	4
	2015	1	0	0	0	0	0	2	0	0	1	1	1	6
	2016	0	0	2	2	0	0	1	0					5
<b>Land Disturbing Permits</b>	2014	8	1	10	4	8	16	3	10	5	9	6	10	90
	2015	6	5	9	10	10	12	15	16	3	5	10	5	106
	2016	12	11	8	14	10	18	7	6					86
<b>TOTAL PERMITS</b>	2014	39	14	30	36	44	48	28	45	39	46	33	37	431
	2015	32	39	51	41	35	43	38	45	32	32	43	25	456
	2016	27	26	45	50	40	51	24	40	0	0	0	0	303
<b>BUILDING VALUES FOR PERMITS ISSUED</b>														
<b>TOTAL BUILDING VALUES</b>	2014	1,902,399	453,326	1,783,992	2,540,111	2,570,600	3,119,333	1,724,192	2,586,705	1,353,471	1,922,260	1,461,680	2,563,409	\$ 23,981,478
	2015	1,384,631	1,560,716	2,916,520	3,567,237	2,999,918	4,280,357	5,272,378	3,107,731	2,625,563	2,203,913	1,931,893	6,252,403	\$ 38,103,260
	2016	1,817,981	2,555,455	5,552,458	3,711,821	2,447,891	5,311,921	3,611,179	1,817,783	0	0	0	0	\$ 26,826,489
<b>INSPECTIONS COMPLETED</b>														
<b>TOTAL INSPECTIONS</b>	2014	135	149	103	180	113	168	173	148	155	167	112	162	1765
	2015	105	137	146	214	113	232	193	181	208	206	149	149	2033
	2016	116	91	153	157	155	214	249	230					1365
<b>FEES COLLECTED</b>														
<b>Building Permits</b>	2014	\$9,160	\$2,655	\$10,041	\$11,601	\$11,808	\$18,950	\$6,913	\$12,848	\$8,080	\$11,602	\$9,740	\$11,568	\$ 124,965
	2015	\$6,731	\$8,351	\$13,711	\$16,037	\$13,508	\$16,628	\$14,931	\$18,895	\$10,411	\$8,558	\$10,381	\$9,575	\$ 147,717
	2016	\$11,850	\$11,954	\$11,576	\$14,889	\$8,447	\$19,247	\$12,947	\$7,537					\$ 98,446
<b>Land Disturbing Permits</b>	2014	\$2,125	\$1,225	\$2,400	\$2,300	\$1,310	\$8,500	\$2,739	\$2,850	\$625	\$2,839	\$2,450	\$2,850	\$ 32,213
	2015	\$1,775	\$875	\$1,425	\$3,425	\$1,750	\$1,850	\$2,325	\$3,338	\$1,085	\$2,819	\$10,450	\$2,298	\$ 33,414
	2016	\$3,200	\$2,575	\$1,700	\$1,950	\$2,250	\$2,325	\$4,020	\$875					\$ 18,895
<b>Zoning Permits/Proffers</b>	2014	\$1,000	\$250	\$1,800	\$1,100	\$14,200	\$2,400	\$1,050	\$19,900	\$1,400	\$1,350	\$950	\$1,700	\$ 47,100
	2015	\$1,200	\$1,000	\$1,650	\$2,600	\$1,500	\$1,850	\$1,850	\$2,400	\$1,650	\$1,050	\$900	\$850	\$ 18,500
	2016	\$1,150	\$1,250	\$1,800	\$2,450	\$1,650	\$2,800	\$1,150	\$1,150					\$ 13,400
<b>TOTAL FEES</b>	2014	\$ 12,285	\$ 4,130	\$ 14,241	\$ 15,001	\$ 27,318	\$ 29,850	\$ 10,702	\$ 35,598	\$ 10,105	\$ 15,790	\$ 13,140	\$ 16,118	\$ 204,278
	2015	\$ 9,706	\$ 10,226	\$ 16,786	\$ 22,062	\$ 16,758	\$ 20,328	\$ 19,106	\$ 24,632	\$ 13,146	\$ 12,427	\$ 21,731	\$ 12,722	\$ 199,631
	2016	\$ 16,200	\$ 15,779	\$ 15,076	\$ 19,289	\$ 12,347	\$ 24,372	\$ 18,117	\$ 9,562	\$ -	\$ -	\$ -	\$ -	\$ 130,741



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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)

### STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 16:09  
**Tax Map:** Tax Map 5, Section A, Parcels 23 & 23E

**From:** Brad Robinson  
**District:** Columbia  
**Date:** September 28, 2016

**General Information:** This request is to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Owner:** Grover & Wanda Palmer (Tax Map 5-A-23) and Bryan K. Palmer et al (Tax Map 5-A-23E)

**Applicant:** Palmer Solar Center LLC

**Representative:** Kyle West, Coronal Development Services

**Requested Action:** Request for a special use permit to operate a solar farm (major utility) with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23E.  
(Attachment A)

**Location:** The property is located along Palmer Farm Lane off Little Creek Road (State Route 617), approximately 800 feet west of the intersection with James Madison Highway (US Route 15). The parcels are within the Zion Crossroads Community Planning Area and the Columbia Election District. (Attachment B)

**Existing Zoning:** A-1, Agricultural, General and I-1, Industrial, Limited

**Existing Land Use:** Agricultural

**Planning Area:** Zion Crossroads Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1, Agricultural, General and I-1, Industrial, Limited.

**Zoning History:** None

## **Comprehensive Plan:**

### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250.”*

### **Analysis:**

This is a special use permit application to construct a photovoltaic solar project also known as a “solar farm”. Photovoltaics (PV) is the method of converting light to electricity. Solar farms utilize a mass of solar panels to capture solar energy and send it to the local electrical grid where it is bought by an electric utility company for distribution. Solar energy is considered to be a clean, renewable and reliable source of power.

The subject use is classified as a “major utility” and defined in the Zoning Ordinance as *“facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities”*. Major utilities are permitted by special use permit in both the A-1 and I-1 zoning districts and are subject to an approved site development plan. The detail of the site development plan that is required is at the discretion of the Director of Planning, and many times the sketch plan provided with the SUP application is sufficient.

In accordance with the application, the proposed project will consist of solar modules (solar panels) on aluminum or steel racking structures and inverters on separate concrete pads. An exact number of structures has not been finalized but the applicant has indicated the project could have approximately 22,000 solar modules. No new buildings will be constructed. Each racking structure will be approximately 12 feet off the ground at the tallest point and tilted approximately 30°. The racking structures could be designed to rotate east to west in order to track the sun or they may remain fixed. All structures will be wired together and interconnected to Central Virginia Electric Co-operative’s electric system which serves portions of 14 counties in Central Virginia including Fluvanna County. Security fencing with a height of 7 feet will surround the project.

The subject parcels will be leased by the applicant for a period up to 35 years. At the end of the lease, all equipment related to the operation will be removed from the property. Condition #8 reflects this arrangement.

The project may require some tree clearing on two adjoining properties to prevent shading onto the solar arrays. Tree removal will be established in an agreement with the properties involved. Staff recommends some of the existing vegetation in the area designated for tree clearing along Little Creek Road be maintained so the project will be screened from public view. This is reflected in Condition #5.

The project will generate some truck traffic during construction – however, traffic is anticipated to be very minimal after completion. The subject parcels are currently accessed by Palmer Farm Lane, a private gravel road/driveway from Little Creek Road (State Route 617). The private road will continue to be used for access to the project and road maintenance is covered in the applicant's lease agreement.

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

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

The subject property is located within the Zion Crossroads Community Planning Area, within close proximity of existing agricultural and industrial zoning and uses. Adjoining properties along Palmer Farm Lane contain residential uses that will have a view of the project. However the project overall is situated off the main road out of public view and is surrounded by a fair amount of existing vegetation and trees. The character of the area is expected to remain unchanged.

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

Major utilities are allowed by SUP in the A-1 and I-1 districts. By-right uses that are similar, in operation or size of structures, to this application may include temporary sawmills, minor utilities, contractor's storage yards and lumberyards. The subject property is located in an area where zoning transitions from agricultural to industrial towards Zion Crossroads.

Sec. 22-1-2 of the zoning ordinance states its purpose is "*to facilitate the creation of a convenient, attractive and harmonious community*" as well as "*to protect against over-crowding of land*". Additionally, the zoning ordinance encourages "*economic development activities*". The construction phase of the project will temporarily generate increased consumer activity in the area which will provide an economic benefit.

(Attachment C)

**Neighborhood Meeting:**

Including staff and the applicant, there were five (5) attendees at the August 10, 2016 Neighborhood meeting. No opposition to the project was expressed during the meeting.

(Attachment D)

### **Technical Review Committee:**

The following comments were generated from the August 11, 2016 Technical Review Committee meeting:

1. Planning staff wanted to know if all of the equipment related to the farm would be removed at the end of the lease and if the applicant would be willing to have this be a condition of the special use permit. The applicant had no objection to this request.
2. Fire Chief had no comments.
3. Building Official wanted to know how similar projects of this nature were permitted and/or taxed in other localities. The applicant gave examples from several Virginia localities but said more projects had been done in North Carolina than Virginia.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Coronal Development Solar Farm on Little Creek Road (Rte. 617) in Fluvanna County. Rte. 617 has a functional classification of Rural Local Road and VDOT's 2015 Traffic Data shows that Rte. 617 has an Average Annual Daily Traffic of 220 which classifies it as a Low Volume Road. The speed limit on Rte. 617 is unposted and is therefore considered to be the statutory 55 mph speed limit. The entrance to the Solar Panel Farm will be considered a Low Volume Entrance (maximum 50 vehicles per day) since once it is constructed traffic visiting the facility will be infrequent. A Low Volume Entrance requires that Stopping Sight Distance be achieved compared to Intersection Sight Distance for a Commercial Entrance which is greater. Based on the statutory 55 mph speed limit a minimum of 495 ft. of Stopping Sight Distance from the existing entrance (Palmer Farm Road) is required in both directions (east and west). NOTE: Rte. 617 was paved sometime in 2008 under VDOT's Rural Rustic Road Program. During the 2008 Session, the General Assembly established that the maximum speed limit for a road designated as a Rural Rustic Road, on or after July 1, 2008 is 35 mph. VDOT will research this matter and determine if the 35 mph speed limit currently applies to Rte. 617. Some of the options available to address the existing sight distance limitations for this site are:
  - If a sight easement is acquired across the front of Parcel 5-A-40 (inside of curve on south side of Rte. 617) the existing entrance at Palmer Farm Lane will have approximately 270 ft. of available sight distance to the left (east). The existing entrance has well over 500 ft. of sight distance to the right (west) if some trees immediately west of the existing entrance are removed from Parcel 5-A-38. This option would more than satisfy the Stopping Sight Distance at a posted speed limit of 35 mph.
  - If the entrance to the solar panel site is shifted approximately 400 ft. to the west onto Parcel 5-A-38 the 495 ft. of Stopping Sight Distance required at a 55 mph posted speed limit can be achieved.
  - If the entrance to the solar panel site is shifted approximately 200 ft. to the west onto Parcel 5-A-38 the 250 ft. of Stopping Sight Distance required at a 35 mph posted speed limit can be achieved.

It should be noted that the construction traffic resulting from the Solar Panel Farm will require submission, approval and implementation of a Temporary Traffic Control Plan (see VDOT's 2015 Work Area Protection Manual for details).



5. Health Department had no comments.

(Attachment E)

**Conclusion:**

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter. The Planning Commission may also want to consider placing a limit on the number of solar panels.

**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. The size of the use shall not exceed 57 acres.
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. A buffer meeting the requirements of Sec. 22-24-7(B) of the Fluvanna County Code shall be maintained along Little Creek Road (State Route 617) to screen the use from public view.
6. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
7. Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9 A. d. of the County Code.
8. All equipment and/or structures associated with the major utility use shall be removed from the property upon termination of the lease agreement.
9. 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.

**Suggested Motion:**

I move that the Planning Commission recommend approval/denial of SUP 16:09, a request to allow for a major utility with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23E, [if approved] subject to the (X) conditions listed in the staff report.

**Attachments:**

A – Application and APO letter

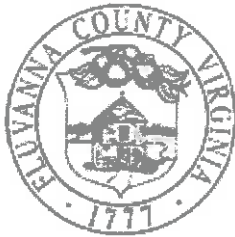
B – Aerial Vicinity Map

C – Applicant's rendering

D – Neighborhood meeting sign-in sheet and notes

E – TRC comment letter

Copy: Kyle West via email – [kwest@coronalgroupp.com](mailto:kwest@coronalgroupp.com)  
File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Special Use Permit (SUP)

Owner of Record: Catherine S. Palmer, Grover M. Palmer & Wang Applicant of Record: Palmer Solar Center, LLC

E911 Address: N/A

E911 Address: N/A

Phone: N/A

Fax: N/A

Phone: 434-299-0335

Fax: 434-299-0335

Email: N/A

Email: kwest@coronalgroupp.com

Representative: Kyle West

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: 321 East Main St., Suite 3, Charlottesville, VA 22902

Phone: 434-299-0335

Fax: 434-299-0335

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Email: kwest@coronalgroupp.com

If Yes, what district:

Tax Map and Parcel(s): 5A 23E, 5A 23

Deed Book Reference: DB614-298 & DB623-531

Acreage: 57

Zoning: A-1 & I-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Request for a SUP in order to: Construct Solar Farm

Proposed use of Property: Solar Farm

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

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

Date: 7/20/16 Signature of Owner/Applicant:

Subscribed and sworn to before me this

20th

day of

July

20 16

Notary Public:

Register #

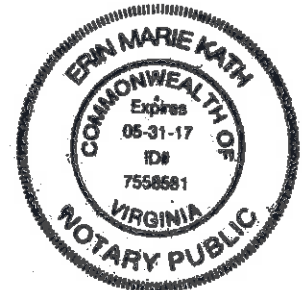
7558581

My commission expires:

May 31, 2017

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

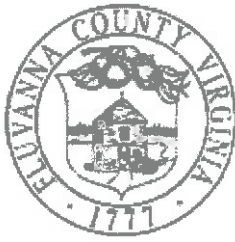
Date Received: 7/22/2016	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP 16 : 04
\$800.00 fee plus mailing costs paid: 1861		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: Columbia	Planning Area: Zion CPA		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision: Received		Decision:	

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

JUL 22 2016

This form is available on the Fluvanna County website: www.fluvannacounty.org

Planning Dept.



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

Name: _____

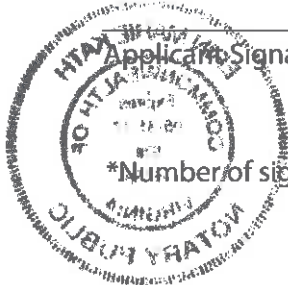
Address: _____

City: _____

State: _____

Zip Code: _____

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** ^{1st} : ^{1st} **ZMP** : **ZTA** :

 \$90 deposit paid per sign*: **✓ # 1861**

Approximate date to be returned: _____

Planning Dept.

JUL 22 2016

Received

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

The proposed use will be a photo-voltaic solar project ("Project"). Located on two separate parcels (Parcel IDs: 5A 23E & 5A 23) and covering approximately 50 acres, the approximately 5MWac Project will consist of solar photo-voltaic modules on an aluminum or steel racking structure, security fencing and separate concrete pads to house inverters. The racking system is approximately 12' off the surface of the ground at its tallest point, and it will tilt the modules at approximately a 30 degree tilt. Depending on final system design, the racking system may rotate east to west to efficiently track the solar energy or remain fixed. There will be no new buildings constructed, no existing buildings utilized and no additions made to existing buildings, but rather, the Project components will mostly consist of posts, modules, racking, inverter pads, inverters and security fencing. Posts will be driven into the ground, racking attached to the poles and modules placed on the racking. All the arrays will be

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

For A-1 & I-1 zoned properties (like the subject Site), the Fluvanna County Planning and Community Development Department indicated a Special Use Permit would be required for a Major Utility use; therefore, this change in use is being requested per the Fluvanna County Planning and Community Development Department's guidance. Moreover, the Project will serve as critical infrastructure for Central Virginia Electric Cooperative and the residents of Fluvanna County.

**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?

Since there is no audible sound outside the Project fence-line, little glare (less than 2% of incoming light), little change in ambient temperature, care taken to mitigate impacts to existing vegetation and wildlife and no health concerns associated with ground-mounted, solar photo-voltaic projects, there are few, if any, effects on the surrounding neighborhood. Moreover, the applicant had a Real Estate Study performed on a North Carolina project showing no impact on adjacent property values (see supplementary materials). Lastly, the Project is hidden from view by existing vegetation, and supplementary vegetation will be added as needed to further protect the viewshed.

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

According to the Fluvanna County Commissioner of Revenue, the change in use will remove the property from land use and result in approximately \$7,500 in rollback taxes (see Deputy Commissioner email) along with an increase in real property taxes going forward. In addition, the project will create approximately 75 construction-level jobs and induce direct and indirect economic benefits during the construction period. The Project will provide increased revenue to two Fluvanna County landowners and help Central Virginia Electric Co-operative meet their renewable energy goals while upgrading their system. (see CVEC Letter of Support). Lastly, this Project supports domestic, clean energy which leads to a safer, sustainable environment and energy independence.

**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:

1. Parcels 5-A-23 and 5-A-23E are under lease option with Coronal Development Services, LLC and will be transferred to Palmer Solar Center, LLC. Parcel 5-A-23A and Parcel 5 A 38 will potentially be in a Timber Removal Agreement with Palmer Solar Center, LLC.
2. Project will adhere to Fluvanna County setback and screening requirements per Ordinance Chapter 22:
3. Project and Utility will obtain necessary easement and encroachment agreements to extend existing 12.47kV utility line to the site.
4. Project will obtain necessary easement or encroachment agreement to locate project near existing underground utility line or relocate the line.

JUL 22 2016

Received



## 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:

**STAFF USE ONLY**

- 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.

[illegible]

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

**STAFF USE ONLY**

- ☒ 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.

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**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**.

Fluvanna County Department of Planning & Community Development ♦ Box 540 ♦ Palmyra, VA 22963 ♦ 434-591-1910 ♦ Fax – 434-591-1911

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

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COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Special Use Permit (SUP)

Overrun Sections

**Owner of Record:** Catherine S. Palmer, Grover M. Palmer & Wanda Palmer

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

The proposed use will be a photo-voltaic solar project ("Project"). Located on two separate parcels (Parcel IDs: 5A 23E & 5A 23) and covering approximately 50 acres, the approximately 5MWac Project will consist of solar photo-voltaic modules on an aluminum or steel racking structure, security fencing and separate concrete pads to house inverters. The racking system is approximately 12' off the surface of the ground at its tallest point, and it will tilt the modules at approximately a 30 degree tilt. Depending on final system design, the racking system may rotate east to west to efficiently track the solar energy or remain fixed. There will be no new buildings constructed, no existing buildings utilized and no additions made to existing buildings, but rather, the Project components will mostly consist of posts, modules, racking, inverter pads, inverters and security fencing. Posts will be driven into the ground, racking attached to the poles and modules placed on the racking. All the arrays will be wired together into an inverter and interconnected to the Central Virginia Electric Co-operative electric system. Lastly, since the IRS views solar equipment as personal property (not real property), there will be no real property improvements to the land.

**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:**

1. Parcels 5-A-23 and 5-A-23E are under lease option with Coronal Development Services, LLC and will be transferred to Palmer Solar Center, LLC. Parcel 5-A-23A and Parcel 5 A 38 will potentially be in a Timber Removal Agreement with Palmer Solar Center, LLC.
2. Project will adhere to Fluvanna County setback and screening requirements per Ordinance Chapter 22:
3. Project and Utility will obtain necessary easement and encroachment agreements to extend existing 12.47kV utility line to the site.
4. Project will obtain necessary easement or encroachment agreement to locate project near existing underground utility line or relocate the line.
5. Solar array to be surrounded by 7' security fence.
6. Project will obtain appropriate environmental permits and approvals, as required.
7. Facility access will be from existing driveway to Parcel 5-A-23E off Little Creek Road. Farm road to be maintained to VDOT standards.
8. Trees to possibly be cleared on Parcel 5-A-23A & Parcel 5 A 38 for shading purposes.
9. Exact location of solar arrays, interconnection equipment, and roadways to be determined.
10. No lighting will be added to facility.
11. Equipment is representative only and may change based on availability and market conditions.
12. All dimensions specified here are for reference only; do not scale this drawing, not for construction.

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JUL 22 2016

Planning Dept.

Thursday, July 14, 2016

Fluvanna County Dept. of Planning & Community Development  
P.O. Box 540  
Palmyra, VA 22963

**RE: Authorization for Agent to Act on Behalf of Owner**

Dear Fluvanna Planner,

As the owner of parcel #5 A 23E in Fluvanna County, VA, I/we grant permission for representatives of Palmer Solar Center, LLC and Coronal Development Services, LLC to act on our behalf in the request for a Special Use Permit to develop and construct a solar farm.

Best regards,

  
Bryan Palmer

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JUL 22 2016

Planning Dept.

Thursday, July 14, 2016

Fluvanna County Dept. of Planning & Community Development  
P.O. Box 540  
Palmyra, VA 22963

**RE: Authorization for Agent to Act on Behalf of Owner**

Dear Fluvanna Planner,

As the owner of parcel #5 A 23 in Fluvanna County, VA, I/we grant permission for representatives of Palmer Solar Center, LLC and Coronal Development Services, LLC to act on our behalf in the request for a Special Use Permit to develop and construct a solar farm.

Best regards,

  
_____  
Grover Palmer

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Planning Dept.



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Prepared By: Barbara Wright Goshorn, PC  
Tax Map ID No: Portion of 5-A-23

**THIS DEED OF PARTITION**, made and entered into this 28th day of July, 2004, by and between **KATHERINE CORNELIA PALMER**, widow and not remarried, **GROVER M. PALMER** and **WANDA M. PALMER**, his wife, **KENNETH PALMER** and **JOYCE PALMER**, his wife, **CAROLYN PALMER FITZSIMONS** and **DONALD FITZSIMONS**, her husband, and **CATHERINE STATON PALMER**, widow and not remarried, parties of the first part, Grantors, and **GROVER M. PALMER**, party of the second part, Grantee, whose address is 987 Little Creek Road, Troy, Virginia 22974, **CAROLYN PALMER FITZSIMONS**, party of the third part, Grantee, whose address is PO Box 312, Grottoes, Virginia 24441, **CATHERINE STATON PALMER**, party of the fourth part, Grantee, whose address is 1197 Troy Road, Troy, Virginia 22974.

**WITNESSETH:**

WHEREAS, Seth Palmer and Hellen A. Palmer, his wife, by deed dated December 1, 1941, and recorded in the aforesaid Clerk's Office in Deed Book 48, page 468 conveyed certain real estate, being originally 120 acres, more or less, lying in Fluvanna County to the children of David Monroe Palmer; and,

WHEREAS, David Monroe Palmer, died February 24, 1989, leaving five children namely: Kenneth Palmer; Curtis Palmer, also known as Curtis Monroe Palmer; Herbert Palmer, also known as David Herbert Palmer; Grover Palmer and Carolyn Palmer Fitzsimons; and,

WHEREAS, Curtis Palmer, also known as Curtis Monroe Palmer, died testate on December 6, 2002, his Will being spread of record in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, which Will devises his property to his surviving wife, Katherine Cornelia Palmer; and,

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WHEREAS, David Herbert Palmer, also known as Herbert Palmer, died intestate on February 2, 1999, leaving his surviving wife, Catherine Staton Palmer, the mother of his children, as his sole heir at law; and,

WHEREAS, Kenneth Palmer and Katherine Cornelia Palmer have had certain other properties conveyed to them or conveyed to others at their direction, as and for their share or interest of the following described property; and,

WHEREAS, the interests of the Grantees have never been divided and allotted to them, and it now being the desire of all of the parties concerned to divide said land and allot a specific portion to each of the Grantees.

NOW, THEREFORE, for and in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, the receipt of all of which is hereby acknowledged by the Grantors, the Grantors hereby grant and convey with SPECIAL WARRANTY OF TITLE unto Grover M. Palmer, the party of the second part, the following described tract or parcel of land, to-wit:

All that certain tract or parcel of land lying and being situate in the Palmyra District of Fluvanna County, Virginia, containing 31.000 acres, more or less, being more particularly described as Lot 3 on plat entitled "A Plat Showing a Family Division of Tax Map Section 5, Parcel (A)-23" made by G. D. Hosaflook, Land Surveyor, dated April 26, 2004, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Plat Book 2, page 142, together with and subject to a non-exclusive perpetual easement of right of way fifty (50) feet in width for ingress and egress and utilities as shown by the aforesaid plat; BEING a portion of the property conveyed to the children of David Monroe Palmer by deed of Seth Palmer and Hellen A. Palmer, dated December 1, 1941, and recorded in the

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aforesaid Clerk's Office in Deed Book 48, page 468.

AND, for and in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, the receipt of all of which is hereby acknowledged by the Grantors, the Grantors hereby grant and convey with SPECIAL WARRANTY OF TITLE unto Carolyn Palmer Fitzsimons, the party of the third part, the following described tract or parcel of land, to-wit:

All that certain tract or parcel of land lying and being situate in the Palmyra District of Fluvanna County, Virginia, containing 15.752 acres, more or less, being more particularly described as Lot 1 on plat entitled "A Plat Showing a Family Division of Tax Map Section 5, Parcel (A)-23" made by G. D. Hosaflook, Land Surveyor, dated April 26, 2004, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Plat Book 2, page 142; BEING a portion of the property conveyed to the children of David Monroe Palmer by deed of Seth Palmer and Hellen A. Palmer, dated December 1, 1941, and recorded in the aforesaid Clerk's Office in Deed Book 48, page 468.

AND, for and in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, the receipt of all of which is hereby acknowledged by the Grantors, the Grantors hereby grant and convey with SPECIAL WARRANTY OF TITLE unto Catherine Staton Palmer, the party of the fourth part, the following described tract or parcel of land, to-wit:

All that certain tract or parcel of land lying and being situate in the Palmyra District of Fluvanna County, Virginia, containing 31.000 acres, more or less, being more particularly described as Lot 2 on plat entitled "A Plat Showing a Family Division of Tax Map Section 5, Parcel (A)-23" made by G. D. Hosaflook, Land Surveyor, dated April 26, 2004, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Plat Book

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2, page 142, together with and subject to a non-exclusive perpetual easement of right of way fifty (50) feet in width for ingress and egress and utilities as shown by the aforesaid plat; BEING a portion of the property conveyed to the children of David Monroe Palmer by deed of Seth Palmer and Hellen A. Palmer, dated December 1, 1941, and recorded in the aforesaid Clerk's Office in Deed Book 48, page 468.

Pursuant to Section 19-3-3 of the Fluvanna County Subdivision Ordinance, the above-described property, being described herein as Lots 1, 2 and 3, may not be sold for a period of three years from the date of the dedication.

This conveyance is made subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or have not otherwise become ineffective.

WITNESS the following signatures and seals:

Katherine C. Palmer (SEAL)  
Katherine Cornelia Palmer

Grover M. Palmer (SEAL)  
Grover M. Palmer

Wanda M. Palmer (SEAL)  
Wanda M. Palmer

Kenneth Palmer (SEAL)  
Kenneth Palmer

Joyce Palmer (SEAL)  
Joyce Palmer

Carolyn Palmer Fitzsimons (SEAL)  
Carolyn Palmer Fitzsimons

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Donald Fitzsimons (SEAL)  
Donald Fitzsimons

Catherine Staton Palmer (SEAL)  
Catherine Staton Palmer

STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me this 4 day of AUGUST,  
2004, by Katherine Cornelia Palmer.

My commission expires: Nov 30, 2006

Barbara Wright  
Notary Public



STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me this 4 day of AUGUST,  
2004, by Grover M. Palmer and Wanda M. Palmer.

My commission expires: Nov. 30, 2006

Barbara Wright  
Notary Public



[NOTARIAL SEAL]

STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me this 4 day of AUGUST,  
2004, by Kenneth Palmer and Joyce Palmer.

My commission expires: Nov. 30, 2006

Barbara Wright  
Notary Public



[NOTARIAL SEAL]

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STATE OF VIRGINIA,

CITY/COUNTY OF FLUVANNA to-wit:The foregoing instrument was acknowledged before me this 4 day of AUGUST

2004, by Carolyn Palmer Fitzsimons and Donald Fitzsimons.

My commission expires: Nov 30, 2006

Barbara Whipholtz  
Notary Public

[NOTARIAL SEAL]



STATE OF VIRGINIA,

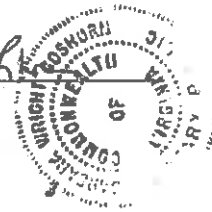
CITY/COUNTY OF FLUVANNA to-wit:The foregoing instrument was acknowledged before me this 4 day of AUGUST

2004, by Catherine Staton Palmer.

My commission expires: Nov. 30, 2006.

Barbara Whipholtz  
Notary Public

[NOTARIAL SEAL]



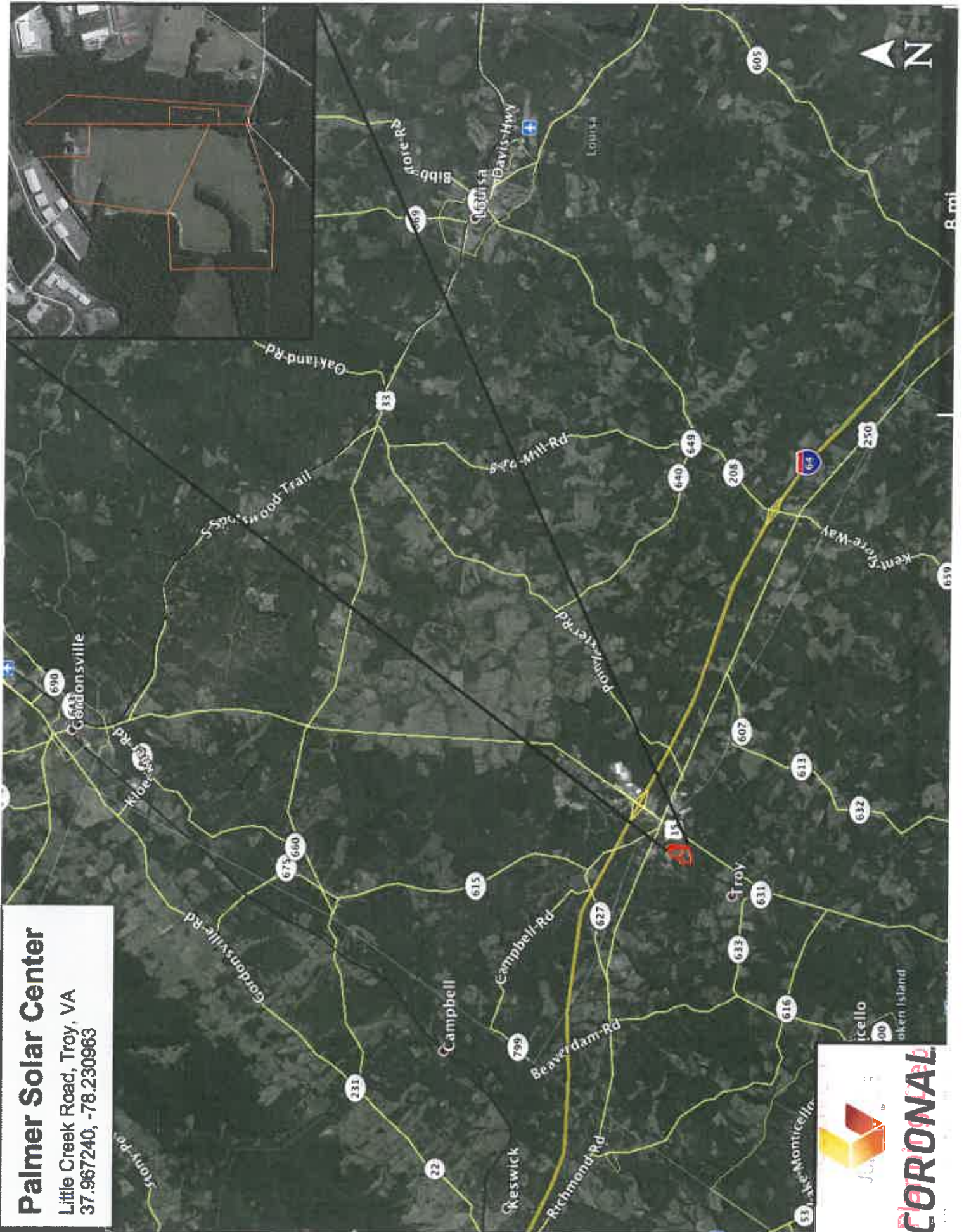
## VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY

St. R. Tax	<u>50</u>	The foregoing instrument with acknowledgment was admitted to record on <u>Aug 11</u> , 20 <u>04</u> at <u>13:58 P.M.</u> In D.B. <u>614</u> Page(s) <u>298-303</u> Recording costs paid as shown.
Co. R. Tax		
Transfer	<u>175</u>	
Clerk	<u>21.00</u>	
Grantor Tax	<u>85</u>	
Pro	<u>20.00</u>	Teste: <u>Marcia J. Davis</u> Deputy Clerk Bouson E. Peterson, Jr., Clerk
<u>44.25</u>		

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# Palmer Solar Center

Little Creek Road, Troy, VA  
37.967240, -78.230963





## Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI  
5029 Hilltop Needmore Road  
Fuquay Varina, North Carolina 27526  
Phone (919) 285-2951  
[rkirkland2@gmail.com](mailto:rkirkland2@gmail.com)  
[www.kirklandappraisals.com](http://www.kirklandappraisals.com)

---

June 13, 2014

Mr. Scott Hawken  
HelioSage Energy  
117 4th Street SE  
Charlottesville, Virginia 22902

Mr. Hawken:

At your request, I have considered the likely impact of a solar farm to be located on an assemblage of tracts owned by Doddie Elks Singleton on the south side of Pitt Street and the east side of S Grimesland Bridge Road, Grimesland, Pitt County, North Carolina.

The scope of this assignment is to address the likely impact this may have on adjoining properties. To this end I have researched and visited existing and proposed solar farms, researched articles through the Appraisal Institute and other studies, as well as discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is HelioSage Energy represented to me by Mr. Scott Hawken. The intended use is to assist in the Special Use Permit application. The effective date of this consultation is June 13, 2014, the date of my review of the tracts and surrounding area by the aerial maps.

I have not inspected the property, though I am familiar with Pitt County and I have looked at multiple tracts in Pitt County in 2014.

### **Proposed Use Description**

The solar farm will consist of fixed solar panels that will generate no noise, no odor, and less traffic than a residential subdivision. The appearance will all be panels less than 10 feet in height that will be located behind a chain link fence.

The property is adjoined by vacant land, agricultural land, single family residential uses, ministorage, and warehouse. The predominant adjoining use by acreage is agricultural, while the predominant adjoining use by parcel is older residential and mobile home. Most of the residential uses are along S Grimesland Bridge Road.

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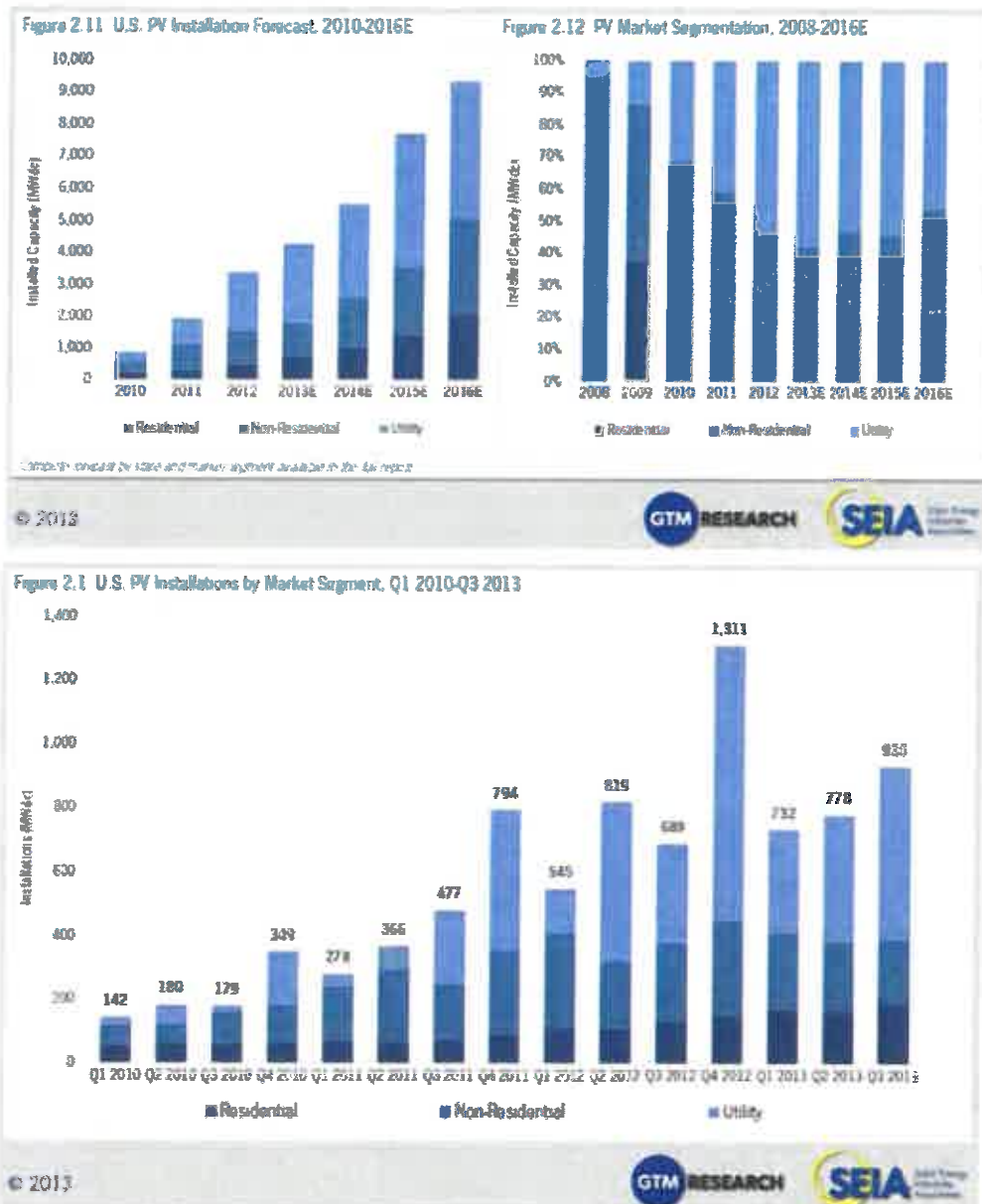
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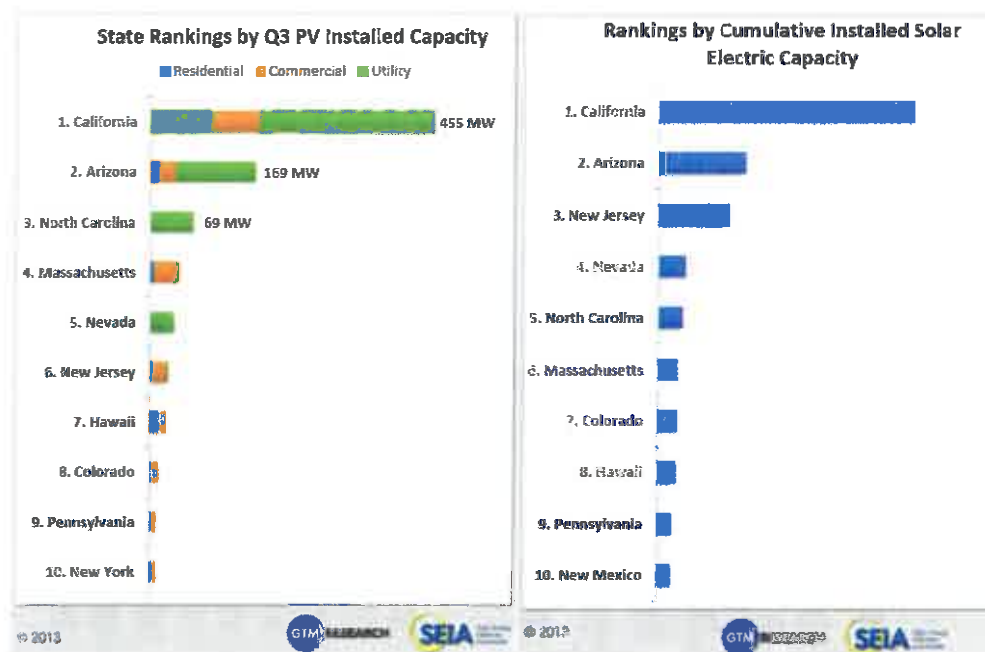
## Solar Farms in North Carolina

Across the nation the number of solar installations has dramatically increased over the last few years as the change in the technology and economy made these solar farms more feasible. The charts below show how this market has grown and is expected to continue to grow from 2010 and projections out to 2016. The U.S. Solar Market Insight Reports for 2010 and 2011 which is put out by the Solar Energy Industries Association note that 2010 was a "breakout" year for solar energy and the continued the boom of solar power is shown in the steady growth. North Carolina was ranked as having the 3rd most active photovoltaic installed capacity in 2013.



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As shown in the charts above, North Carolina was the third largest installer of solar energy in the third quarter of 2013. North Carolina is the fifth largest installer of solar energy in the United States.

### **Solar Farm Market Analysis**

I have researched a number of solar farms in North Carolina to determine the impact of these facilities on the value of adjoining property. I have provided a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use. This breakdown is included in the Harmony of Use section of this report.

I also conducted a series of matched pair analysis. A matched pair analysis is where you consider two similar properties with only one difference of note so that you can determine whether or not that difference has any impact on value. In this case, I have considered residential properties adjoining a solar farm versus similar residential properties that do not adjoin a solar farm. I have also considered some matched pairs of vacant residential and agricultural land.

As outlined in the discussion of each matched pair, I concluded that there is no impact in sale price for residential, agricultural or vacant residential land that adjoins existing or proposed solar farms.

I note that the numbering for the solar farms in the addenda correspond to the charts in the Harmony of Use Tables later in this report.

## Solar Farm Comparables With Matched Pairs

I have provided more detailed information on a few of the solar farms attached to the addendum of this report to focus on those with matched pairs. These come from a larger set of solar farms that I have researched and summarized in the charts under Harmony of Use/Compatibility of Use.

The sets of matched pairs all support the conclusion that the solar farm has no negative impact on adjacent residential and agricultural properties.

### **Matched Pair A - AM Best Solar Farm, Goldsboro, NC**

This solar farm adjoins Spring Garden Subdivision that has new homes and lots still available for new construction. The recent home sales have ranged from \$200,000 to \$250,000. Currently homes are being listed for \$240,000 to \$260,000. The solar farm is clearly visible especially along the north end of this street where there is only a thin line of trees separating the solar farm from the single family homes.



Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder the solar farm has proven to be a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. From this I conclude that there is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows five homes that have sold in 2013 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales provide a strong indication that the solar farm has no impact on the adjoining residential use.

	<b>Americana</b> SqFt: 3,194 Bed / Bath: 3 / 3.5	Price: \$237,900 <a href="#">View Now »</a>		<b>Washington</b> SqFt: 3,292 Bed / Bath: 4 / 3.5	Price: \$244,900 <a href="#">View Now »</a>
	<b>Presidential</b> SqFt: 3,400 Bed / Bath: 5 / 3.5	Price: \$247,900 <a href="#">View Now »</a>		<b>Kennedy</b> SqFt: 3,494 Bed / Bath: 5 / 3	Price: \$249,900 <a href="#">View Now »</a>
	<b>Virginia</b> SqFt: 3,449 Bed / Bath: 5 / 3	Price: \$259,900 <a href="#">View Now »</a>			

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**AM Best Solar Farm, Goldsboro, NC****Matched Pairs**

As of Date: 3/6/2014

**Adjoining Sales After Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
20	3600169964	Feddersen	1.56	Feb-13	\$247,000	2012	3,571	\$69.17	Ranch
21	3600169964	Gentry	1.42	Apr-13	\$245,000	2013	3400	\$72.06	2 Story
	3600195570	Helm	0.76	Sep-13	\$250,000	2013	3292	\$75.94	2 Story
	3600195361	Leak	1.49	Sep-13	\$260,000	2013	3652	\$71.19	2 Story
	3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3453	\$73.85	2 Story
		Average	1.20		\$251,400	2013	3,474	\$72.44	
		Median	1.42		\$250,000	2013	3,453	\$72.06	

**Nearby Sales After Solar Farm Completed**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
	3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
	3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
		Average	1.06		\$246,333	2013	3,331	\$73.96	
		Median	1.12		\$248,000	2013	3,400	\$74.41	

**Adjoining Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
22	3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
23	3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
24	3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
		Average	1.59		\$219,000	2012	2,940	\$74.95	
		Median	1.59		\$219,000	2012	2,940	\$74.95	

**Nearby Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
	3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
	3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
	3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
		Average	1.07		\$232,750	2012	3,374	\$69.01	
		Median	1.14		\$233,000	2012	3,349	\$69.13	

## AM Best Solar Farm, Goldsboro, NC



View of home in Spring Garden with solar farm located through the trees and panels visible.



View from vacant lot at Spring Garden with solar farm panels visible through trees.

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### Matched Pair B – O2 Solar Farm, Zebulon, NC

A new solar farm was approved near Zebulon off Pearces Road, but the approval apparently is being appealed and the solar farm has not yet been constructed.

The owner of this land, George Ray, also owns two adjoining lots that back up to this property and he intends to build spec homes on those lots in the future.

Lots adjoining this property to the north were owned by Dukes Lake Properties, LLC and are part of the Meadows of Dukes Lake. This subdivision was developed in 2007/2008 and only one lot has been sold and no homes built since that time due to the recession. Initially, the developer intended to build \$350,000 homes with lots priced around \$60,000, or 17% of the finished home price.

All of the unsold lots at Meadows of Dukes Lake sold in December 2013 to Wynn Construction for \$25,000 per lot for 22 lots.

Typically, a bulk sale of lots will be discounted off the individual lot price. This is similar to comparing the cost of a can of coke purchased by the can or by the case. There is always a big discount for the price per can if purchased by the case. Typically, for a subdivision that is projected to do well with a strong sellout this discount will run anywhere from 10% to 30%. Troubled subdivision lots such as the Meadows of Dukes Lake will see a discount of 30% to 60%. The projected lot price for this subdivision is clearly not \$60,000 as no lots were sold from 2008 through 2012 when there was no word of any solar farm project. There were a great many troubled subdivisions in similar rural locations that got caught in the recession and lots just could not be sold at almost any price. This difficulty in lot sales was not attributable to the solar farm as the solar farm was not announced until late 2012.



Furthermore, I considered the bulk sale of lots in the nearby subdivision of Wakefield Manors. This subdivision is located to the south with better proximity to highways. A total of 63 lots were sold in April 2013 for \$15,000 per lot. These lots were in a development where homes were previously selling for over \$400,000 in 2006, though the most recent sales are closer to \$300,000. These lots are in a superior subdivision where higher priced homes have been built and are projected to be built. The location is better, but there are a larger number of lots. The bulk discount on these lots is substantially greater than that at the subject property which attests to the difficulty in the market. However, Wakefield Manors has no solar farm and the bulk lot sale was significantly lower than the Meadows of Dukes Lake bulk lot sale. This strongly shows that no additional impact is attributable to the potential solar farm.

I also considered a bulk lot sale of lots at Brighton of Wendell. This is another subdivision with a better location and within an ongoing subdivision with existing home sales. A total of 55 lots were sold by Jim Hoffman Lake Lots, LLC out of this subdivision on June 28, 2012 for \$700,000, or \$12,727 per lot. Retail lot prices were offered at \$19,900 to \$25,900, suggesting a 50% discount for the bulk lot purchase. Homes in this neighborhood were selling for \$220,000 to \$250,000 prior to the downturn in the market with the most recent home sale being \$171,000. Again, this comparable sale shows a lower price per lot for a similar subdivision. These lots sold for half the amount of the lots that are proposed to adjoin the solar farm. Again, this matched pair strongly shows no additional impact attributable to the solar farm. If anything these two matched pairs show that the lots at the Meadows of Dukes Lake are selling at a higher price point than these other two recent bulk lot sales.



**Matched Pair C – White Cross Solar Farm, Chapel Hill, NC**

A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

I consider this matched pair to strongly support the assertion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

**Harmony of Use/Compatibility of Use**

I have visited a number of existing and proposed solar farms to determine what uses are compatible with a solar farm. The data strongly supports adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a nearby solar farm. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.

The matched pair subdivisions noted above also show an acceptance of residential uses adjoining solar farms as a compatible or harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables that are included in my files to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining uses by total acreage.

	Res	Ag	Res/Ag	Park	Sub	Comm	Ind	All Res Uses	All Comm Uses
1 Goldsboro	35%	23%	0%	0%	3%	2%	37%	61%	39%
2 Willow Springs	8%	26%	66%	0%	0%	0%	0%	100%	0%
3 Kings Mtn	3%	12%	4%	0%	0%	0%	82%	18%	82%
4 White Cross	5%	51%	44%	0%	0%	0%	0%	100%	0%
5 Two Lines	3%	87%	8%	0%	3%	0%	0%	100%	0%
6 Strata	0%	0%	0%	100%	0%	0%	0%	100%	0%
7 Avery	13%	40%	47%	0%	0%	0%	0%	100%	0%
8 Mayberry	24%	51%	0%	0%	0%	4%	20%	76%	24%
9 Progress I	0%	45%	4%	0%	0%	0%	50%	50%	50%
10 Progress II	1%	99%	0%	0%	0%	0%	0%	100%	0%
11 Sandy Cross	0%	0%	100%	0%	0%	0%	0%	100%	0%
12 Zebulon	47%	0%	53%	0%	0%	0%	0%	100%	0%
13 Baldenboro	18%	59%	22%	0%	0%	0%	0%	100%	0%
14 Dement	33%	40%	27%	0%	0%	0%	0%	100%	0%
15 Vale Farm	1%	13%	86%	0%	0%	0%	0%	100%	0%
16 Eastover	0%	0%	0%	0%	0%	0%	0%	0%	0%
17 Wagstaff	7%	89%	4%	0%	0%	0%	0%	100%	0%
18 Roxboro	1%	93%	5%	0%	0%	0%	1%	99%	1%
19 McCallum	5%	93%	1%	0%	0%	0%	0%	100%	0%
20 Vickers	21%	58%	13%	0%	0%	2%	6%	92%	8%
21 Stout	52%	38%	0%	0%	0%	0%	10%	90%	10%
22 Mile	0%	20%	54%	0%	0%	0%	25%	75%	25%
Average	11%	41%	24%	1%	0%	0%	11%	85%	11%
Median	5%	40%	0%	0%	0%	0%	0%	100%	0%
High	52%	99%	100%	100%	3%	4%	82%	100%	82%
Low	0%	0%	0%	0%	0%	0%	0%	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

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I have also included a breakdown of each solar farm by number of adjoining parcels by parcel instead of acreage. Using both factors provides a better concept of what the neighboring properties consist.

	Res	Ag	Res/Ag	Park	Sub	Comm	Ind	All Res Uses	All Comm Uses
1 Goldsboro	0%	0%	0%	0%	0%	0%	0%	0%	0%
2 Willow Springs	42%	37%	21%	0%	0%	0%	0%	100%	0%
3 Kings Mtn	40%	30%	10%	0%	0%	0%	20%	80%	20%
4 White Cross	33%	20%	40%	0%	7%	0%	0%	100%	0%
5 Two Lines	38%	46%	8%	0%	8%	0%	0%	100%	0%
6 Strata	71%	0%	14%	14%	0%	0%	0%	100%	0%
7 Avery	50%	38%	13%	0%	0%	0%	0%	100%	0%
8 Mayberry	42%	8%	0%	0%	0%	25%	25%	50%	50%
9 Progress I	0%	50%	25%	0%	0%	0%	25%	75%	25%
10 Progress II	20%	80%	0%	0%	0%	0%	0%	100%	0%
11 Sandy Cross	17%	0%	83%	0%	0%	0%	0%	100%	0%
12 Zebulon	90%	0%	10%	0%	0%	0%	0%	100%	0%
13 Bladenboro	62%	28%	7%	0%	3%	0%	0%	100%	0%
14 Dement	83%	6%	11%	0%	0%	0%	0%	100%	0%
15 Vale Farm	10%	20%	70%	0%	0%	0%	0%	100%	0%
16 Eastover	0%	0%	0%	0%	0%	0%	0%	0%	0%
17 Wagstaff	65%	30%	3%	0%	0%	0%	3%	98%	3%
18 Roxboro	33%	50%	8%	0%	0%	0%	8%	92%	8%
19 McCallum	77%	15%	4%	0%	0%	0%	4%	96%	4%
20 Vickers	47%	32%	5%	0%	0%	5%	11%	84%	16%
21 Stout	78%	6%	0%	0%	0%	0%	17%	83%	17%
22 Mile	0%	36%	45%	0%	0%	0%	18%	82%	18%
Average	41%	24%	17%	1%	1%	1%	6%	88%	7%
Median	41%	24%	9%	0%	0%	0%	0%	99%	0%
High	90%	80%	83%	14%	8%	25%	25%	100%	50%
Low	0%	0%	0%	0%	0%	0%	0%	0%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. In fact every single solar farm considered included an adjoining residential use except for Progress I, which included an adjoining residential/agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

## Specific Factors on Harmony and Compatibility of Use

### **Appearance**

Solar farm panels have no associated stigma at this time and in smaller collections are found in yards and roofs in many residential communities. Larger solar farms using fixed panels are a passive use of the land that is considered in keeping with a rural/residential area. Comparing a solar farm to a larger greenhouse as shown below is a very reasonable comparison given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



I note that the fixed solar panels are all less than 10 feet high, which means that the visual impact of the solar panels will be less high than a typical greenhouse or even a single story residential dwelling. This property could be developed with single family housing that would have a much greater visual impact on the surrounding area given that a two-story home with attic could be four times as high as these proposed panels. The panels will be located behind a chain link fence.

The comparable solar farms that I have considered are presented in the addenda and include a variety of photos of solar farms. The photos show that these sites are generally well-maintained and there is no significant negative view.

For the reasons stated above, I conclude that the appearance of the proposed solar farm will maintain or enhance adjoining property values.

### Noise

The proposed solar panels will be fixed and will not move to follow the sun. As these are passive, fixed solar panels there is no noise associated with these panels. The transformer reportedly has a hum that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make this hum inaudible from the adjoining properties.

There will be minimal onsite traffic generating additional noise.

The various solar farms that I have inspected and identified in the addenda were inaudible from the roadways. I heard nothing on any of these sites associated with the solar farm.

For the reasons stated above, I conclude that the lack of any noise associated with the proposed solar farm indicates that this use will maintain or enhance adjoining property values.

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**Odor**

The solar panels give off no odor of which I am aware.

The various solar farms that I have inspected and identified in the addenda produced no noticeable odor off site.

I therefore conclude that odor from the proposed project is not a factor and the project as designed will maintain or enhance the value of contiguous properties.

**Traffic**

The solar farm will have no onsite employee's or staff. Maintenance of the site is minimal and relative to other potential uses of the site, such as a residential subdivision, the additional traffic on this site is insignificant.

For the reasons stated above, I conclude that the lack of any significant traffic associated with the proposed solar farm indicates that this use will maintain or enhance adjoining property values.

**Hazardous material**

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known pending environmental impacts associated with the development and operation of those farms.

I therefore conclude that there is no hazardous material concerns associated with the proposed project and therefore the project as designed will maintain or enhance the value of contiguous properties.

**Market Commentary**

I have surveyed a number of builders, developers and investors regarding solar farms over the last year. I have received favorable feedback from a variety of sources with some examples provided below.

A new solar farm was built on Zion Church Road at the Punch property. After construction of the solar farm in 2013, an adjoining tract of land with 88.18 acres sold for \$250,000, or \$2,835 per acre. This was a highly irregular tract of land with significant tree cover between it and the solar farm. I have compared this to a current listing of 20.39 acres of land that is located southeast just a little ways from this solar farm. This land is on the market for \$69,000, or \$3,428 per acre. Generally, a smaller tract of land would be listed for more per acre. Considering a size adjustment of 5% per doubling in size, and a 10% discount for the likely drop in the closed price off of the asking price, I derive an indicated value per acre of the smaller tract of \$2,777 per acre. This is very similar to the recently closed sale adjoining the solar farm.

I consider this matched pair to strongly support the assertion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

I spoke with Lynn Hayes a broker with Berkshire Hathaway who sold a home at the entrance to Pickards Mountain where the home exits onto the Pickard Mountain Eco Institute's small solar farm. This home closed in January 2014 for \$735,000. According to Ms. Hayes the buyer was excited to be living near the Eco Institute and considered the solar farm to be a positive sign for the area. There are currently a number of 10 acre plus lots in Pickards Meadow behind this house with lots on the market for \$200,000 to \$250,000.

Rex Vick with Windjam Developers has a subdivision in Chatham County off Mt. Gilead Church Road known as The Hamptons. Home prices in The Hamptons start at \$600,000 with homes over \$1,000,000. Mr. Vick expressed interest in the possibility of including a solar farm section to the development as a possible additional marketing tool for the project.

Mr. Eddie Bacon, out of Apex North Carolina, has inherited a lot of family and agricultural land and he has expressed interest in using a solar farm as a method of preserving the land for his children and grandchildren while still deriving a useful income off of the property. He indicated that he believed that solar panels would not in any way diminish the value for this adjoining land.

I spoke with Carolyn Craig, a Realtor in Kinston, North Carolina who is familiar with the Strata Solar Farms in the area. She noted that a solar farm in the area would be positive. "A solar farm is color coordinated and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

Mr. Michael Edwards, a broker and developer in Raleigh, indicated that a passive solar farm would be a great enhancement to adjoining property. "You never know what might be put on that land next door. There is no noise with a solar farm like there is with a new subdivision."

These are just excerpts I've noted in my conversations with different clients or other real estate participants that provided other thoughts on the subject that seemed applicable.

## **Conclusion**

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. The solar farm at Pickards Mountain Eco Institute shows no impact on lot and home marketing nearby. The criteria for making downward adjustments on property values such as appearance, noise, odor and traffic all indicate that a solar farm is a compatible use for a rural/residential transition area.

Similar solar farms have been approved adjoining agricultural uses and residential developments. The adjoining residential uses have included single family homes up to \$260,000 on lots as small as 0.74 acres, mobile homes, and apartments. The solar farm at the Pickards Mountain Eco Institute adjoins a home that sold in January 2014 for \$735,000 and in proximity to lots being sold for \$200,000 to \$250,000 for homes over a million dollars. Clearly, adjoining agricultural uses are consistent with a solar farm.

Based on the presented information and my experience in appraising land and residential subdivision developments, I conclude that the proposed solar farm will have no negative impact on the adjoining properties and that this is a compatible and harmonious use with the area.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser



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### ***Limiting Conditions and Assumptions***

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.

- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise state.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

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**Certification – Richard C. Kirkland, Jr., MAI**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not appraised this property within the last three years.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser



**Solar Farm Comparable 1**

**Name** AM Best Farm  
**Address** 2815 N William St  
**City** Goldsboro  
**County** Wayne

**Tract Acres** 38  
**Effective Acres** 38  
**Output (MW)** 6.65

**Remarks:**

**Year Built** 2013  
**SUP Approved** Feb-13  
**Inspection** Feb-13

**Adjoining Use Breakdown**

	<b>Acreage</b>	<b>Parcels</b>
Industrial	37.41%	43.33%
Commercial	1.92%	3.33%
Agriculture	22.69%	3.33%
Substation	2.58%	3.33%
Residential	35.40%	46.67%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

**Surrounding Use Map**

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**Matched Pairs**

As of Date: 2/11/2014

**Adjoining Sales After Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
20	3600169964	Feddersen	1.56	Feb-13	\$247,000	2012	3,571	\$69.17	Ranch
21	3600169964	Gentry	1.42	Apr-13	\$245,000	2013	3400	\$72.06	2 Story
	3600195570	Helm	0.76	Sep-13	\$250,000	2013	3292	\$75.94	2 Story
	3600195361	Leak	1.49	Sep-13	\$260,000	2013	3652	\$71.19	2 Story
	3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3453	\$73.85	2 Story
		Average	1.20		\$251,400	2013	3,474	\$72.44	
		Median	1.42		\$250,000	2013	3,453	\$72.06	

**Nearby Sales After Solar Farm Completed**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
	3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
	3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
		Average	1.06		\$246,333	2013	3,331	\$73.96	
		Median	1.12		\$248,000	2013	3,400	\$74.41	

**Adjoining Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
22	3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
23	3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
24	3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
		Average	1.59		\$219,000	2012	2,940	\$74.95	
		Median	1.59		\$219,000	2012	2,940	\$74.95	

**Nearby Sales Before Solar Farm Announced**

#	TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
	3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
	3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
	3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
	3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
		Average	1.07		\$232,750	2012	3,374	\$69.01	
		Median	1.14		\$233,000	2012	3,349	\$69.13	



**Solar Farm Comparable 4**

**Name** White Cross  
**Address** 2159 White Cross Rd  
**City** Chapel Hill  
**County** Orange

**Tract Acres** 121.21  
**Effective Acres** 45  
**Output (MW)** 5

**Remarks:** Built on land adjoining a mobile home park with the same ownership of the solar farm. Owner also adjoining agricultural land.

**Date Built** 2013  
**SUP Approved** 2012  
**Inspection Date** 3/26/2012

**Surrounding Uses**

#	TAX ID	Owner	Acres	Present Use	% Adjoining	
					Acres	Parcels
1	9748456955	Cheek	19.88	Res/Ag	3.59%	6.67%
2	9748652607	Tripp	8.96	Residential	1.62%	6.67%
3	9748656467	Rich	31.76	Res/Ag	5.73%	6.67%
4	9748557159	Cecil	5.52	Residential	1.00%	6.67%
5	9748642712	Cecil	34.69	Res/Ag	6.26%	6.67%
6	9748734645	Barber	143.7	Agriculture	25.92%	6.67%
7	9748535992	Hackney	28.31	Agriculture	5.11%	6.67%
8	9748620795	Hackney	110.62	Agriculture	19.95%	6.67%
9	9748446160	Hackney	3.95	Residential	0.71%	6.67%
10	9748432369	Duke Energy	1.55	Substation	0.28%	6.67%
11	9748431180	Hackney	2.01	Residential	0.36%	6.67%
12	9748320786	Byron	35.8	Res/Ag	6.46%	6.67%
13	9748233155	Goodman	4.95	Residential	0.89%	6.67%
14	9748242720	Bradshaw	95.47	Res/Ag	17.22%	6.67%
15	9748267381	Cecil	27.24	Res/Ag	4.91%	6.67%
Total			554.41		100%	100%

**Adjoining Use Breakdown**

	Acreage	Parcels
Agricultural	50.98%	20.00%
Res/Ag	44.16%	40.00%
Residential	4.58%	33.33%
Substation	0.28%	6.67%
Total	100.00%	100.00%

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Surrounding Use Map



Matched Pairs

As of Date: 2/28/2014

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.  
No impact noted for the adjacency to a solar farm.  
I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

**Solar Farm Comparable 5**

**Name** Two Lines Farm  
**Address** Zion Church Road  
**City** Hickory  
**County** Catawba

**Tract Acres** 100.56  
**Effective Acres** 100.56  
**Output (MW)** 6.4

**Remarks:** Owner of solar farm also owns 87% of adjoining acreage and 46% of adjoining parcels. Two large powerline easements cross this property.



**Date Built** 2013  
**SUP Approved** 2012  
**Inspection Date** 6/4/2012

**Surrounding Uses**

#	TAX ID	Owner	Acres	Present Use	% Adjoinin % Adjoining	
					Acres	Parcels
1	700850	Duke Ene	10.46	Substation	2.81%	7.69%
2	1440	Childers	28.7	Res/Ag	7.71%	7.69%
3	1439	Dice	1.4	Residential	0.38%	7.69%
4	1437	Bolick	2.26	Residential	0.61%	7.69%
5	1429	Punch	24.23	Agricultural	6.51%	7.69%
6	1424	Punch	39.52	Agricultural	10.61%	7.69%
7	1426	Ramseur	0.44	Residential	0.12%	7.69%
8	1427	Mungro	0.69	Residential	0.19%	7.69%
9	1905	Alice M R	5.8	Residential	1.56%	7.69%
10	1403	Punch	49.6	Agricultural	13.32%	7.69%
11	1402	Punch	59.35	Agricultural	15.93%	7.69%
12	1401	Punch	61.18	Agricultural	16.43%	7.69%
13	1428	Punch	88.83	Agricultural	23.85%	7.69%
Total			372.46		100%	100%

**Adjoining Use Breakdown**

	Acreage	Parcels
Agricultural	86.64%	46.15%
Res/Ag	7.71%	7.69%
Residential	2.84%	38.46%
Substation	2.81%	7.69%
Total	100.00%	100.00%

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**Surrounding Use Map**



**Matched Pairs**

As of Date: 2/11/2014

Type	TAX ID	Owner	Acres	Date	Sales Price	\$/Acre	Size Adj.	Listing Adj.
Adjoins	360904929959	Whisnant	88.18	Apr-13	\$250,000	\$2,835	\$2,835	\$2,835
Not	360904612718	Ruff	20.39	Listing	\$69,900	\$3,428	\$3,085	\$2,777

I adjusted the smaller comp downward by 10% for being less than 1/4th the size of the subject property.

I adjusted the smaller comp downward by 10% for being a listing that will likely close for less.

The adjusted prices are very similar.

No impact indicated by this approach.

## Solar Farm Comparable 12

**Name** Zebulon Solar Farm  
**Address** 2129 Pearces Road  
**City** Zebulon  
**County** Wake

**Tract Acres** 15.5  
**Effective Acres** 15.5  
**Output (MW)**

**Remarks:** Owner plans to  
build homes on adjoining lots.

**Date Built** Proposed  
**SUP Approved**  
**Inspection Date** 1/20/2013

## Adjoining Use Breakdown

	<b>Acreage</b>	<b>Parcels</b>
Res/Ag	53.41%	10.00%
Residential	46.59%	90.00%
Total	100.00%	100.00%

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Surrounding Use Map



Surrounding Uses

#	TAX ID	Owner	Acres	Present Use	% Adjoining	% Adjoining	Notes
					Acres	Parcels	
1	110351	Fish	1.58	Residential	3.64%	10.00%	
2	338130	Windley	11.04	Residential	25.45%	10.00%	
3	362386	Dukes	1.00	Residential	2.31%	10.00%	
4	362385	Dukes	1.04	Residential	2.40%	10.00%	
5	362384	Dukes	1.00	Residential	2.31%	10.00%	
6	362383	Dukes	1.00	Residential	2.31%	10.00%	
7	22047	Sprite	23.17	Res/Ag	53.41%	10.00%	Mobile homes
8	338127	Ray	1.00	Residential	2.31%	10.00%	Owner of farm
9	338128	Ray	0.74	Residential	1.71%	10.00%	Owner of farm
10	145071	McClure	1.81	Residential	4.17%	10.00%	
Total			43.38				

**Matched Pairs**

As of Date: 2/11/2014

#	TAX ID	Owner	Acres	Present Use	Date Sold	Price	Notes
1	110351	Fish	1.58	Residential	9/17/2012	\$165,000	Owner unaware of proposed solar

**The Meadows of Dukes Lake**

In December 2013, a total of 22 lots were sold from Dukes Lake Properties to Wynn Construction for \$25,000/lot. These lots were sold in three deeds with no differentiation between the lots adjoining the proposed solar farm and the lots that did not adjoin the proposed solar farm. These lots average 1 acre in size. The only lot that sold in this subdivision was Lot 4 which was 4.64 acres and it sold for \$75,000 in 2010. Wynn Construction is advertising this neighborhood for homes ranging from \$240,000 to \$270,000.

A nearby subdivision, Wakefield Meadows, was acquired by Honeywood Investments, LLC as 63 lots in April 2013 for \$15,000 per lot. Homes are selling for around \$300,000, whereas they were selling for over \$400,000 in 2006.

Both neighborhoods suffered in the downturn and sold bulk lots at significant discounts as shown above. However, the discount at the subdivision not near a solar farm was significantly higher than the discount seen at the Meadows of Dukes Lake. These collections of lots therefore show no sign that the solar farm impacted the lot values.

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***CORONAL***

*A Panasonic Eco Solutions Partner*

**Solar Energy Facilities & Land Use**

**A Guide For Property Owners & Neighbors**

Coronal Development Services, LLC  
321 East Main Street, Suite 300 | Charlottesville, VA 22902  
Tel: 434-293-7589 | Fax: 434-293-4749 | [www.coronaldevelopment.com](http://www.coronaldevelopment.com)



## About Solar Energy



Solar energy is a clean, renewable, and reliable source of power. Solar energy is the most abundant energy resource on earth and is rapidly growing in popularity due to falling installation costs and improved efficiency. Utility-scale solar farms allow communities to harness the power of the sun most efficiently and economically.

## Who We Are

Coronal Development Services (CDS), formerly Heliosage, is a leading national developer of commercial and utility scale solar projects, with 70 megawatts operational and a development pipeline totaling more than 900 megawatts across 20 states. We believe in the environmental and economic benefits of solar power and seek to build projects that are harmonious with and beneficial to the local community. Our approach is characterized by honesty, professionalism, and a willingness to partner with local communities to achieve projects that benefit all involved.

## Noise

Solar panels produce no noise while in use. Electrical inverters, used to convert energy from direct current (DC) form to alternating current (AC) form, emit a low hum at about 65 decibels¹, comparable to the sound of an air conditioning unit.²³ Inverters are inaudible outside of the project perimeter and do not run at night.

## Glare

Solar panels are designed to absorb and utilize sunlight, not reflect it. Most panels use special anti-reflective coating, suppressing reflection to approximately 2% of incoming

¹ "Questions and Answers: Ground-Mounted Solar Photovoltaic Systems." Massachusetts Department of

² "Solar Inverter Decibel Levels: Do Solar Farms Make Noise?" Solar Choice.

<http://www.solarchoice.net.au/blog/solar-inverter-decibel-levels-do-solar-farms-make-noise/>

³ *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles

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sunlight.⁴ Solar arrays are less reflective than windows or still water and will not negatively impact air traffic or homeowners.⁵ For example, solar farms are currently operating adjacent to the Denver International Airport and Nellis Airforce Base in Nevada.

### Ambient Temperature

When the sun's energy arrives at the Earth's surface it is either reflected or absorbed. The term "heat island" is sometimes used to describe the absorption of sunlight by city hardscapes (buildings, parking lots, etc.) that can result in an increased local temperature. Unlike roofs or roadways, solar panels are designed to absorb solar energy and convert it into electricity. Additionally, solar panels are mounted with space between the panel and the ground underneath, allowing airflow above and below the panels and thus eliminating any "heat island" effect.⁶

### Runoff

Solar fields are generally considered a "permeable" surface, as they cause no additional runoff from the site.⁷ Panel racks are driven straight into the ground, with no concrete pads or other barriers to inhibit the flow of water into the ground. The ground underneath solar panels is seeded with native vegetation to control runoff and prevent erosion. Solar panels require occasional cleaning to optimize performance (example, twice per year), but CDS does not use chemicals that may seep into the ground water. While most CDS solar sites were previously used for agriculture and already have adequate drainage measures in place, storm water flow is taken into account during the design of solar arrays and improvements are made where necessary. This design and review process is always conducted in cooperation with local officials responsible for providing land use approvals and construction permits.

### Wetlands & Endangered Species

CDS seeks to avoid siting projects where the disturbance of delicate wetlands or the habitats of endangered species is a possibility. CDS sites are selected for potential development only after a preliminary environmental analysis has been conducted, including a review of federal, state, and local environmental databases. Additional,

⁴ "Questions and Answers: Ground-Mounted Solar Photovoltaic Systems." Massachusetts Department of Energy Resources.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.



rigorous environmental screening takes place once CDS applies for site use and construction permits, ensuring that the appropriate remediation measures are in place prior to and during construction and operation.

### Aesthetics & Property Values

In addition to a pre-determined setback from adjacent roads and properties, CDS preserves existing vegetation on the property wherever possible to screen the array from view. CDS is open to working with affected homeowners to provide additional screening where necessary. Multiple independent studies have found no negative impact on home values as a result of proximity to a solar site.⁸⁹¹⁰ Based upon CDS's careful site selection process, in most cases solar energy generation is deemed the highest and best use of the land by those parties responsible for authorizing the project under review.

### Siting Solar

Not all properties can support a large solar array. Many factors contribute to the selection of property for solar, including size, topography, proximity to a utility substation, status of local electrical infrastructure, presence of wetlands and sensitive habitats, soil quality, and other characteristics. Solar energy facilities are typically considered a societally beneficial use of land, generating power for local communities in a responsible and sustainable manner. When a site has been selected for potential solar development, it is often unique to the local area and therefore site relocation can be difficult.

### Local Economic Impact & Jobs

Solar projects represent multi-million dollar investments in equipment, engineering, construction, and permitting, and trigger a positive economic impact locally. The construction of solar projects creates demand for skilled and unskilled labor on a temporary basis, much of which can be sourced locally. During the design phase, local environmental engineering consulting firms and their vendors are often hired to secure local approvals for construction to begin. During the construction period new economic activity benefits the community's ancillary sectors, such as temporary housing, food

⁸ "Questions and Answers: Ground-Mounted Solar Photovoltaic Systems." Massachusetts Department of Energy Resources.

⁹ "Solar Farm Frequently Asked Questions & Information Sheet." Rethink Energy UK. <http://rethink-energy.co.uk/assets/solar-farm-faqs-1.pdf>

¹⁰ Kirkland Appraisals, Real Estate Appraisal Report, Commissioned June 2014



service, and entertainment. In addition to these benefits, solar projects generate previously unavailable tax revenue.

### **Price of Energy**

Solar projects do not raise the price of energy in a community. The energy sold from a solar facility to the local utility is often as cheap or cheaper than the same electricity otherwise generated and delivered from a conventional power plant. Solar facilities complement existing power plants and help replace the energy supply that is lost due to the retirement of conventional power plants in the area. Many utilities actively seek to purchase solar power or solar plants in order to diversify energy supply, reduce over reliance on single fuel sources, and enjoy the budgeting certainty that comes with a source of energy generation (sunlight) that is free, limitless, and clean.

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## SOLAR FARM IMAGES

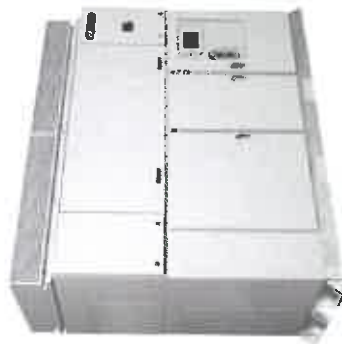


## MOUNTING SYSTEM ("RACKING")

- Aluminum alloy rails and galvanized steel posts
- Posts are pile driven (ballasted mounting systems do exist)
- Code compliant with any locality
- Ability to track sun East-West



## EQUIPMENT PAD



- Contains inverters and transformer
- Pad and equipment dimensions - 15' wide, 35' length, 15' high





# SOLAR FARM IMAGES – SOMERS SOLAR CENTER



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SOLAR FARM

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# SOLAR FARM IMAGES – SOMERS SOLAR CENTER



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## SOLAR FARM IMAGES – SOMERS SOLAR CENTER



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## Supplementary Materials

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July 18, 2016

Attn. Jason Stewart  
 Fluvanna County  
 Dept. of Planning & Community Development  
 P.O. Box 540  
 Palmyra, VA 22963

Dear Mr. Stewart,

Coronal Development Services ("CDS") and Central Virginia Electric Cooperative ("CVEC") are pursuing a solar development that will provide long term benefits to CVEC members and Fluvanna residents. As part of this project, CDS is presently working diligently to bring online a 5MWac solar installation at the Little Creek Road site in Fluvanna County

The solar installation will provide CVEC members with energy from a renewable source, avoiding the potential environmental impacts, future cost increases and regulatory risk of a carbon based fuel for this portion of the power supply. Having a local generator also offsets some need for more and larger high voltage transmission lines, and avoids transmission system charges for this portion of the power supply to CVEC members, including Fluvanna residents served by the Cooperative. All capacity provided by the project locally on the peak days in the PJM regional transmission systems allow CVEC to avoid purchasing that same capacity from a market with ever increasing costs. The project is an important piece of the diversified portfolio strategy that CVEC is implementing for its long term power supply procurement to help manage risks and costs for its members going forward.

The project has become economically feasible as solar equipment costs have dropped in recent years. Solar energy is now competitive with electricity from other sources, and this project will be the first significant step toward including solar generated electricity as a portion of the long term plan.

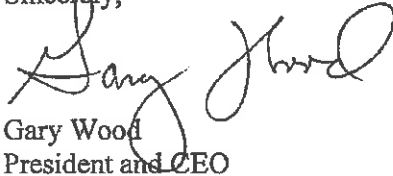
CVEC is a not for profit, member owned utility that seeks to keep its costs competitive to assure that rural living is a sustainable option. As America came out of the Great Depression, cooperatives were formed by local farmers and businessmen to provide electricity to the rural areas that would never be served by the free market due to the low customer density and high capital costs for running wires across open farmland. Just as we see with today's lack of true broadband internet options in rural Fluvanna and other parts of Virginia and the United States, the need to provide a return for utility investors does not translate into providing services in rural America, even if those services are

essential to provide an adequate quality of life. As a cooperative, we are not looking to enhance returns to our shareholders but instead to improve the quality of the lives of our members, including the residents of rural Fluvanna.

CVEC prefers to do business in local areas to reinvest our members' dollars into the local economies. Doing business locally is one more step in keeping our rural communities vibrant and viable. During the construction of this project local businesses will benefit from the construction activities and the additional sales of food, equipment and gasoline with the increased activity. The project will have a net benefit to Fluvanna in many ways. In return, we would ask Fluvanna County to consider helping the CVEC members by approving this Special Use application.

Please let us know if you have any questions we can help with as you deliberate the best method to allow the project to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Wood", written over a printed name and title.

Gary Wood  
President and CEO

Friday, July 8, 2016 at 6:54:53 AM Central Daylight Time

**Subject:** RE: Coronal - Fluvanna County Rollback Taxes & Real Property Taxes  
**Date:** Wednesday, July 6, 2016 at 12:56:21 PM Central Daylight Time  
**From:** Lauren Sheridan  
**To:** Kyle West  
**CC:** Mel Sheridan

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Kyle,

Regarding the properties that are the proposed site of your project, map number 5-A-23 is not in the land use program and therefore would not incur a rollback bill. Map number 5-A-23E is currently in the land use program and would incur a rollback bill once the land no longer qualified for the program. If a rollback bill were run today for map number 5-A-23E, it would be around \$7,500. A rollback bill is calculated by the deferred taxable value for the current year plus five prior years plus interest, therefore the amount changes depending on when the bill is run.

To find the current real estate taxes on the properties, please contact the Treasurer's Office at (434) 591-1945 and they would be able to provide you with the data. I am unable to provide the future taxes on these properties as the Board of Supervisors do not set the tax rate until April.

Should you have any additional questions, please let me know.

Thanks,  
Lauren

**Lauren R. Sheridan**  
*Deputy Commissioner of the Revenue*  
*County of Fluvanna*  
*34 Palmyra Way*  
*P.O. Box 124*  
*Palmyra, VA 22963*  
*(434) 591-1940*  
*(434) 591-1941 Fax*

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**From:** Kyle West [mailto:kwest@coronalgroupp.com]  
**Sent:** Wednesday, July 06, 2016 12:54 PM  
**To:** Lauren Sheridan  
**Subject:** Coronal - Fluvanna County Rollback Taxes & Real Property Taxes

Lauren,

Thank you for your time this morning. As mentioned, we would like to understand the rollback tax and forward-looking real property tax implications for our proposed 5MWac solar project.

The project will occupy approximately 50 acres (see attached Site Plan) on the two attached parcels.

Using the attached, can you provide the rollback tax estimate, the current real property taxes and the future real property taxes?

Best regards,

Kyle S. West  
*Director, Project Development*



**C** [202 758 7573](tel:2027587573)

**P** [434 299 0335](tel:4342990335)

[kwest@coronalgroup.com](mailto:kwest@coronalgroup.com)

## **[Coronal Development Services](#)**

Charlottesville • Los Angeles • New York • Newark • San Francisco

Click [here](#) to learn more about Coronal Group and Panasonic

# Memorandum

DATE: September 22, 2016  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Stephanie Keuther

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 28, 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](http://www.fluvannacounty.org)

### NOTICE OF PUBLIC HEARING

September 22, 2016

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

#### Re: Public Hearing on SUP 16:09

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:

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Wednesday, September 28, 2016</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

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:

**SUP 16:09 Coronal Development Solar Farm** - A request for a special use permit to construct a solar farm (Major Utility), with respect to 57 acres of Tax Map 5, Section A, Parcels 23 and 23E. The property is located along Palmer Farm Lane off Little Creek Road (State Route 617), approximately 800 feet west of the intersection with James Madison Highway (US Route 15). The parcels are zoned A-1 Agricultural, General and I-1 Industrial, Limited. The parcels are within the Zion Crossroads Community Planning Area and the Columbia 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

SUP 16 :10

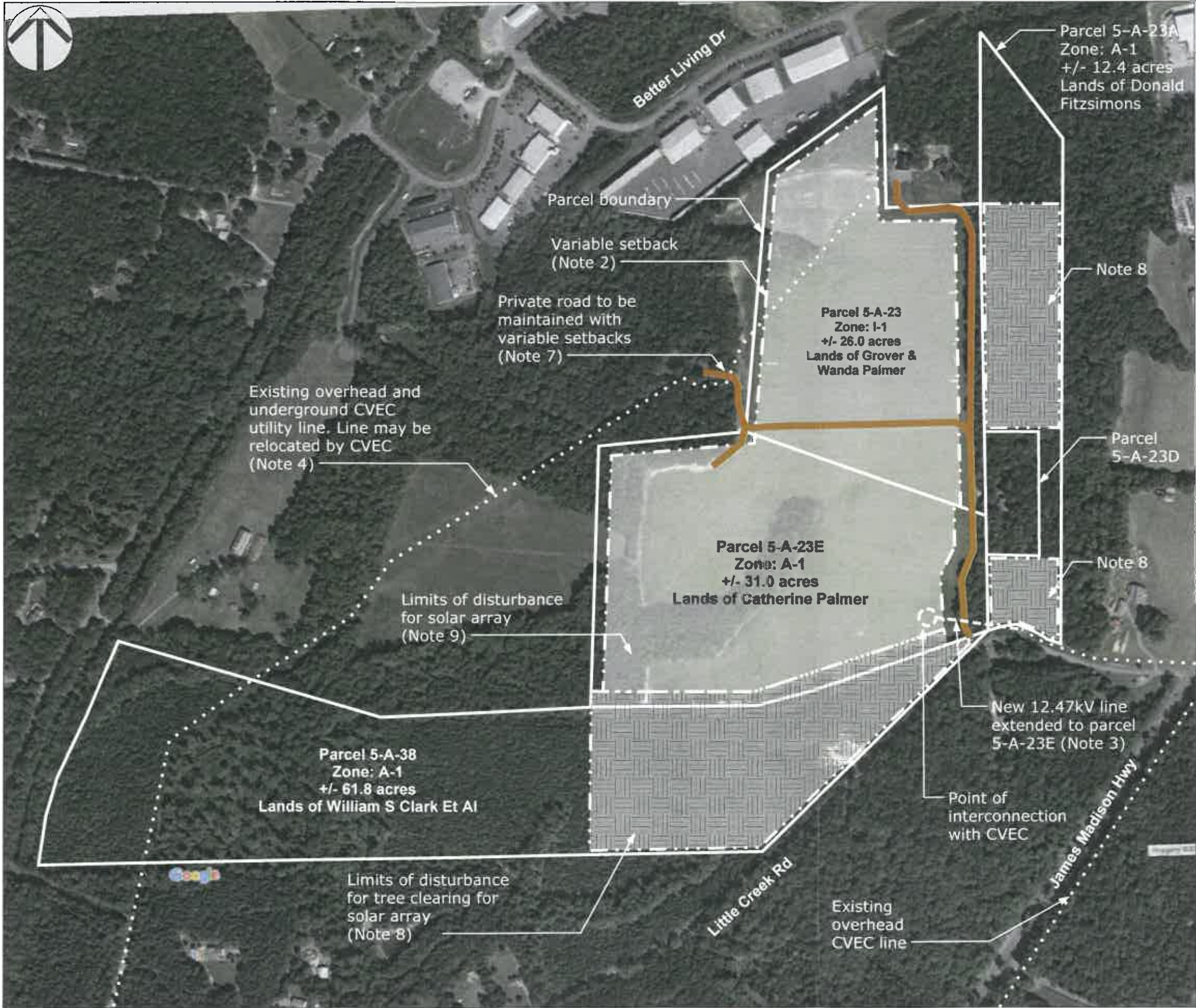
<u>TMP</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE</u>	<u>ZIP</u>
5 A 38	William S Clark ET AL Co/ Clsrk Oliver	3961 Pomeroy Dr	Winston Salem, NC	27105
5 A 23E	Bryan K. Palmer ET AL	705 Aldrige Ln	Scottsville, VA	24590
5 A 23F	Gary & Patricia L. Swain	172 Palmer Farm Ln	Troy, VA	22974
5 A 23A	Donald Fitzsimons	P.O Box 312	Grottoes, VA	24441
5 7 9C	Virginia Properties, LLC	P.O Box 7627	Charlottesville, VA	22906
5 7 8	Hunters Branch LLC	P.O Box 7627	Charlottesville, VA	22906
5 A 23B	Grover & Wanda Palmer	987 Little Creek Rd	Troy, VA	22974
5 A 23D	Connie A Palmer & Dona Fitzsimons	118 Palmer Farm Ln.	Troy, VA	22974







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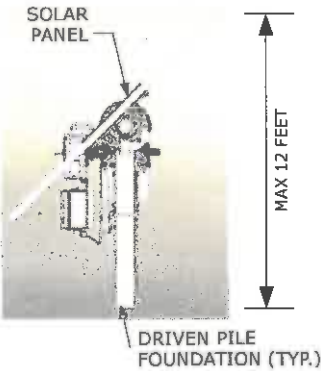
**Project Location**  
Little Creek Rd, Troy, VA 22974  
37.967240, -78.230963

- Project Notes**
1. Parcels 5-A-23 and 5-A-23E are under lease option with Coronal Development Services, LLC. Parcel 5-A-23A is in a Timber Removal Agreement with Palmer Solar Center, LLC. Parcel 5-A-38 under contract negotiations for tree clearing.
  2. Project will adhere to Fluvanna County setback and screening requirements per Ordinance Chapter 22:

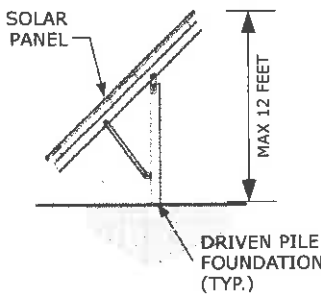
	A-1	I-1
Public Road	125ft	50ft
Private Road	100ft	50ft
Side Yard	50ft	N/A
Rear Yard	75ft	N/A

3. Project and Utility will obtain necessary easement and encroachment agreements to extend existing 12.47kV utility line to the site. The new line will require tree clearing for the ROW.
4. Project will obtain necessary easement or encroachment agreement to locate project near existing underground utility line or relocate the line.
5. Solar array to be surrounded by 7' security fence.
6. Project will obtain appropriate environmental permits and approvals, as required.
7. Facility access will be from existing driveway to Parcel 5-A-23E off Little Creek Road. Farm road to be maintained to VDOT standards.
8. Trees to be cleared on Parcels 5-A-23A and 5-A-38 for shading purposes for the solar array.
9. Exact location of solar arrays, interconnection equipment, and roadways to be determined.
10. No lighting will be added to facility.
11. Equipment is representative only and may change based on availability and market conditions.
12. All dimensions specified here are for reference only; do not scale this drawing, not for construction.

**SIDE PROFILE - SINGLE-AXIS TRACKER**



**SIDE PROFILE - FIXED-TILT**



DEVELOPER  
Coronal Development Services  
321 E Main St, Suite 300, Charlottesville, VA 22902  
DIRECTOR OF PLANNING APPROVAL

ISSUE  
05.03.16  
RE-ISSUE  
08.10.16

PROJECT  
Palmer  
Solar Center

DRAWN BY  
SS  
DESCRIPTION  
Conceptual Site Plan

a

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**Sign-in sheet for the**  
**August 10, 2016 Neighborhood Meeting**

**Please Print Your Name & Address:**

SUP 16:09

1. Honda Palmer
2. Connie Palmer
3. R.S. Glenns

ZMP 16:05 -

4. Jane & Ray Martin - 697 LAKE MONTICELLO RD.
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____



## Neighborhood Meeting Notes – August 10, 2016

### Special Use Permit 16:09 – Coronal Development Services

- How far back will the tree line be cleared/trimmed?
- Wet strip/wetlands?
- Site work/disturbance of land?
- Lease agreement / removal of equipment at end of term?
- Road maintenance?
- Stormwater runoff?
- Impact on taxes/personal property?

### Rezoning Application ZMP 16:05 – CPBurns Properties LLC

- Singlewide used as rental property?
- Would like to see the property remain agricultural
- Lighting? (proposed to be pointed down)
- Noise?
- Hours? (will be open 24 hours)
- Accidents in front of Julian and Carolyn Thomas property; entrance to property could be dangerous; fitness center traffic



## COUNTY OF FLUVANNA

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Attachment E

August 25, 2016

Kyle West  
Coronal Development Services  
321 E. Main Street, Suite 3  
Charlottesville, VA 22902

Delivered via email to [kwest@coronalgroup.com](mailto:kwest@coronalgroup.com)

**Re: SUP 16:09 Coronal Development Services**

**Tax Map: 5, Section A, Parcels 23 & 23A**

Dear Mr. West:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning staff wanted to know if all of the equipment related to the farm would be removed at the end of the lease and if the applicant would be willing to have this be a condition of the special use permit. The applicant had no objection to this request.
2. Fire Chief had no comments.
3. Building Official wanted to know how similar projects of this nature were permitted and/or taxed in other localities. The applicant gave examples from several Virginia localities but said more projects had been done in North Carolina than Virginia.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Coronal Development Solar Farm on Little Creek Road (Rte. 617) in Fluvanna County. Rte. 617 has a functional classification of Rural Local Road and VDOT's 2015 Traffic Data shows that Rte. 617 has an Average Annual Daily Traffic of 220 which classifies it as a Low Volume Road. The speed limit on Rte. 617 is unposted and is therefore considered to be the statutory 55 mph speed limit. The entrance to the Solar Panel Farm will be considered a Low Volume Entrance (maximum 50 vehicles per day) since once it is constructed traffic visiting the facility will be infrequent. A Low Volume Entrance requires that Stopping Sight Distance be achieved compared to Intersection Sight Distance for a Commercial Entrance which is greater. Based on the statutory 55 mph speed limit a minimum of 495 ft. of Stopping Sight Distance from the existing entrance (Palmer Farm Road) is required in both directions (east and west). NOTE: Rte. 617 was paved sometime in 2008 under VDOT's Rural Rustic Road Program. During the 2008 Session, the General Assembly established that the maximum speed limit for a road designated as a Rural Rustic Road, on or after July 1, 2008 is 35 mph. VDOT will research this matter and determine if the 35 mph speed limit currently applies to Rte. 617. Some of the options available to address the existing sight distance limitations for this site are:

- If a sight easement is acquired across the front of Parcel 5-A-40 (inside of curve on south side of Rte. 617) the existing entrance at Palmer Farm Lane will have approximately 270 ft. of available sight distance to the left (east). The existing entrance has well over 500 ft. of sight distance to the right (west) if some trees immediately west of the existing entrance are removed from Parcel 5-A-38. This option would more than satisfy the Stopping Sight Distance at a posted speed limit of 35 mph.
- If the entrance to the solar panel site is shifted approximately 400 ft. to the west onto Parcel 5-A-38 the 495 ft. of Stopping Sight Distance required at a 55 mph posted speed limit can be achieved.
- If the entrance to the solar panel site is shifted approximately 200 ft. to the west onto Parcel 5-A-38 the 250 ft. of Stopping Sight Distance required at a 35 mph posted speed limit can be achieved.

It should be noted that the construction traffic resulting from the Solar Panel Farm will require submission, approval and implementation of a Temporary Traffic Control Plan (see VDOT's 2015 Work Area Protection Manual for details).

5. Health Department had no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 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,  
Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File



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### STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 16:10  
**Tax Map:** Tax Map 47, Section A, Parcel 10

**From:** James Newman  
**District:** Cunningham  
**Date:** September 28, 2016

**General Information:**

This request is to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Owner/Applicant:**

National Communication Towers

**Representative:**

Jamie Adams of National Communication Towers; Cheryl Elliott, Fluvanna County Emergency Services Coordinator

**Requested Action:**

Request for a Special Use Permit to amend Special Use Permit 11:03, with regards to a 250' tall self-support lattice tower for telecommunication and emergency services purposes, with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. (Attachment A)

**Location:**

The affected property is located on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area. (Attachment B)

**Existing Zoning:**

A-1, Agricultural General

**Existing Land Use:**

Veterans of Foreign Wars Post 8169 is located on this property

**Planning Area:**

Rural Residential Planning Area

**Adjacent Land Use:**

Adjacent properties are zoned A-1

**Zoning History:**

Previous SUP 11:03, approved 6-0-0 by Planning Commission November 14, 2011, subject to 14 conditions. Same SUP approved 5-0-0 by Board of Supervisors December 21, 2011, subject to 14 conditions.

This is a request to amend previous SUP 11:03. The use of a tower at this site was approved; this SUP makes changes to the height and style of the tower, as well as changes to the conditions.

### **Previous SUP 11:03**

This was a request for a special use permit to construct a 195' tall monopole telecommunications facility and associated ground equipment with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. Approved 6-0-0 by Planning Commission November 14, 2011, subject to 14 conditions. Approved 5-0-0 by Board of Supervisors December 21, 2011, subject to 14 conditions.

The previous SUP was for a 195' tall monopole telecommunications facility and associated ground equipment. This SUP application (16:10) modifies the height of the tower to be 250' tall (not including lighting, lightning rods, and other ancillary structures), and changes from a monopole to a self-support lattice tower. This tower will be used for commercial purposes, but also has space for County Emergency Services (EMS) radio apparatus.

(Attachment C)

### **Previous SUP 11:03 Conditions**

From the Board of Supervisors staff report, dated December 21 , 2011:

*“This request for a special use permit for a 195 ft. monopole telecommunication facility appears to be in substantial conformance with the intent of the Comprehensive Plan’s recognition that telecommunications are a critical part of the role of infrastructure throughout the county, and the criteria set forth in the Zoning Ordinance. The Board of Supervisors may wish to consider the potential for visual impacts to the Route 6 Virginia Byway, and to nearby properties. Given the proximity of the proposed facility to the Byway, the Board may also wish to consider requiring a concealed facility instead of the proposed non-concealed facility. If approved, staff recommends the following conditions:*

- 1) The tower, including antennae, will not be higher than 199 ft. and will not be lit;
- 2) The applicant secures all necessary permits required, and submits structural design and certification by a Virginia Registered Professional Engineer that the proposed facility, as built, will comply with EIA/TIA 222-G for the wind zone for Fluvanna County; Virginia;
- 3) Prior to issuance of building permits the applicant shall submit satisfactory SHPO and NEPA documentation;
- 4) The applicant shall secure the necessary permits required by Fluvanna County and VDOT;
- 5) ~~The applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided;~~ The revised condition is as follows: *The applicant shall provide space on the TASF for the County’s Public Safety antennas and feed lines at the highest designed elevation. Space for ground level electronic equipment shall also be provided;*
- 6) The facility when completed shall be accessible only to authorized personnel;
- 7) The tower shall be a monopole, and shall be engineered with breakpoint technology;



- 8) The facility shall install the necessary landscaping buffer;
- 9) The applicant shall install an emergency generator to ensure continuity of telecommunications operations in the event of a disaster or major power outage; and provisions for such generators shall include additional special treatments; for diesel, a fuel retaining area for propane, ignition separation requirements; and that generator testing shall occur only between 9 AM and 4 PM Monday through Friday; and the same shall be noted on the site development plan;
- 10) If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
- 11) The support structure is to be sufficient to support antennas of a like design for at least six (6) wireless service providers;
- 12) The tower shall be in the same location as shown in the application;
- 13) Violation of any condition of this permit shall be grounds for revocation of this permit, and;
- 14) The Board of Supervisors, or their representative, has the right to inspect the property for compliance with these conditions at any time.”

### **Comprehensive Plan:**

#### **Land Use Chapter:**

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

*“Rural residential areas are linked to the rural cluster community element and general surround the six community planning areas. Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible. 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.”*

At the proposed location, only the tower will be seen, as both proposed tree landscaping/screening and the natural landscape of the site will block any view of the support buildings from the road.

#### **Infrastructure:**

Goal 5: *To facilitate the deployment of comprehensive communications networks that ensures the reliability of the public safety, wireless, and broadband services.*

According to the applicant, National Communication Towers LLC will host Fluvanna County Public Safety radio apparatus on the proposed tower. This will be a privately owned tower with commercial service providers in addition to County EMS radio apparatus.

### **Analysis:**

This is a special use permit application to amend SUP 11:03, to allow for the construction of a 250’ tall self-support Class III communications tower. Fluvanna County’s Emergency Services

Department views this special use permit in a favorable light, as it will allow for wider, more stable EMS coverage within the county.

(Attachment D)

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

The proposed use of a tower on this site was approved in 2011 by the Board of Supervisors. This particular location, located back from the roads and placed in the woods, will block the view of the support facilities at the base of the tower through the combined concealment of landscaping and terrain. This is a low intensity use, and the surrounding area features a mix of residential and agricultural uses. This use was already approved for this site; the changes that this SUP applies to the former SUP are changes in the height and style of the tower, as well as changes to some of the previous conditions.

**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.**

This use was already approved for this site; the changes that this SUP applies to the former SUP are changes in the height and style of the tower, as well as changes to some of the previous conditions. The proposed tower location will be such that support facilities cannot be seen from the road due to natural terrain and made-made landscaping.

**Neighborhood Meeting:**

There were zero (0) attendees at the September 14, 2016 neighborhood meeting.

**Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, September 8, 2016:

1. Planning staff wanted to know if a new gravel access road would be constructed. Applicant answered in the affirmative, but that they foresee no VDOT or right of way access issues.

Applicant also clarified that this SUP modifies previous SUP 11:03 to change tower structure height from 190' to 250', and changing style to a lattice tower. This is not a County owned tower; the County is merely leasing space.

2. Fire Chief wanted to verify if any side lighting would be placed on the tower. Applicant stated yes, lights would be white during day, and red at night.
3. VDOT has reviewed the preliminary plans for "VFW SCOTTSVILLE 254' TOWER SITE PLAN" prepared by JMT, and VDOT does not have any objections to using the

existing entrance to the VFW Post 8169 property (TMP 47-A-10) located on Rte. 6 (2977 West River Road). After construction of this project is complete, the cell tower site will generate very low volumes of traffic on an intermittent basis.---Comments received by Staff via email Sept. 23, 2016

4. Health Department: VFW should make sure the tower area does not impact the drainfield area, if they have one.

The full list of Technical Review Committee comments is attached to this staff report

(Attachment E)

### **Conclusion:**

The Planning Commission should consider changes to the height and style of the tower, as well as changes to the conditions.

### **Recommended Conditions**

If approved, Staff recommends the following conditions:

- 1) The tower structure shall not exceed 250 feet. This does not include antennae, lighting, lightning rods, and other ancillary equipment, subject to FAA regulations.
- 2) The applicant secures all necessary permits required, and submits structural design and certification by a Virginia Registered Professional Engineer that the proposed facility, as built, will comply with EIA/TIA 222-G for the wind zone for Fluvanna County; Virginia;
- 3) Prior to issuance of building permits the applicant shall submit satisfactory SHPO and NEPA documentation;
- 4) The applicant shall secure the necessary permits required by Fluvanna County and VDOT;
- 5) The applicant shall provide space on the TASF for the County's Public Safety antennas and feed lines at the designed elevations. Space for ground level electronic equipment shall also be provided;
- 6) The facility when completed shall be accessible only to authorized personnel;
- 7) The tower shall be a self-support lattice Class III tower;
- 8) The facility shall install the necessary landscaping buffer;
- 9) If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
- 10) The support structure is to be sufficient to support antennas of a like design for at least six (6) wireless service providers;
- 11) The tower shall be in the same location as shown in the application;
- 12) Violation of any condition of this permit shall be grounds for revocation of this permit, and;
- 13) The Board of Supervisors, or their representative, has the right to inspect the property for compliance with these conditions at any time.

**Suggested Motion:**

I move that the Planning Commission recommend [approval/denial/deferral] of SUP 16:10, a request to amend SUP 11:03, with respect 3.5 acres of Tax Map 47, Section A, Parcel 10

**Attachments:**

A – Application and Memo

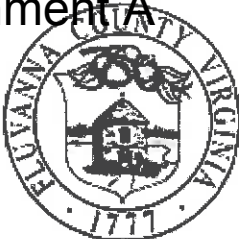
B – Aerial Map and zoning

C – SUP 11:03 Planning Commission Complete Staff Report

D – Site Plan

E – TRC Comment Letter

Cc: File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

## Application for Special Use Permit (SUP)

Received  
SEP 8 2 2016  
Fluvanna County

Owner of Record: VFW Post 8169E911 Address: 2977 W. River Road ScottsvillePhone: 434-591-0769 Fax: VA 24591Email: ohnompbill@embargmail.comRepresentative: N.C.T. Jamie AdamsE911 Address: 5413 Patterson Ave. Suite 101 Richmond, VAPhone: 804-652-7544 Fax: 804-673-4242Email: jadams@nationaltowers.comTax Map and Parcel(s): 47-A-16Acreage: 3.5 Zoning: A-1Request for a SUP in order to: construct a telecommunication towerProposed use of Property: Telecommunication Tower

*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: 8/31/16 Signature of Owner/Applicant: William HughesSubscribed and sworn to before me this 31day of August 20 16Notary Public: Amy Jo HelfrichRegister # 7509817My commission expires: 10/31/2020Certification: Date: 8/31/2016Zoning Administrator: J. Hummer

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

OFFICE USE ONLY			
Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP <u>16</u> : <u>10</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:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: <u>Cunningham</u>	Planning Area: <u>Rural Residential</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:	Advertisement Dates:		
APO Notification:	APO Notification:		
Date of Hearing:	Date of Hearing:		
Decision:	Decision:		



SEP 02 2016

Fluvanna County

**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.

Wireless Communication to include a 254' lattice tower, contained within a 80' x 90' fenced enclosure. The tower will be designed to accommodate 6 carriers. The existing VFW Hall will not be expanded or utilized for the purpose of this Special Use Permit request.

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

To provide wireless services along the Rt. 6 corridor and County E-911 service

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

The tower will be a lattice design and make use of the existing trees will be maintained to screen the view of the compound from adjoining properties.

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

The Facility will provide wireless phone coverage, data transmissions, internet services and county E-911 service.

**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:

Please see attached site plan

## Attachment A



September 19, 2016

Cheryl J. Elliott  
Emergency Services Coordinator  
Fluvanna County  
(540) 246.2732  
Email: [celliott@fluvannacounty.org](mailto:celliott@fluvannacounty.org)

RE: VFW Tower FAA / FCC Compliance Statement

Dear Cheryl;

In regards to the tower known as VFW "Scottsville" ASR 1277628 located at 37° 47' 31.74" N / 78° 26' 44.94" W; NCT will comply with all FAA/FCC rules and regulations. As per previous correspondence the updated 7460-1 form has already been filed to revise the tower/appurtenance height to its current configuration.

Regards,

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

Stephen Gallagher  
V.P. Construction

CC: Rick Edwards, CityScape Consultants – [rick@cityscapegov.com](mailto:rick@cityscapegov.com)

## FLUVANNA COUNTY BOARD OF SUPERVISORS

Fluvanna County

## AGENDA ITEM STAFF REPORT

<b>MEETING DATE:</b>	September 7, 2016				
<b>AGENDA TITLE:</b>	NCT Tower Site Agreement for VFW Site				
<b>MOTION(s):</b>	<p>I move the Board of Supervisors approve the "Tower Site Agreement for Communications Tower Located at VFW Scottsville Post #8169" between National Communications Towers (NCT) and Fluvanna County, and authorize the County Administrator to execute the Agreement, subject to approval as to form by the County Attorney.</p> <p>I move to waive all County-assessed fees associated with the amended SUP and construction of the Communications Tower, located at VFW Scottsville, amounting to approximately \$ 3,225.</p>				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	If yes, list initiative(s):		C8
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		XX			
<b>STAFF CONTACT(S):</b>	Cheryl J. Elliott, Emergency Services Coordinator; Cyndi Toler, Purchasing Officer; Jason Stewart, Zoning Administrator				
<b>PRESENTER(S):</b>	Cheryl J. Elliott, Emergency Services Coordinator				
<b>RECOMMENDATION:</b>	APPROVAL				
<b>TIMING:</b>	IMMEDIATE; Amended SUP will go to Planning Commission in September and to BOS October 19; therefore construction can begin on this site late October 2017, with completion ~March 2017.				
<b>DISCUSSION:</b>	<p>With the construction of the new county-owned E911 radio project communications towers, only this VFW site of the six-site design will be co-located on a commercial tower, requiring an annual lease arrangement with the tower owner. Essentially, NCT is building a 250' tower in exchange for \$18,000/year lease, saving the County the capital outlay of ~ \$375,000.</p> <p><b>Here's the substance of the lease agreement:</b></p> <ul style="list-style-type: none"> <li>• NCT will build and own a 250' class III self-support lattice tower at the VFW site.</li> <li>• The County will lease a 24x32 ground space with antennas and two microwave dishes on the tower. <ul style="list-style-type: none"> <li>○ \$1,500/mo (\$18,000 annually) for 25 years plus five five-year renewals (50 years initial term)</li> <li>○ A rent reduction of \$250/mo for first two additional carriers</li> <li>○ County will pay for own utilities, including lighting expense.</li> </ul> </li> <li>• County will purchase and install required FAA lighting for the tower.</li> <li>• County will expedite the amended SUP and waive normal fees:</li> </ul>				



## Attachment A

# Memorandum

DATE: September 20, 2016  
RE: Planning Commission APO Letter  
TO: Jason Stewart  
FROM: Stephanie Keuther

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 28, 2016 Planning Commission Meeting.





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### NOTICE OF PUBLIC HEARING

September 19, 2016

Name  
Address, City, State  
Tax Map 47 A 7

**Re: Public Hearing on SUP 16:10**

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:

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Wednesday, September 28, 2016</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

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:

**SUP 16:10 – VFW Telecom Tower**– A request for a Special Use Permit to amend previous Special Use Permit 11-03, with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. The proposed use regards constructing a self-support telecommunications lattice tower with a height of 250'. The property is located on West River Road (State Route 6), approximately .4 miles east of the intersection with Beals Lane (State Route 645). The parcel is zoned A-1 Agricultural, General. The parcel is within the Rural Residential Community Planning Area and the Cunningham 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

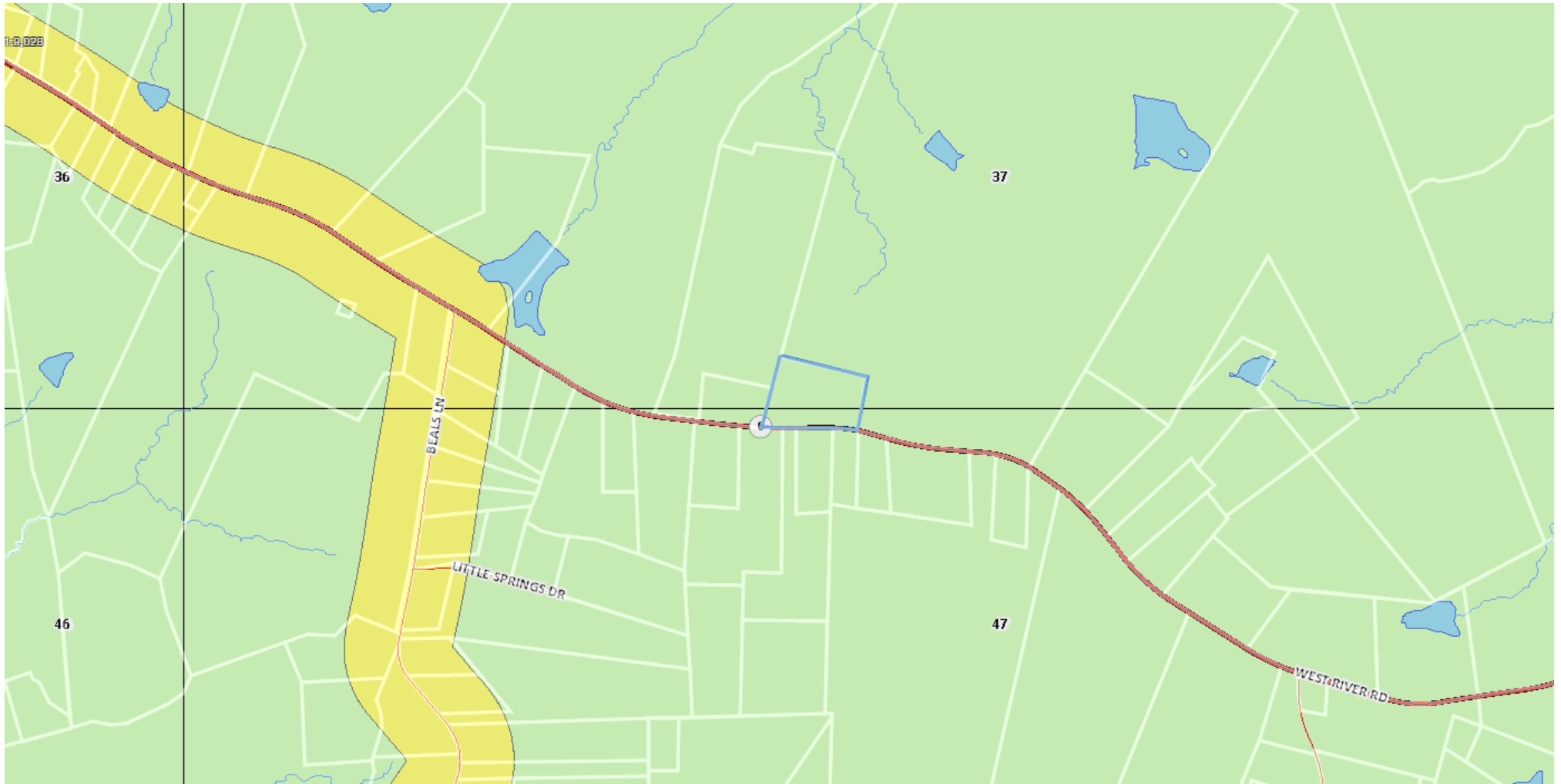
SUP 16 :10

<u>TMP</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE</u>	<u>ZIP</u>
37 A 32	Fox Memorial Baptist Church	2847 West River Rd	Scottsville, VA	24590
47 A 30	Charles & Tara Ford	3076 West River Rd	Scottsville, VA	24590
47 A 12	Carlton & Christina Hunt			
A	III	2994 West River Rd	Scottsville, VA	24590
47 A 9	Richard & Lillie Hill	211 Capstone Circle	Scottsville, VA	24590
47 A 29	Larry & Lisa Easton	P.O Box 218	Scottsville, VA	24590
47 A 6	Reid & Norma Taylor	2978 West River Rd	Scottsville, VA	24590
37 A 34	J.D. & Nancy T. Catlett	P.O Box 385	Scottsville, VA	24590
47 A 11	James Easton Et Al.	3020 West River Rd	Scottsville, VA	24590
47 A 7	Ruth Bogan	2910 West River Rd	Scottsville, VA	24590

# Attachment B



## Attachment B



### ZONING

Yellow=R1

Green=A1





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### **STAFF REPORT**

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 11:03  
**Tax Map:** Tax Map 47, Section A, Parcel 10

**From:** Steve Tugwell  
**District:** Cunningham  
**Date:** November 14, 2011

**General Information:** This request is to be heard by the Planning Commission on Monday, November 14, 2011 at 7:00 pm in the Circuit Courtroom of the Courts Building.

**Applicant:** National Communication Towers, LLC

**Requested Action:** A request for a special use permit to construct a 195 foot monopole telecommunications facility and associated ground equipment with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. (Attachment A)

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

**Planning Area:** Rural Residential Planning Area

**Zoning Ordinance:** Section 22-27-1

**Location:** The affected property is zoned A-1 and is located on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). (Attachment B)

**Existing Land Use:** Veterans of Foreign Wars Post 8169 is located on this property.

**Adjacent Land Use:** The surrounding area is zoned A-1, Agricultural, General and is very low-density residential in nature.



# Attachment C

## **Neighborhood Meeting:**

Due to a procedural error, notices were not mailed to adjacent property owners, therefore the October 12th neighborhood meeting was canceled.

## **Technical Review Committee:**

At the October 13, 2011 Technical Review Committee meeting, VDOT stated that if the entrance to the site was disrupted, then the gravel would have to be restored, but that a permit would not be required;

Central Virginia Electric Cooperative stated they would require their own easement to get power to the site;

Planning staff inquired about the balloon test for this site, and the applicant stated they have a primary date of November 2nd and a backup date of November 3rd and 4th from 8am to noon; they said they would be mailing out notices to the Board, Planning Commission, and adjacent property owners; Planning staff also commented that the top of the tower would be reserved for public safety as identified in the Telecommunication Master Plan, to which the applicant agreed.

The full list of TRC comments is attached to this staff report (Attachment C).

## **Comprehensive Plan:**

The Comprehensive Plan designates this area as within the Rural Residential Planning Area. The Infrastructure Chapter of the Comprehensive Plan has the following recommendations concerning the siting of cellular towers.

- Encourage the location and co-location of wireless communication equipment on existing structures;
- Accommodate the growing need and demand for wireless communication services;
- Encourage coordination between communication providers;
- Establish consistent and balanced legal language governing wireless communications facilities that take into consideration the Comprehensive Plan and communications master plan; and
- Maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

The above recommendations are the primary reasons the county has procured a telecommunications consultant to assist with these applications.

# Attachment C

## Analysis:

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

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

The character and established pattern of the area where the communications facility is proposed is rural, not highly populated, and has land involved in agricultural production. According to the Virginia Department of Transportation, the entire segment of Route 6 in Fluvanna County is designated as a Virginia Byway. "Per Virginia Code, a Virginia Byway means those highways designated by the Commonwealth Transportation Board (CTB) pursuant to articles §33.1-62 through §33.1-66. The Virginia Outdoors Plan, from the Department of Conservation and Recreation (DCR), identifies roads that have been considered as having intrinsic qualities of Virginia Byways for many years".

To be considered, a segment of road must substantially meet the following criteria:

- The route provides important scenic values and experiences;
- There is diversity of experiences, as in transition from one landscape scene to another;
- The route links together or provides opportunities to leave high-speed routes for variety and leisure in motoring. Landscape control or management along the route is feasible;
- The route allows for additional features that will enhance the motorist's experience and improve safety;
- Local government(s) has/have initiated zoning or other land-use controls, so as to reasonably protect the aesthetic and cultural value of the highway. (Attachment D)

Staff conducted a site visit on Wednesday, November 2, 2011, in order to assess the potential visual impacts of the proposed tower, and also to observe the balloon test. Weather conditions that day were sunny, dry, and cool with little wind. Staff concluded that the tower would be very visible from several portions of West River Road (Route 6), when traveling in either direction, both east and west. The balloon was also visible from neighboring properties and roadways, including the Fox Memorial Baptist Church located adjacent to the west. Staff stopped at several residences and spoke with a handful of neighbors in the area and all of them appeared to be in favor of enhanced wireless capabilities over the potential for diminished or altered views. In consideration of the proximity of the proposed tower's location to West River Road (Route 6), a Virginia Byway, the proposed facility could also be concealed as a firetower or other similar structure that would better blend with the rural character of the area. As proposed, it appears that a tower sited at this location could change the character and established pattern of the area, and/or create impacts that may be regarded as less than sensitive to its scenic beauty. (Attachment E)

## Attachment C

**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.**

This is a rural area, and all of the surrounding property is zoned A-1 (Agricultural General). Since the proposed tower will be less than 200 feet, it will not have to be lighted. The applicant is proposing to build a 195 foot non-concealed freestanding antenna support facility within a 125 foot x 125 foot lease area, which per Sec. 22-27-8, requires a special use permit, and is not permitted by-right. Some permitted by-right uses in the A-1 zoning district include single-family dwellings, minor utilities, hunting preserves, public parks, home occupations, private kennels, group homes, and temporary sawmills to name a few. The definition of a minor utility is: *“Facilities for the distribution and collection of public, private, and central utilities including poles, lines, transformers, pipes, meters, and communication and distribution lines”*.

When evaluating an application for a proposed new telecommunication antenna support facility (TASF), siting of new facilities shall be in accordance with Sec. 22-27-8, the siting preference table. The applicant is proposing to construct a new 195 foot non-concealed freestanding antenna support facility (monopole). The subject property is zoned A-1 (Agricultural, General), and in accordance with the siting preference table, this application requires a special use permit and public hearing process.

Pursuant to Sec. 22-27-9.8, all new telecommunication antenna support facilities shall meet the requirements of that section. Staff has evaluated the application, and it appears all of the requirements of this section have been met.

According to the Fluvanna County Wireless Master Plan, the area of the proposed tower is absent of sufficient telecommunications service, and could accommodate all of the service providers with a uniform and dependable signal 24/7. The applicant has stated in their application, that *“the tower will be designed to accommodate six collocations and the fenced compound will house a variety of support buildings and equipment pads”*. The ability to accommodate more collocations could result in a need for fewer new towers. The applicant has also stated that *“the facility will provide wireless phone coverage, data transmissions and internet services to the area. Also, one radiation center on the tower and a 10’ x 20’ space in the compound will be made available for Fluvanna County’s 911 equipment on a rent free basis”*.

The applicant proposes to construct and maintain a leased telecommunication facility on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). The proposed facility would be comprised of a 195 foot monopole tower with the potential for multiple carriers, along with peripheral ground equipment. The proposed site will be within a 80 x 90 fenced area, surrounded by a (125 ft. x 125 ft.) lease area. If approved, the applicant will be required to submit a site development plan for review and approval. (Attachment F)

# Attachment C

## **Consultant's Recommendation:**

Cityscape Consultants, Inc. has stated that they are of the opinion that, *“although there is no solid indication of carrier commitment, this application may have additional merits which could be beneficial to the citizens of Fluvanna County”*.

- Would the proposed facility be acceptable to other wireless service providers? And,
- Would the proposed facility be beneficial to the County and therefore the citizens of the County? And,
- Would the proposed facility fit the County Master Plan or would it be disruptive? And,
- Does the application meet the desires of the County because of generally accepted and adequately demonstrated technological reasons?

The consultant has concluded that approval for this application for a new telecommunication antenna support facility will *“accelerate the construction of additional wireless services to better serve the County’s citizens”*. The consultant has also stated, *“in addition there are additional public benefits in that the tower will support a Fluvanna County Public Safety communication link”*.

Therefore, Cityscape Consultants, Inc. has recommended approval of this application with the following conditions:

1. The applicant provide the County with the necessary NEPA and SHPO approvals; and
2. Satisfies any other conditions as stated by the County; and,
3. The applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided. (Attachment G)

## **Conclusion:**

This request for a special use permit for a 195 ft. monopole telecommunication facility appears to be in substantial conformance with the intent of the Comprehensive Plan’s recognition that telecommunications are a critical part of the role of infrastructure throughout the county, and the criteria set forth in the Zoning Ordinance. The Planning Commission may wish to consider the potential for visual impacts to the Route 6 Virginia Byway, and to nearby properties. Given the proximity of the proposed facility to the Byway, the Commission may also wish to consider requiring a concealed facility instead of the proposed non-concealed facility. If approved, staff recommends the following conditions:

- 1) The tower, including antennae, will not be higher than 199 ft. and will not be lit;
- 2) The applicant secures all necessary permits required, and submits structural design and certification by a Virginia Registered Professional Engineer that the proposed facility, as built, will comply with EIA/TIA 222-G for the wind zone for Fluvanna County; Virginia;
- 3) Prior to issuance of building permits the applicant shall submit satisfactory SHPO and NEPA documentation;

# Attachment C

- 4) The applicant shall secure the necessary permits required by Fluvanna County and VDOT;
- 5) The applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided;
- 6) The facility when completed shall be accessible only to authorized personnel;
- 7) The tower shall be a monopole, and shall be engineered with breakpoint technology;
- 8) The facility shall install the necessary landscaping buffer;
- 9) The applicant shall install an emergency generator to ensure continuity of telecommunications operations in the event of a disaster or major power outage; and provisions for such generators shall include additional special treatments; for diesel, a fuel retaining area for propane, ignition separation requirements; and that generator testing shall occur only between 9 AM and 4 PM Monday through Friday; and the same shall be noted on the site development plan;
- 10) If the structures should no longer be needed, the applicant shall remove them, and restore the grounds to the prior condition;
- 11) The support structure is to be sufficient to support antennas of a like design for at least six (6) wireless service providers;
- 12) The tower shall be in the same location as shown in the application;
- 13) Violation of any condition of this permit shall be grounds for revocation of this permit, and;
- 14) The Board of Supervisors, or their representative, has the right to inspect the property for compliance with these conditions at any time.

## **Suggested Motion:**

I move that the Planning Commission recommend **approval/denial** of SUP 11:03, a special use permit request to allow for a 195 foot monopole telecommunications tower pursuant to Fluvanna County Code Section 22-27-1 with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10, (if approved) subject to the conditions listed in the staff report.

## **Attachments:**

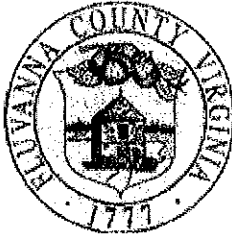
- A – Application, statement of proposed use, and APO letter
- B – Aerial Vicinity Map
- C – TRC comments
- D – Virginia Department of Transportation excerpt and byway map
- E - Applicant's photos, photosimulations, and balloon flight statement
- F – Tower design certification, search ring map, and sketch site plan
- G – Consultant's report

Copy: Owner- V.F.W. Post 8169, 2977 West River Road, Scottsville, VA 24590

Applicant – National Communication Towers, LLC, 5413 Patterson Avenue, Suite 101, Richmond, VA 23226

CityScape Consultants, 10704 Elmbrook Court, Raleigh, NC 27614





COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Application for Special Use Permit (SUP)**

Owner of Record: V.F.W. Post 8169

Applicant of Record: National Com. Towers, LLC

E911 Address: 2977 W. River Road, Scottsville

E911 Address: 5413 Patterson Ave Suite 101, Rich. Co.

Phone: 434-591-0769 Fax: 434-591-0769

Phone: 804-673-8800 x303 Fax: 804-673-4242

Email: ohnoybill@embargmail.com

Email:

Representative: N.C.T. LLC CAIDoss, U.P. of Dev.

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: 5413 Patterson Ave Suite 101, Rich. Co.

Phone: 804-366-1165 Fax: 804-673-4242

Email: adoss@NationalTowers.com

Tax Map and Parcel(s): 47-A-10

Deed Book Reference:

Acreage: 3.5 Zoning: A-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Request for a SUP in order to: construct a Tele Com. Tower

Proposed use of Property: Tele Com. Tower

*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 all future county employees will make regular inspections of the site.

Date: August 19, 2011 Signature of Owner/Applicant: William Hughes

Subscribed and sworn to before me this 19th day of August, 20 11 Register # 7282794

My commission expires: August 31, 2013 Notary Public: Jane E. Perkins

Certification: Date: 8/24/2011 Zoning Administrator: Steven Tynnell

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

Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP <u>11-63</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:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: <u>Cunningham</u>	Planning Area: <u>12R</u>		
Advertisement Dates: <u>24, 10 Nov 2011</u>		Advertisement Dates:	
APO Notification: <u>10/31/2011</u>		APO Notification:	
Date of Hearing: <u>11/14/2011</u>		Date of Hearing	
Decision:		Decision:	

# Attachment C

Page 3 of 5

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.

*195' with a 4' lightning Rod, Total Height 199' (and)*  
Wireless Communication Facility to include a ~~125'~~ Monopole Tower, extendable to 195', contained within 80' X 90' fenced enclosure. The tower will be designed to accommodate six collocations and the fenced compound will house a variety of support buildings and equipment pads. The existing VFW Hall will not be expanded or utilized for the purpose of this Special Use Permit request.

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

To provide wireless services along the Rt. 6 corridor and surrounding area.

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

The tower will be a Monopole design to minimize the potential visual impact of surrounding properties and the existing trees will be maintained to screen the view of the compound from adjoining properties.

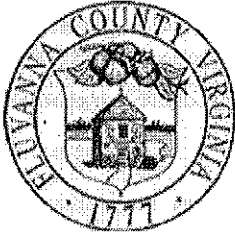
**ENHANCEMENT OF COUNTY:** Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

The Facility will provide wireless phone coverage, data transmissions and Internet services to the area. Also, one Radiation Center on the tower and a 10' X 20' space in the compound will be made available for Fluvanna County's 911 equipment on a rent free bases. *The 195' R.C. will be reserved for Fluvanna County.* (and)

**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:

Please see the attache Site Plan prepared by JMT.

# Attachment C



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

Name: National Communications Towers, LLC  
Address: 5413 Patterson Ave, Suite 101  
City: Richmond  
State: Va. Zip Code: 23226

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

8/22/2011  
Date

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

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP <u>11:003</u> ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:

# Attachment C

**Statement of Proposed Use  
Special Use Permit Application  
National Communication Towers, LLC  
V.F.W. Post 8169, Scottsville, Virginia**

National Communication Towers L.C. (“National”) as lessee, hereby applies for a Special Use Permit to allow a telecommunications facility and accessory structures on leased land. The leased land is located on property known by Tax Map Parcel 047-A-10. The parcel is located on the north side of Rt. 6 approximately 2,000 feet east of Rt. 645. According to the tax records of Fluvanna County it is owned by V.F.W. Post 8169.

National is requesting a Special Use Permit to allow a self support Monopole Tower, measuring approximately 195’ in height with a 4’ lightning rod, to be located within a leased area, measuring 125’ x 125’. The facility will be designed to allow multiple collocations on the tower and within a secure fenced compound area. The exact number and types of future users is difficult to predict, however the tower will be designed to accommodate a mix of carrier types. The design mix will include: 6 or more users of panel antennas (typically 15 panels, 12” wide X 72” high, per user). Likewise, the compound area is designed to accommodate a mix of shelter types and sizes as denoted on the drawings submitted with this application.

The 3.5 acre parcel is zoned A1. According to the Fluvanna County zoning ordinance, telecommunication facilities are permitted on A1 zoned properties, with Special Use Permits. Proper setback distances have been observed and are denoted on the enclosed plans.

National develops telecommunication facilities for collocations by cellular, PCS, paging and other wireless services which rely upon a network of elevated platforms in areas where the carriers have gaps in signal coverage, or “holes.” Such a hole exists along the Route 6 corridor. Supported by propagation studies, National believes a communications facility located on the subject parcel will enable carriers to fill this gap, while minimizing the effect on surrounding property owners. The tower can be designed to be extendable to 195’ should a higher Radiation Center be needed for County antennas.


## Attachment C

The FCC has authorized several carriers to provide wireless services in this part of Cumberland County. Those carriers include: Sprint, AT&T, Verizon Wireless U.S. Cellular and Ntelos.

The facility will be in continuous operation but will produce no interference with other types of communications including: radio, television, cable TV, garage door openers or other consumer electronic equipment. No offices will be constructed on the site, so neither sewer nor water facilities will be required. The facility will produce no refuse, noise, vibration, dust, glare, odors or fumes. Neither National nor any of the tower users will introduce hazardous or toxic substances to the site. After completion of construction, the only traffic associated with the site will be short visits by technicians on a monthly basis to test or replace equipment components. In most instances towers below 200' are not required by the FAA to be lit.

The facility will provide a vital public safety service to this part of the County in two important ways. First, the County may co-locate antennas for law enforcement and fire and rescue at the 195' radiation Center along with a 10' X 20' space inside of the compound on rent free bases. Second, this new facility will enable wireless services to be extended to this part of the County, enabling the public at large to utilize those services for important medical or life-safety calls.

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and conditions. National is not seeking any wavier or variance for the proposed use at this time. National respectfully requests the approval of this Special Use Permit application.



---

Al Doss  
Vice President of Development  
National Communication Towers, L.L.C.

08/24/2011  
Date



# Memorandum

DATE: October 31, 2011  
RE: APO'S for **SUP 11:03** Public Hearing Letters  
TO: Darren Coffey  
FROM: Lauren Ryalls

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **November 14, 2011** Planning Commission 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)*

**NOTICE OF PUBLIC HEARING**

October 31, 2011

Fox Memorial Baptist Church  
2847 W. River Rd.  
Scottsville, VA 24590  
TMP# 37(A)32

**Re: Public Hearing on SUP 11:03**

Dear Fox Memorial Baptist Church:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Monday, November 14, 2011** at **7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

***SUP 11:03, National Communication Towers, LLC** - A request for a special use permit to allow for a 195 foot wireless communications tower with respect to 3.5 acres of Tax Map 47, Section A, Parcel 10. The property is zoned A-1 and is located on the north side of West River Road (U.S. Route 6), approximately 0.4 miles east of its intersection with Beals Lane (Route 645). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.*

The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:30 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,

Steve Tugwell  
Planner

## Attachment C

9 Parcels Selected

Monday October 31, 2011



Map	Parcel ID	Owner's Name
	<a href="#">37 A 32</a>	<a href="#">FOX MEMORIAL BAPTIST CHURCH</a>
	<a href="#">37 A 34</a>	<a href="#">CATLETT, J D &amp; NANCY T</a>
	<a href="#">47 A 6</a>	<a href="#">RANKIN, REBECCA A ET AL</a>
	<a href="#">47 A 9</a>	<a href="#">HILL, RICHARD</a>
	<a href="#">47 A 10</a>	<a href="#">V.F.W. HALL</a>
	<a href="#">47 A 11</a>	<a href="#">EASTON, JAMES A &amp; LUCY C LE ET AL</a>
	<a href="#">47 A 12A</a>	<a href="#">HUNT, CARLTON R III &amp; CHRISTINA R</a>
	<a href="#">47 A 29</a>	<a href="#">EASTON, LARRY W. &amp; LISA M.</a>
	<a href="#">47 A 30</a>	<a href="#">FORD, CHARLES W JR &amp; TARA G</a>

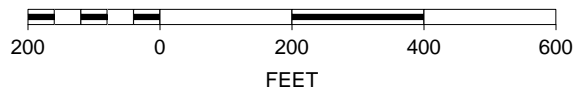
Click on the Globe in a row to show that parcel on the map page. Click on the Parcel ID number to show the detail information of that parcel. Click on an Owner's Name to show a list of all properties of that owner.

[Close](#)

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**COUNTY OF FLUVANNA**

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October 18, 2011

National Com. Towers, LLC (Al Doss)  
5413 Patterson Avenue, Suite 101  
Richmond, VA 23226

Delivered via mail

**Re: TRC comments SUP 11:03 National Communication Towers, LLC Construct 195' telecomm  
monopole, Tax Map: 47-A-10**

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting.

1. The Dept. of forestry and the Health Dept. had no comments for this application;
2. Virginia Department of Transportation said that if access to the site was disrupted, then it would have to be restored; and that a permit is not required;
3. Central Virginia Electric Cooperative said they would require their own easement to get power service to the site;
4. Planning staff inquired about the balloon test for this site, and the applicant said they have a primary date of November 2nd, with backup dates of November 3rd and 4th from 8am to noon; they also said they would be mailing out notices to the Board, Planning Commission, and adjacent property owners; Planning staff also commented that the top of the tower would be reserved for public safety as identified in the Telecomm Master Plan, and the applicant agreed.

Please provide any other materials or documentation that is to be included in the Planning Commission packet by **Friday, October 28, 2011**. Submitting revisions by this deadline will place your request on the **November 14, 2011** Planning Commission agenda.

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

Sincerely,

Steve Tugwell  
Planner  
Dept. of Planning & Community Development

Cc: V.F.W. Post 8169, 2977 West River Road, Scottsville, VA 24590



## Attachment C

## ATTACHMENT D

Virginia.gov

[Online Services](#) | [Commonwealth Sites](#) | [Help](#) | [Governor](#) | [Search Virginia.gov](#)

## Programs

[Home](#) > [Programs](#) > [Virginia's Scenic Byways](#) > [Frequently Asked Questions](#)[Contact Us](#) | [Search VirginiaDOT.org](#)

Sut

## Virginia Byway - Frequently Asked Questions

[Home](#) | [Scenic Drives](#) | [Print Map](#) | [Order Map](#) | [Photos](#) | [FAQs](#)

Adventure beckons on the roads and highways designated as Virginia Byways. More than mere pavement between points A and B, a Virginia Byway offers travelers a side of the Commonwealth that is uncommon and enlightening. Each byway leads to scenes of natural beauty and places of historical and social significance.

Currently, there are nearly 3,000 miles of roads designated as Virginia Byways, yet several hundred more miles of Commonwealth roadway could qualify. To help attract visitors and support economic development through tourism, the Virginia Department of Transportation (VDOT), the Virginia Department of Conservation and Recreation (DCR) and the Commonwealth Transportation Board (CTB), encourage local governments to nominate roads for Virginia Byway designation.

### What's the purpose of the Virginia Byway program?

The program identifies road corridors containing aesthetic or cultural value near areas of historical, natural or recreational significance. By designating certain roads as Virginia Byways, widely distributing "A Map of Scenic Roads in Virginia," and promoting the Virginia Scenic Roads Web site, the program encourages travel to interesting destinations and away from high-traffic corridors.

Byways also stimulate local economies by attracting visitors to lesser-known destinations. One study showed visitors spent \$1.8 billion in counties adjacent to the Blue Ridge Parkway in Virginia and North Carolina. This supported nearly 75,000 jobs and generated more than \$147 million in tax revenues in the region.

### What makes a Virginia Byway different from other roads?

People like to explore. The 2000 Virginia Outdoors Survey, conducted by Virginia's Department of Conservation and Recreation (DCR), finds that driving for pleasure is the second most popular outdoor activity, with more than 62% of the population participating.

By following the highlighted byways on the state transportation map, the scenic roads map and the scenic roads Web site, visitors are directed to places where they can tour wineries, explore Civil War battle sites and historical attractions, view beautiful scenery and enjoy recreational resources.

Once designated, a byway becomes part of the coordinated promotional strategy for Virginia tourism.

### What are other important considerations regarding Virginia Byway status?

- Virginia Byway designation gives localities the opportunity to participate in the National Scenic Byway Program.
- It might limit placement of outdoor advertising signs.
- It does not affect land use controls.
- It does not limit road improvements.

### What is a Virginia Byway?

Per Virginia Code, "Virginia Byway" means those highways designated by the Commonwealth Transportation Board (CTB) pursuant to articles §33.1-62 through §33.1-66. The Virginia Outdoors Plan, from DCR, identifies roads that have been considered as having intrinsic qualities of Virginia Byways for many years. In addition, there are other roads that meet the criteria for designation.

### What are the criteria?

To be considered, a segment of road must substantially meet the following criteria:

## Attachment C

- The route provides important scenic values and experiences.
- There is a diversity of experiences, as in transition from one landscape scene to another.
- The route links together or provides access to scenic, historic, recreational, cultural, natural and archeological elements.
- The route bypasses major roads or provides opportunities to leave high-speed routes for variety and leisure in motoring. Landscape control or management along the route is feasible.
- The route allows for additional features that will enhance the motorist's experience and improve safety.
- Local government(s) has/have initiated zoning or other land-use controls, so as to reasonably protect the aesthetic and cultural value of the highway.

### What are the steps to designation?

1. Anyone can request byway designation, but local government(s) must adopt a resolution of support.
2. Upon receipt of a request and historical documentation from an interested party/local government, the Virginia Department of Transportation (VDOT) and the Virginia Department of Conservation and Recreation (DCR) collect information on local zoning laws, traffic volumes and accident reports before evaluating the roads according to the criteria.
3. Based on a joint review according to the criteria, the DCR Director recommends qualifying roads for consideration by the CTB.
4. Before the CTB acts, VDOT offers the local government the opportunity to hold a public hearing. If a public hearing is requested, VDOT's Local Assistance Division and DCR will provide assistance.
5. After the public hearing, or if no hearing was requested, the CTB officially designates the byway(s) at their next scheduled meeting. Subsequently, signs are posted, and changes are made to the appropriate maps.

### How can I get more information about the Virginia Byway program?

Call **1-800-FOR-ROAD (1-800-367-7623)** or contact Lynn Crump, Virginia Department of Conservation and Recreation, at [Lynn.Crump@dcr.virginia.gov](mailto:Lynn.Crump@dcr.virginia.gov).

For additional copies of this brochure or others in the VDOT Answers Your Questions series, please contact:

Virginia Department of Transportation  
Office of Public Affairs  
1401 East Broad Street  
Richmond, VA 23219  
E-mail: [vdotinfo@VDOT.Virginia.gov](mailto:vdotinfo@VDOT.Virginia.gov)

Page last modified: Nov. 1, 2010

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# Attachment C



## NATIONAL COMMUNICATION TOWERS, LLC

5413 Patterson Avenue, Suite 101  
Richmond, Virginia 23226  
Telephone: 804-673-8800  
Facsimile: 804-673-4242

### VFW Balloon Flight Certification Statement November 2, 2011

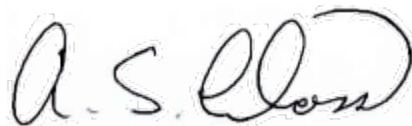
General weather conditions: clear, average visibility 7 miles, light winds averaging 4 to 6 MPH from 8:00 AM to 9:00 AM and mostly calm throughout the morning.

8:05 AM: Balloon launched winds 4-6 MPH some fog

9:00 AM to 12:05 PM: Winds calm to light, visibility good

12:05 PM: Ended balloon flight

Date: 11/07/2011

A handwritten signature in black ink, appearing to read "A. S. Doss".

Al Doss

Vice President of Development









VIEW FROM THE WEST / LOCATION: GAS LINE ACCESS AREA ON ROUTE 6



BALLOON



VIEW FROM THE WEST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 645 ~1,500 FT.

NCT



PHOTO 2: TOWER SIMULATION

TOWER

VIEW FROM THE WEST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 645 ~1,500 FT.

N C T



PHOTO 3: BALLOON FLIGHT



VIEW FROM THE WEST / LOCATION: ROUTE 6 WESTERN ENTRANCE AT VFW POST

NCT



PHOTO 3: TOWER SIMULATION



VIEW FROM THE WEST / LOCATION: ROUTE 6 WESTERN ENTRANCE AT VFW POST

NCT



## Attachment C

PHOTO 4: BALLOON FLIGHT

BALLOON



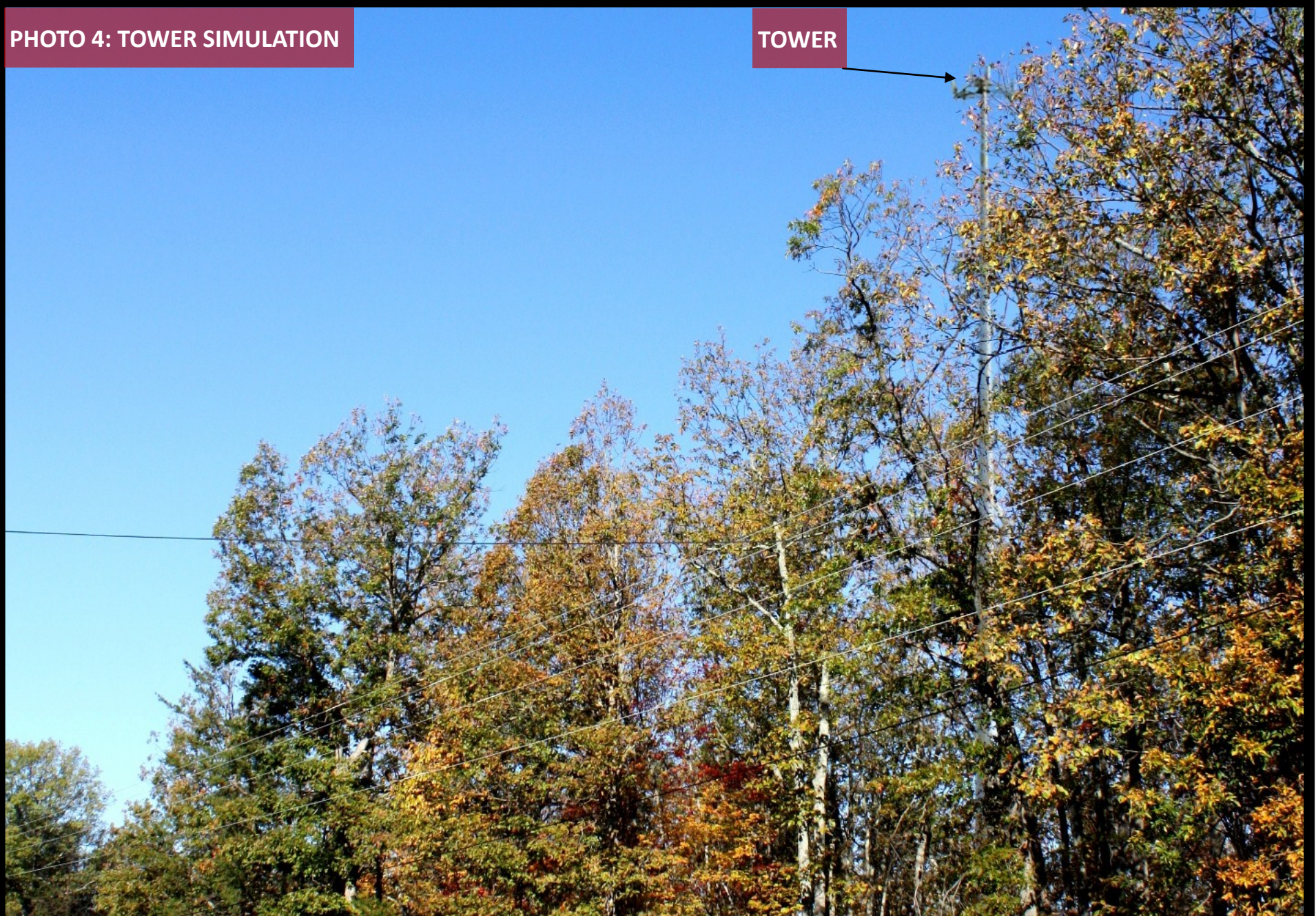
VIEW FROM THE EAST / LOCATION: ROUTE 6 NEAR THE EASTERN EDGE OF THE VFW POST EAST ENTRANCE

NCT



PHOTO 4: TOWER SIMULATION

TOWER



VIEW FROM THE EAST / LOCATION: ROUTE 6 NEAR THE EASTERN EDGE OF THE VFW POST EAST ENTRANCE

NCT



PHOTO 5: BALLOON FLIGHT



VIEW FROM THE EAST / LOCATION: ROUTE 6 EAST OF THE SITE ~1,500 FT.

NCT



PHOTO 5: TOWER SIMULATION



VIEW FROM THE EAST / LOCATION: ROUTE 6 EAST OF THE SITE ~1,500 FT.

NCT



PHOTO 6: BALLOON FLIGHT



VIEW FROM THE EAST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 611

NCT



PHOTO 6: TOWER SIMULATION



VIEW FROM THE EAST / LOCATION: INTERSECTION AT ROUTE 6 & ROUTE 611

NCT

## NATIONAL COMMUNICATION TOWERS, LLC

5413 Patterson Avenue, Suite 101  
Richmond, Virginia 23226  
Telephone: 804-673-8800  
Facsimile: 804-673-4242

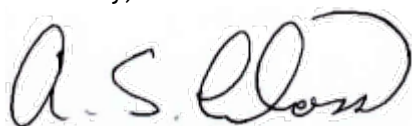
October 25, 2011

Rick Edwards  
Consultant  
CityScape Consultants, Inc.  
10704 Elmbrook Ct.,  
Raleigh, NC 27614

**Subject: VFW Communications Tower Design Certification**

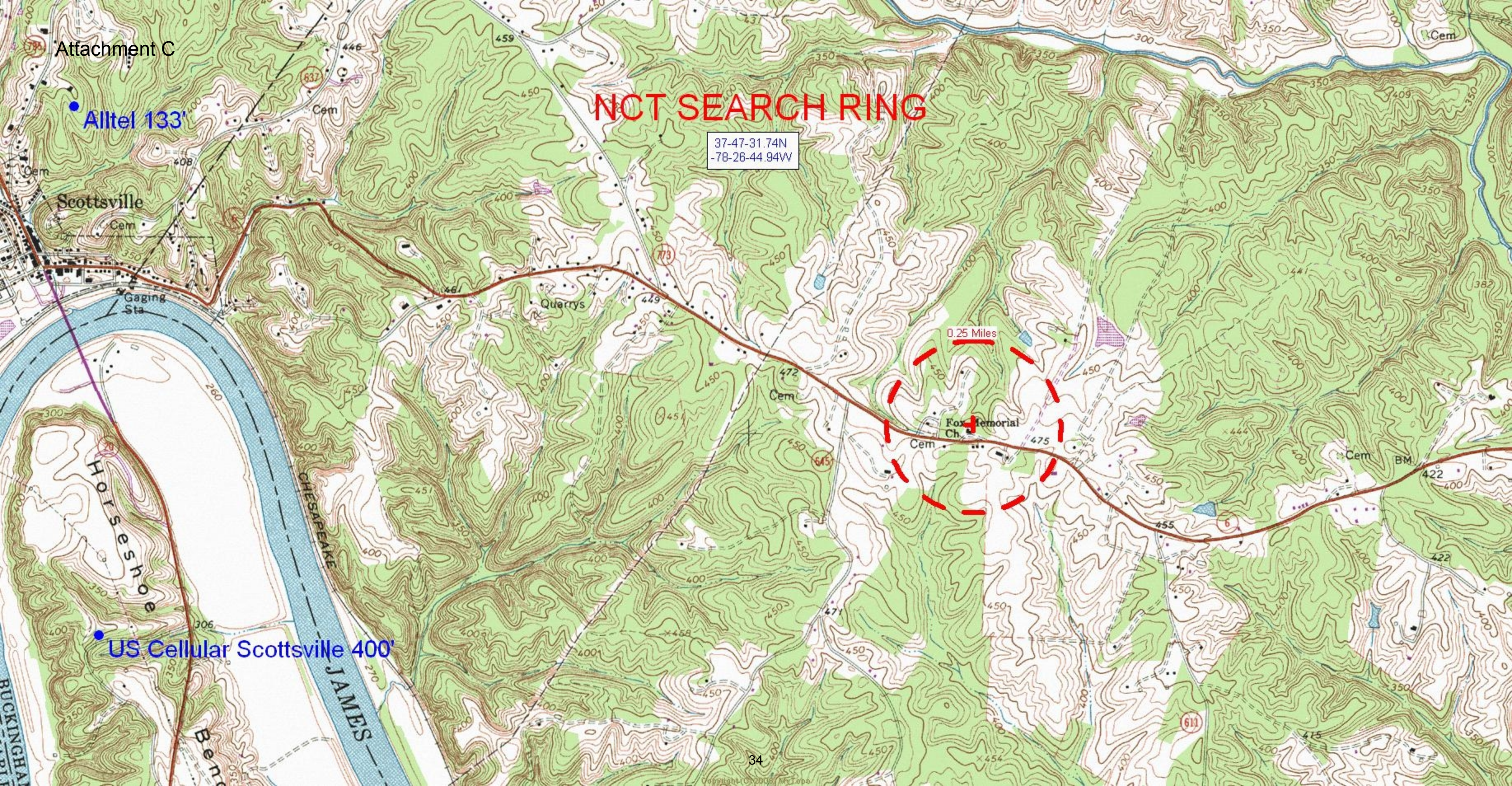
This letter is to certify National Communications Towers, LLC, as applicant and developer of the VFW Communications Facility, will design and build the proposed monopole tower capable of bearing the equipment loading of six collocations (See the attached Tower Design RFQ). Also in the event of a catastrophic occurrence, the tower will be designed with breakpoint technology and will fail at the 130' elevation AGL.

Sincerely,

A handwritten signature in dark ink, appearing to read "A. S. Doss". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

A. S. Doss  
V.P. of Development





# NCT SEARCH RING

37-47-31.74N  
-78-26-44.94W

0.25 Miles

Attachment C

Alltel 133'

Scottsville

Quarrys

Fox Memorial  
Ch.

Horseshoe

US Cellular Scottsville 400'

CHESAPEAKE

JAMES

Bentley

BUCKINGHAM



## Attachment C

**State of Virginia**  
**Telecommunications Site Review**



**Consultants, Inc.**  
 7050 W. Palmetto Park Road #15-652  
 Boca Raton, FL 33433-3483  
 Phone: 877-438-2851 • Fax: 877-220-4593

October 26, 2011

Mr. Darren Coffey  
 Planning Director  
 132 Main Street  
 Palmyra, Virginia 22963

**RE: NCT**  
**VFW Location**

Dear Mr. Coffey,

At your request on behalf of Fluvanna County, Virginia, CityScape Consultants, as the wireless communications consultant for the County, has conducted a Site Review of an application submitted by National Communications Towers ("NCT"). The request is for a new one hundred-ninety five (195) foot monopole type support structure. This application was originally to request one hundred twenty five (125) feet rather than the one hundred ninety five (195) foot currently requested by NCT. The Applicant held this application until after the County made certain modifications within the County ordinance to allow for additional elevation. It was the opinion of the undersigned that one hundred twenty five (125) feet of elevation would only provide usable antenna space for no more than three (3) carriers, but more likely only two (2) would be constructed, which would result in the need for more towers in the area. The site will be owned by NCT. The underlying property is owned by Veterans of Foreign Wars Post 8169, and is located at 2977 West River Road, near Scottsville in Fluvanna County, Virginia, see *figure 1*.

**General Information about Wireless Communications**

All wireless communications systems depend on the concept of resource re-use to achieve their great capacities. With some technologies, the individual channel frequencies are reused every few cells, but not too closely, since interference would result. In other systems, power from one base station interferes with the users on another, impacting network capacity. Therefore, it is undesirable for the wireless phones to communicate with more than a few base stations simultaneously.

Wireless Broadband, Cellular, PCS and EMSR service providers attain coverage through ground equipment base stations and antennas mounted on towers or other elevated structures and buildings. The height and location of the elevated antenna platform is critical to two aspects of radio frequency (RF) engineering. The first of these is wireless network coverage, which is the current stage of wireless infrastructure development in Fluvanna County.

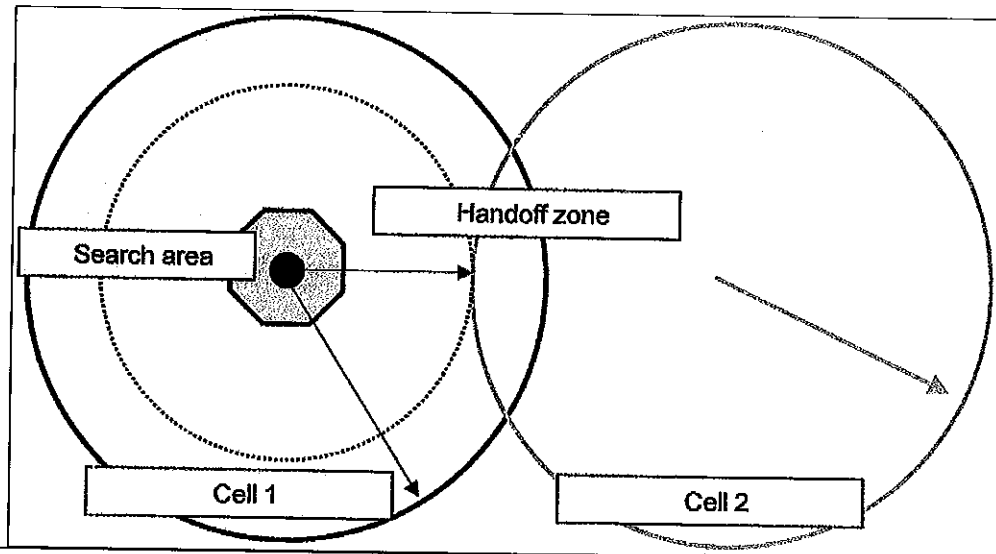
Generally, the higher the antenna is mounted on the support structure, the farther the wireless signal penetrates a defined geographic area. However, the ground equipment at the base station has capacity limitations. In areas where wireless subscribers are intense and airtime minutes are high, caller volume will exceed the designed network capacity, resulting in busy signals or "no service" messages. To help remedy this situation, the antenna heights are mounted at lower elevations than would be necessary for coverage.



## State of Virginia Telecommunications Site Review

In the wireless system evolution, a provider will initially provide service with a few coverage base stations with relatively tall antenna elevations to maximize the "footprint" for minimal cost. Still Fluvanna County infrastructure industry's primary concern remains in allowing sufficient coverage to subscribers. As subscriber totals grow, and network capacity for that base station is maximized, antennas must be lowered and the areas in between the former "tall" base stations fill in with lower-antenna "coverage" base stations.

Such a stipulation is not difficult to achieve in a new system. In most cities and in all rural areas, wireless providers seek to maximize height in new systems in order to provide continuous coverage at the least expense to the provider. However, in urban-to-suburban areas, as demand increases, the base stations become less capable of meeting network objectives. Thus, wireless providers seek to deploy antennas mounted at lower elevations.



**Sample 1: Search Area Determination**

In Sample 1, the hexagonal search areas radius is one-quarter of the radius of the cells coverage less a 20 percent handoff overlap.

### Specifics

The threshold of proof appears to be clear, and does justify a need for a new support structure in this general area. CityScape anticipates this facility, if built as designed, should be sufficient to allow an improvement of service to wireless service provider customers within this area into the foreseeable future.

CityScape recognizes that Fluvanna County is now becoming a rapid growth area. This facility will be available to all federally licensed and unlicensed service providers, which includes cellular type telephone, and wireless broadband systems, and the tower owner has provided the top location of 195 feet to the County for County Public Safety communications.

**State of Virginia  
Telecommunications Site Review**

For the reasons listed below, it is our opinion that:

Although there is no solid indication of carrier commitment, this application may have additional merits which could be beneficial to the citizens of Fluvanna County.

- Would the proposed facility be acceptable to other wireless service providers? And,
- Would the proposed facility be beneficial to the County and therefore the citizens of the County? And,
- Would the proposed facility fit the County Master Plan or would it be disruptive? And,
- Does the application meet the desires of the County because of generally accepted and adequately demonstrated technological reasons?

There are two (2) letters of interest, attached as Exhibits, from qualified wireless service providers, in addition CityScape is aware that AT&T Mobility is highly active in central Virginia and there is a strong likelihood that AT&T would join the group based on other factors. The County wants the site to compliment their existing Public Safety communications and the Applicant has agreed thereto. The Fluvanna Wireless Master Plan shows the site is devoid of sufficient service and could accommodate all the service providers with a uniform and dependable signal 24/7. The planned tower does meet the desires of Fluvanna County.

**Conclusion**

CityScape in normal circumstances understands that most governmental agencies prefer to avoid the approval of additional tower without strong commitment from the federally designated wireless service providers. This application is an exception and CityScape believes that approval of this facility will accelerate the construction of additional wireless services to better serve the County's citizens. In addition there are additional public benefits in that the tower will support a Fluvanna County Public Safety communications link. Therefore CityScape recommends this application be approved with the following conditions:

1. The Applicant provide the County with the necessary NEPA and SHPO approvals; and,
2. Satisfies any other conditions as stated by the County; and,
3. The Applicant provides written approval of County Public Safety antennas and feed lines use of the tower at the highest designed elevation. Space for ground level electronic equipment shall be provided.

Respectfully submitted,



Richard L. Edwards

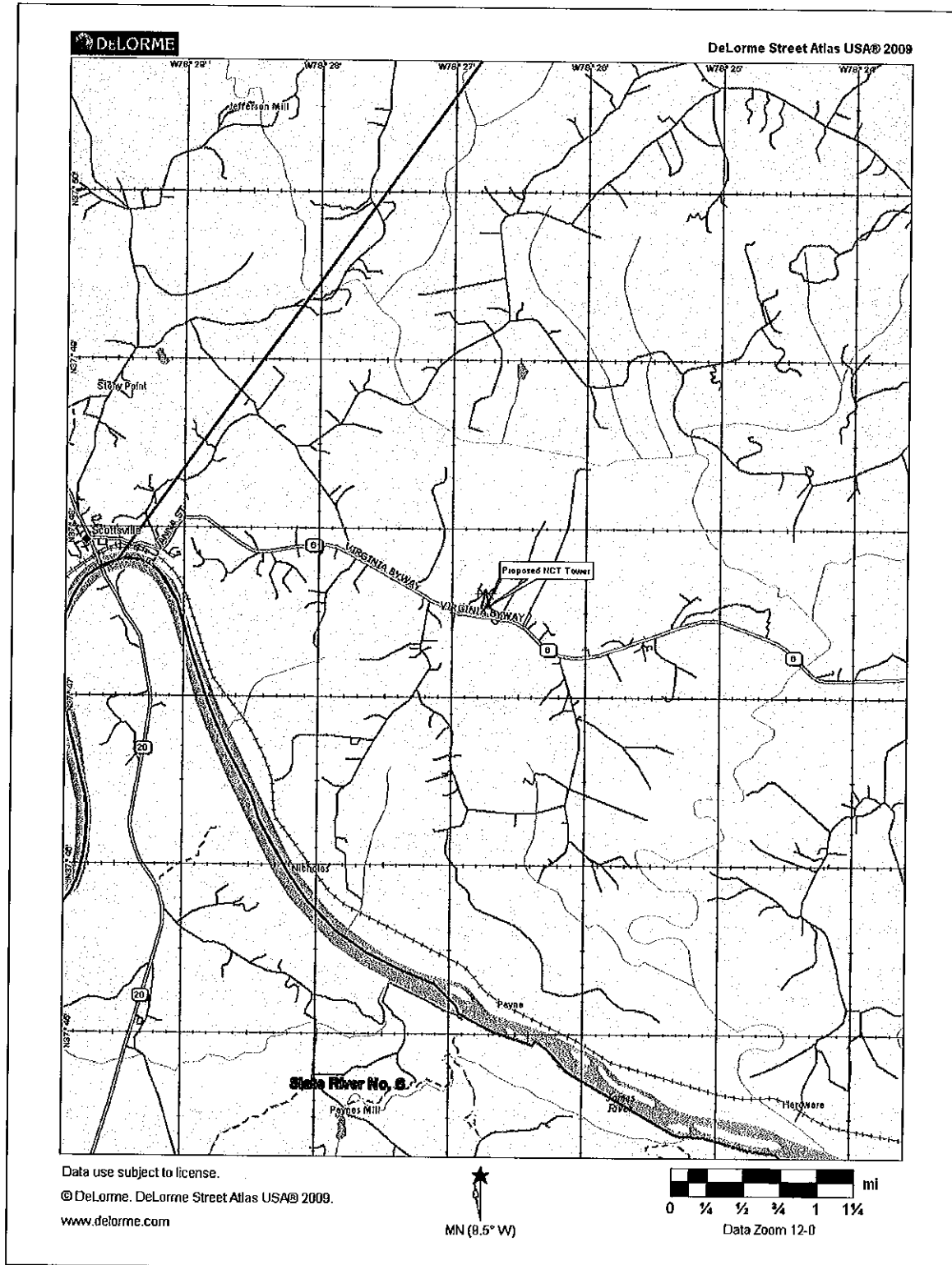
FCC Licensed

PCIA Certified

CityScape Consultants, Inc.

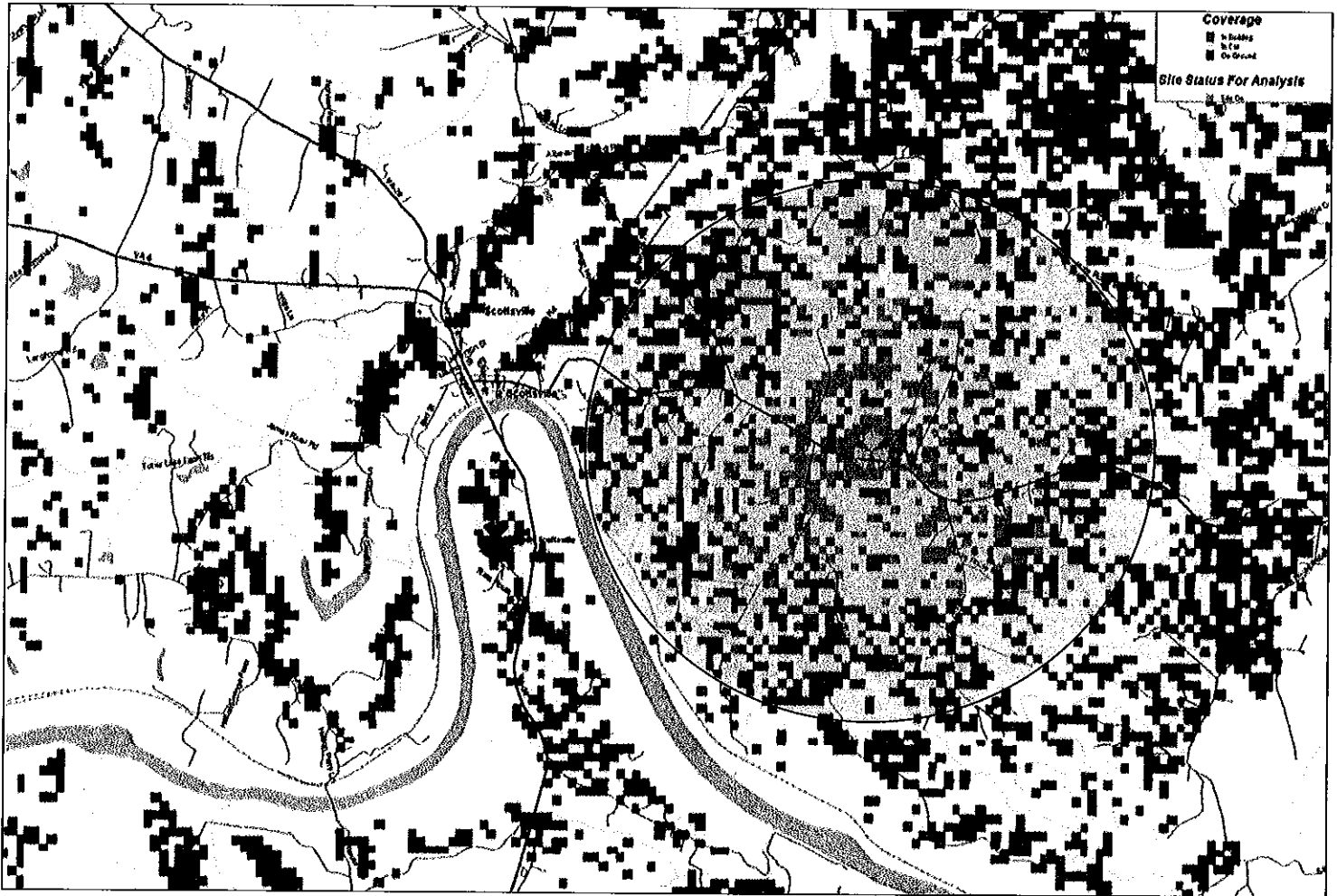
VFW Site  
October 26, 2011

**State of Virginia  
Telecommunications Site Review**



**Figure 1. Proposed Facility Location**

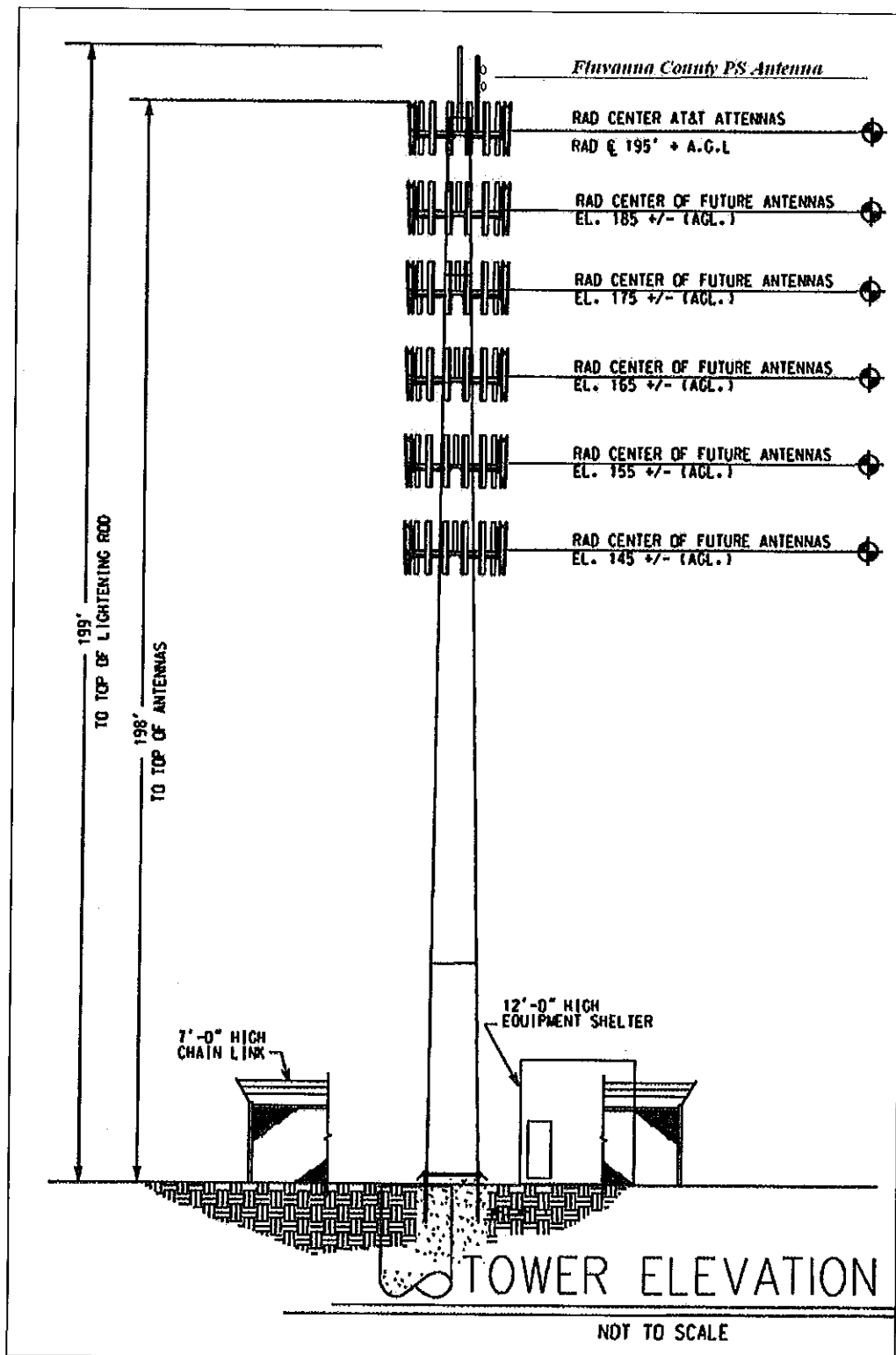
## State of Virginia Telecommunications Site Review



**Figure 2. Projected Service Area, Current Service is Not Dependable**



## State of Virginia Telecommunications Site Review



**Figure 3. Proposed Future Antenna Locations**

**State of Virginia  
Telecommunications Site Review**



1506 Circle Drive | Suite 100 | Annapolis, MD 21409

June 28, 2011

Mr. Al Doss  
Vice President of Operations  
National Communications Towers, LLC  
5413 Patterson Ave, Suite 101  
Richmond, VA 23226

**RE: Proposed Telecommunications Structure at the VFW Site in Fluvanna County, VA.**

Dear Mr. Doss:

This letter is provided per the request of National Communications Towers, L.L.C., and addresses the assurances that National Communication Towers will meet "Fluvanna County Communications Application Checklist" items 4 and 5.

Item 4: National Communications Towers, LLC will ensure its member tenants adhere and comply with FCC rules regarding exposure to RF energy.

Item 5: National Communications Towers, LLC will ensure its member tenants adhere and comply with FCC rules regarding radio frequency interference.

If any questions arise regarding the Radio Frequency issues of proposed application please get in touch at the number or email address listed below.

Cordially,

A handwritten signature in black ink, appearing to read "Mark Taylor".

Mark Taylor, P.E.  
Edge Wireless, LLC  
[marktaylor03@comcast.net](mailto:marktaylor03@comcast.net)  
M 443-271-3714



**Figure 4. Compliance Statements**

**State of Virginia  
Telecommunications Site Review**

*Central Virginia Technology Group, LLC  
110 Fredericksburg Avenue  
Louisa, VA 23093  
540-967-3973*

September 29, 2011

Mr. Elliott M. Harrigan  
National Communication Towers, LLC  
5413 Patterson Ave., Suite 101  
Richmond, VA 23226

RE: Letter of Intent, Proposed Communications Facility:  
VFW Tower, Rt. 6 Fluvanna County, Virginia  
37-47-31.74 N, 78-26-44.94W

Dear Mr. Harrigan:

This letter serves to notify you Central Virginia Technology Group, LLC, dba CVA Link.Com, has evaluated the location you are proposing for the new telecommunication structure and has determined it meets our future network improvement goals.

CVA Link supports National Communication Towers in your efforts to secure and required zoning, permits or other local approval necessary to develop the communications facility, as proposed.

Please feel free to contact me should I be of further assistance.

Sincerely,



Brian Gilbreth

President

**Exhibit A. Letter of Interest**

**State of Virginia  
Telecommunications Site Review**



September 29, 2011

Elliott Harrigan  
National Communication Towers, L.C.  
54132 Patterson Avenue, Suite 101  
Richmond, VA 23226

1150 Shenandoah Village Drive  
Waynesboro, VA 22980

RE: Non-Binding Letter of Interest for VFW Tower (Fluvanna County, VA)

Dear Elliott:

This letter serves to notify you that Virginia PCS Alliance, L.C., a wireless telecommunications provider licensed by the Federal Communications Commission to provide digital PCS service in Fluvanna County and trading under the name of NTELOS, has evaluated the location you are proposing for the new telecommunications structure to be located at the following coordinates 37-47-31.74 and 78-26-44.94 and has determined, assuming NTELOS expands its existing network out Route 6 towards Fork Union and NTELOS is provided a suitable antenna radiation center, this site would be a possible collocation site for NTELOS.

NTELOS supports National Communication Towers in its efforts to secure any required zoning, permits or other local approvals necessary to develop the telecommunications structure as proposed. If we can be of any assistance to you or provide you with any information regarding your permit application to develop the property, please feel free to contact me.

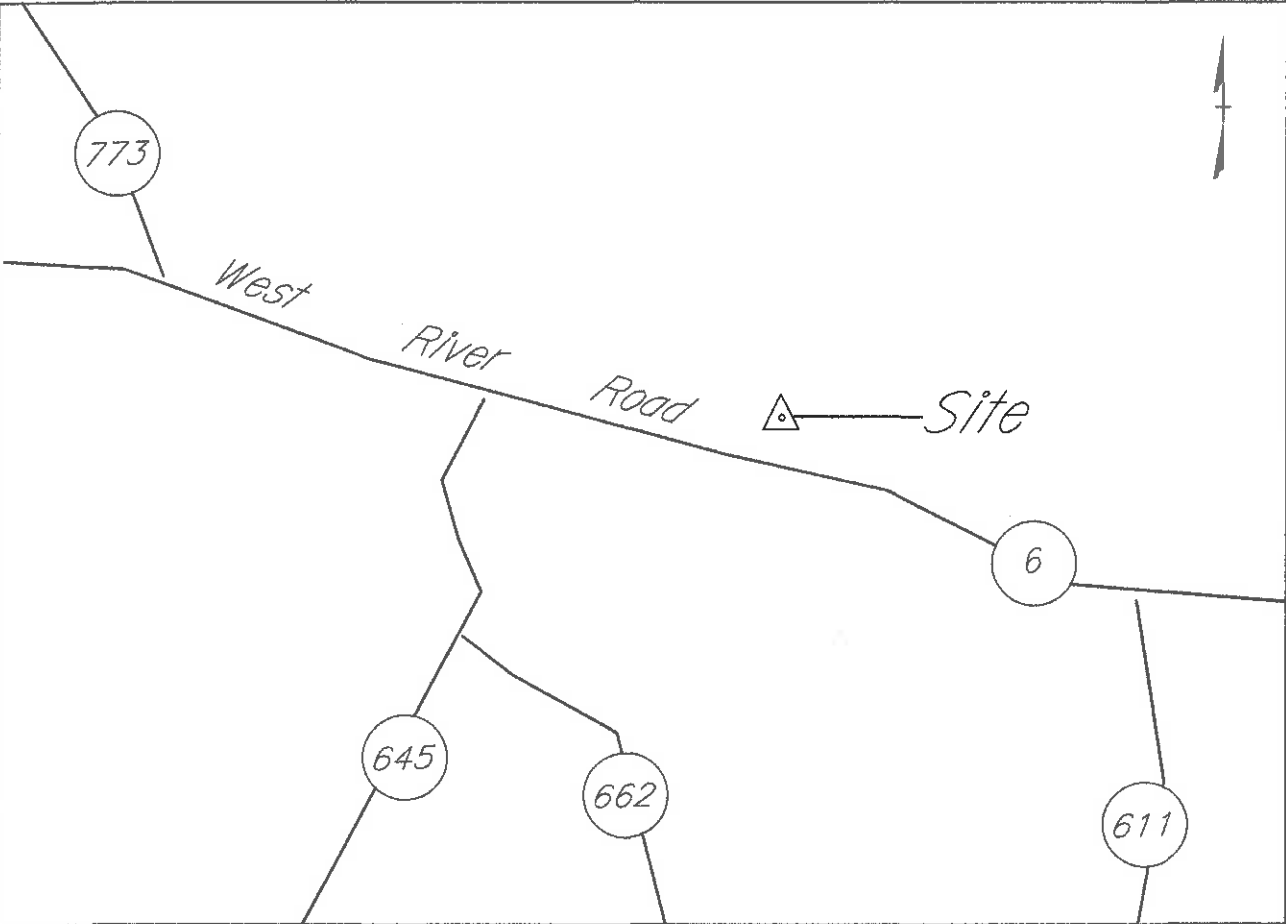
Sincerely,

A handwritten signature in cursive script, appearing to read "Debbie Balser".

Debbie Balser  
Site Acquisition Manager, VA West

**Exhibit B. Letter of Interest**





Vicinity Map Scale: 1" = 1000'

DIRECTIONS TO SITE

FROM RICHMOND, TAKE VA-6 WEST FOR APPROXIMATELY 48 MILES. SITE IS ON THE RIGHT 0.4 MILES BEYOND THE INTERSECTION WITH ROUTE 611.

Approval Signatures

Date FLUVANNA COUNTY DIRECTOR OF PLANNING

Construction Certification

To the best of my knowledge this site is designed to comply with applicable Federal, State and Fluvanna Building Codes.

LANDOWNER

V.F.W. Post 8169  
2977 W. River Road,  
Scottsville, VA 24596

EROSION AND SEDIMENT CONTROL RESPONSIBLE LAND DISTURBER		
NAME: JAMIE ADAMS	CERTIFICATE #: 00402	EXPIRATION DATE: 12-16-2017

VFW SCOTTSVILLE  
254' TOWER SITE  
SITE PLAN

WEST RIVER ROAD (RTE 6)  
FLUVANNA COUNTY  
CUNNINGHAM DISTRICT  
VIRGINIA

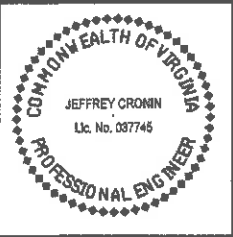
DEVELOPED BY:  
NATIONAL COMMUNICATION TOWERS, LLC

INDEX OF SHEETS

SHEET NAME	SHEET NUMBER
TITLE SHEET	T-1
GENERAL NOTES	T-2
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COMPOUND LAYOUT & TOWER ELEVATION	A-2
DRAINAGE CALCULATIONS	A-3
CIVIL NOTES & DETAILS	C-1
EROSION & SEDIMENT CONTROL NOTES	C-2
EROSION & SEDIMENT CONTROL MEASURES & DETAILS	C-3
FENCE NOTES & DETAILS	C-4
SOIL MAP	C-5
SURVEY (SHOWS LEASE PARCEL, INGRESS/EGRESS, UTILITY EASEMENT AND TREE BUFFER)	2 OF 2

**JMT**  
JOHNSON, MARRAS & THOMPSON  
Engineering A Brighter Future  
9201 Arboretum Parkway Suite 140  
Richmond, Virginia 23236  
Phone (804) 323-9900  
Fax (804) 323-0596

SEAL



National Communication Towers, LLC  
5413 Patterson Ave, Suite 101  
Richmond, Va 23226  
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW  
SCOTTSVILLE  
SITE

WEST RIVER ROAD (RTE 6)  
CUNNINGHAM DISTRICT  
FLUVANNA COUNTY  
VIRGINIA

DATE: 8-28-2016

SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

TITLE SHEET  
T-1

Attachment D

GENERAL NOTES:

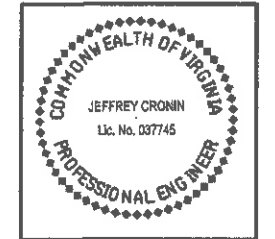
1. PROJECT DEVELOPER: NATIONAL COMMUNICATION TOWERS, LLC  
5413 PATTERSON AVE, SUITE 101  
RICHMOND, VA 23226

PROPOSED USE: 254' TELECOMMUNICATIONS TOWER AND SUPPORTING  
FACILITY CONTAINED WITHIN A FENCED COMPOUND.
2. TOWER OWNER: NATIONAL COMMUNICATION TOWERS, LLC
3. LAND OWNER: V.F.W. POST 8169
4. ELECTRIC UTILITY: DOMINION VIRGINIA POWER  
1-866-366-4357
5. TELEPHONE UTILITY: VERIZON  
(877) 300-4498
6. ZONING APPROVAL: SUP 11:03 DECEMBER 22, 2011  
PROPERTY ZONING: A-1 AGRICULTURAL, GENERAL
7. TAX PARCEL NUMBER: 47-A-10
8. LATITUDE: N 37°47'31.74"  
LONGITUDE: W 78°26'44.94"
9. NCT WILL OBTAIN THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL  
SECURE ALL OTHER NECESSARY PERMITS FOR THIS PROJECT FROM ALL  
APPLICABLE GOVERNMENT AGENCIES.
10. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S  
RESPONSIBILITY AND AT HIS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE  
FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
11. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER 24 HOURS PRIOR TO  
THE BEGINNING OF CONSTRUCTION.
12. LOCATION OF EXISTING SEWER, WATER OR GAS LINES, CONDUITS OR OTHER  
STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED  
WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY  
APPROXIMATELY CORRECT. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION  
OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY)  
IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER  
IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON  
PLANS. IF THERE APPEARS TO BE A CONFLICT, OR UPON THE DISCOVERY OF  
ANY UTILITY NOT SHOWN ON THE PLANS. FOR ASSISTANCE CALL "MISS UTILITY"  
1-800-552-7001.
13. EXISTING PAYEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR  
(WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO LIKE-NEW CONDITION.
14. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER  
DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY  
THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY  
FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
15. THE CONTRACTOR SHALL COORDINATE WITH NCT THE REQUIREMENTS FOR  
AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) FULL  
YEAR FROM THE DATE OF ACCEPTANCE.
17. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE  
IN A WEATHER PROOF CONTAINER AT ALL TIMES WHEN WORK IS BEING PERFORMED.  
A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY  
COUNTY INSPECTORS.
18. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE  
CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE  
EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN.  
BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT  
HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE  
OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND  
PROPERLY REGISTERED TO DO THIS WORK IN THE STATE IN WHICH IT IS TO  
BE PERFORMED.
19. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE  
SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS  
LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.

20. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED  
EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
21. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION  
PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS  
COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS  
INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY  
BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL  
BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER  
THE COMPLETION OF THE PROJECT.
22. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE  
DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE  
BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK  
ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO  
THE ATTENTION OF THE OWNER AND THE OWNERS ENGINEER. THE DISCREPANCIES  
MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK.  
THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION.  
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY  
RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES,  
AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE  
ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR  
THE CONSTRUCTION PROCEDURES.
23. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD WORKING  
QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE  
CONTRACT DOCUMENTS, ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY  
APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND THE ENGINEER  
PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY  
EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT  
BEING SUBSTITUTED.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, AND SUPERVISING ALL  
SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE  
CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK  
COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND  
REGULATIONS GOVERNING THIS WORK.
25. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE  
LOCAL BUILDING CODE.
26. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL  
COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND  
MATERIALS ACCESS, WITH NCT FOR APPROVAL.
27. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE AND  
FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE  
CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
28. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTORS  
EXPENSE.
29. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN  
CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
30. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN  
WORK AS SPECIFIED AND INSTALLED AND RECORD CHANGES ON A CLEAN SET OF CONTRACT  
DRAWINGS WHICH SHALL BE TURNED OVER TO THE NCT CONSTRUCTION MANAGER UPON  
COMPLETION OF PROJECT.
31. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION STAGING AREA WITH THE  
PROPERTY OWNER AND NCT WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
32. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS,  
AND NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
33. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE WORK SITE ON  
A DAILY BASIS.



SEAL



National Communication Towers, LLC  
5413 Patterson Ave, Suite 101  
Richmond, Va 23226  
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW  
SCOTTSVILLE  
SITE

WEST RIVER ROAD (RTE 6)  
CUNNINGHAM DISTRICT  
FLUVANNA COUNTY  
VIRGINIA

DATE: 8-28-2016

SCALE: AS SHOWN

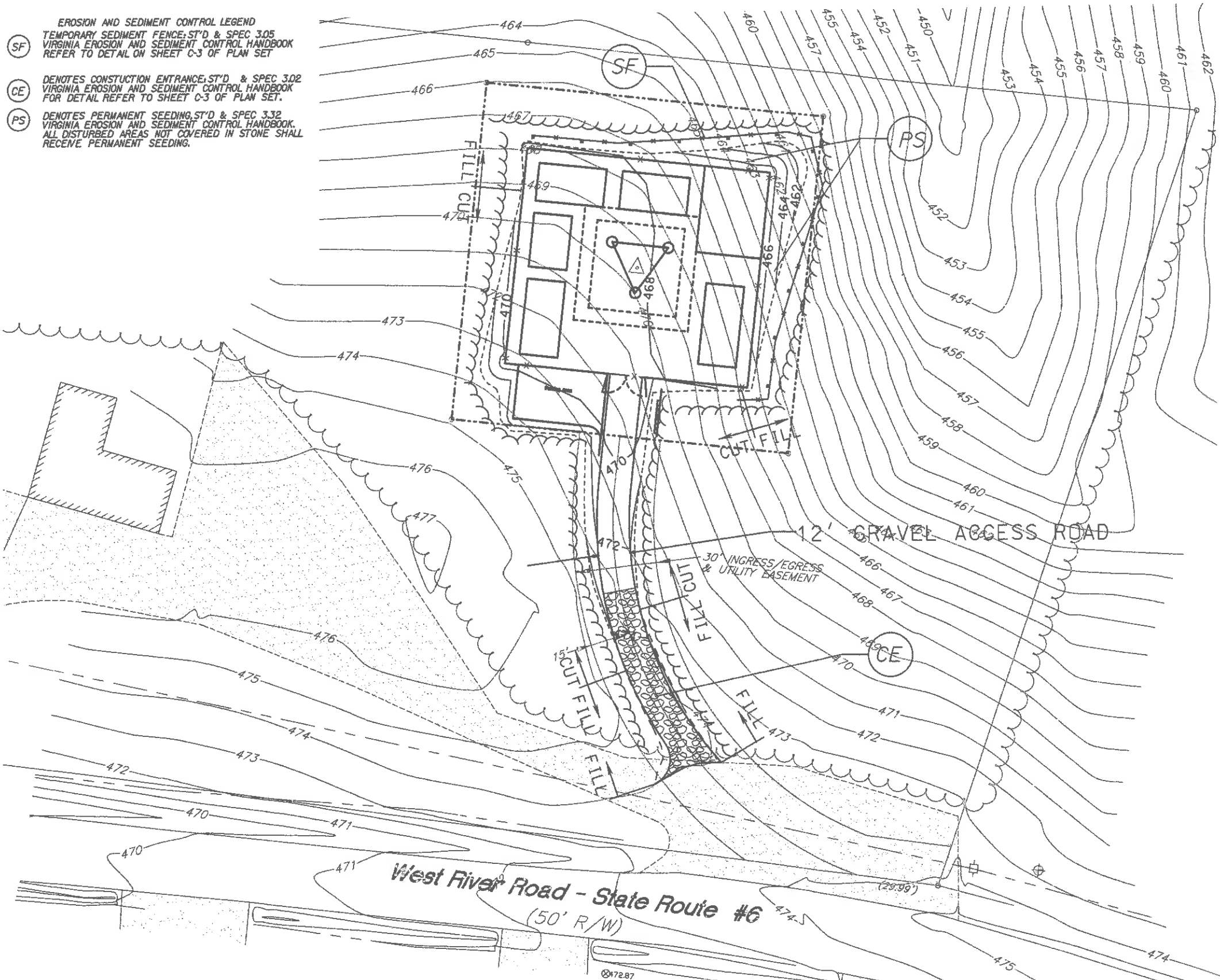
DESIGNED: J.C.

CHECKED: J.W.

SHEET TITLE

GENERAL NOTES  
T-2

- EROSION AND SEDIMENT CONTROL LEGEND
- (SF) TEMPORARY SEDIMENT FENCE, ST'D & SPEC 3.05 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK REFER TO DETAIL ON SHEET C-3 OF PLAN SET
- (CE) DENOTES CONSTRUCTION ENTRANCE, ST'D & SPEC 3.02 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAIL REFER TO SHEET C-3 OF PLAN SET.
- (PS) DENOTES PERMANENT SEEDING, ST'D & SPEC 3.32 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ALL DISTURBED AREAS NOT COVERED IN STONE SHALL RECEIVE PERMANENT SEEDING.



FEATURE	QUANTITY ESTIMATE	COST ESTIMATE
SILT FENCE	215 LINEAR FEET	215 LF x \$2.00/LF = \$430
CONSTRUCTION ENTRANCE	1 EA	1 EA x \$500/EA = \$500
SEED AND STRAW	3600 SQ FT = 400 SY	400 SY x \$1.10/SY = \$440
TOTAL		\$1370

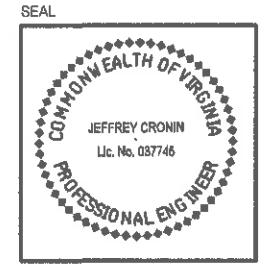
AREAS OF DISTURBANCE	
NEW ACCESS ROAD TO FENCE	12'x150'=1800 SF = 0.04 AC
PARKING AREA	20'x30'=600 SF = 0.01 AC
COMPOUND AREA	80'x80'= 6400 SF = 0.15 AC
CUT AND FILL SLOPES	3600 SF = 0.08 AC
TOTAL	12,400 SF = 0.28 AC

SITE PLAN



LEGEND	
---95---	EXISTING CONTOUR
-----	LEASE AREA
- - - -	EDGE OF GRAVEL ROAD
-----	CENTERLINE OF ROAD
— 95 —	PROPOSED CONTOURS
—	SILT FENCE
~~~~~	TREE LINE

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REVISIONS		
NO.	DATE	ISSUE

PROJECT NAME

**VFW
SCOTTSVILLE
SITE**

WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

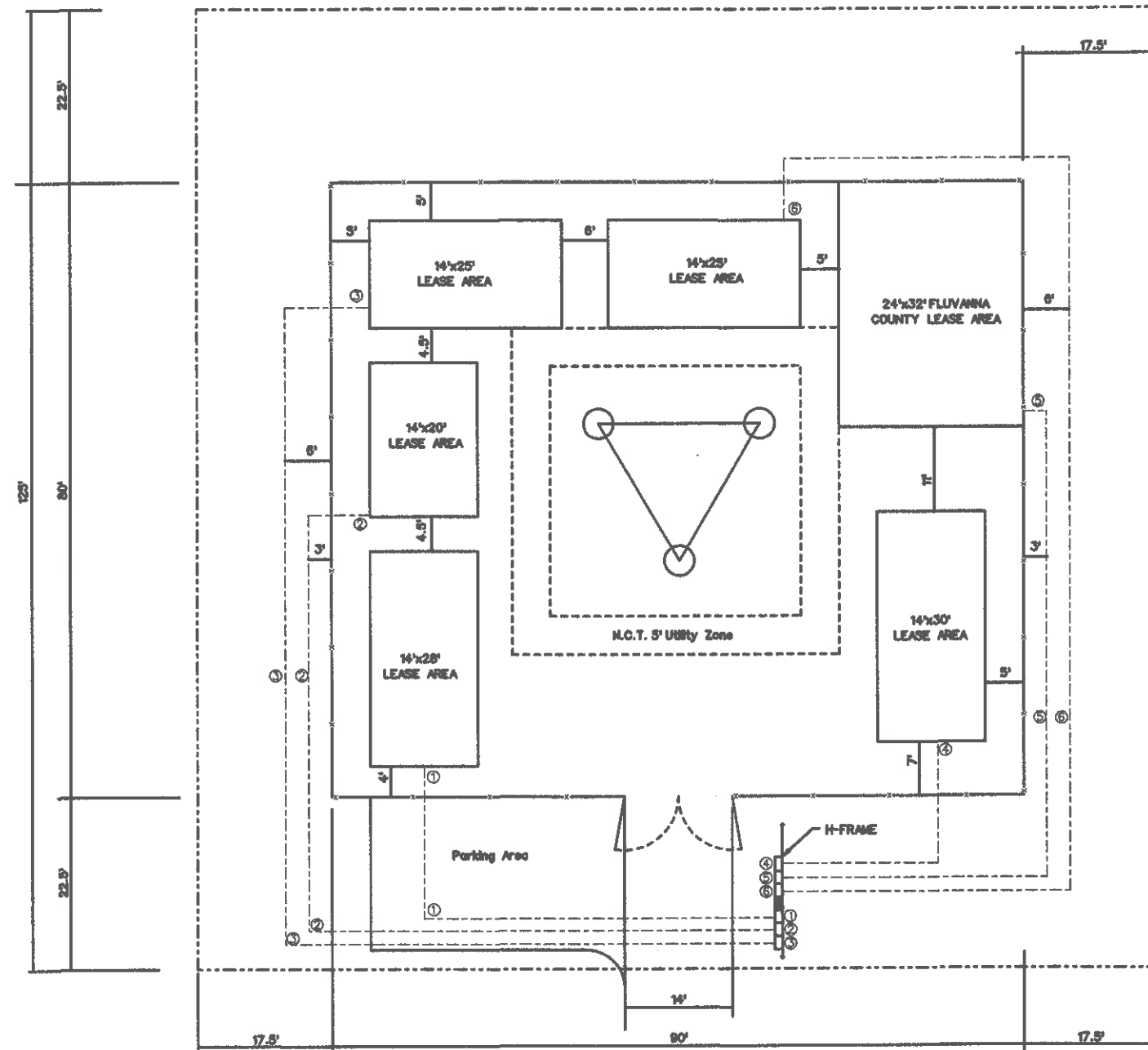
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SCALE: AS SHOWN
DESIGNED: J.C.
CHECKED: A.D.

SHEET TITLE

SITE PLAN

A-1

Attachment D

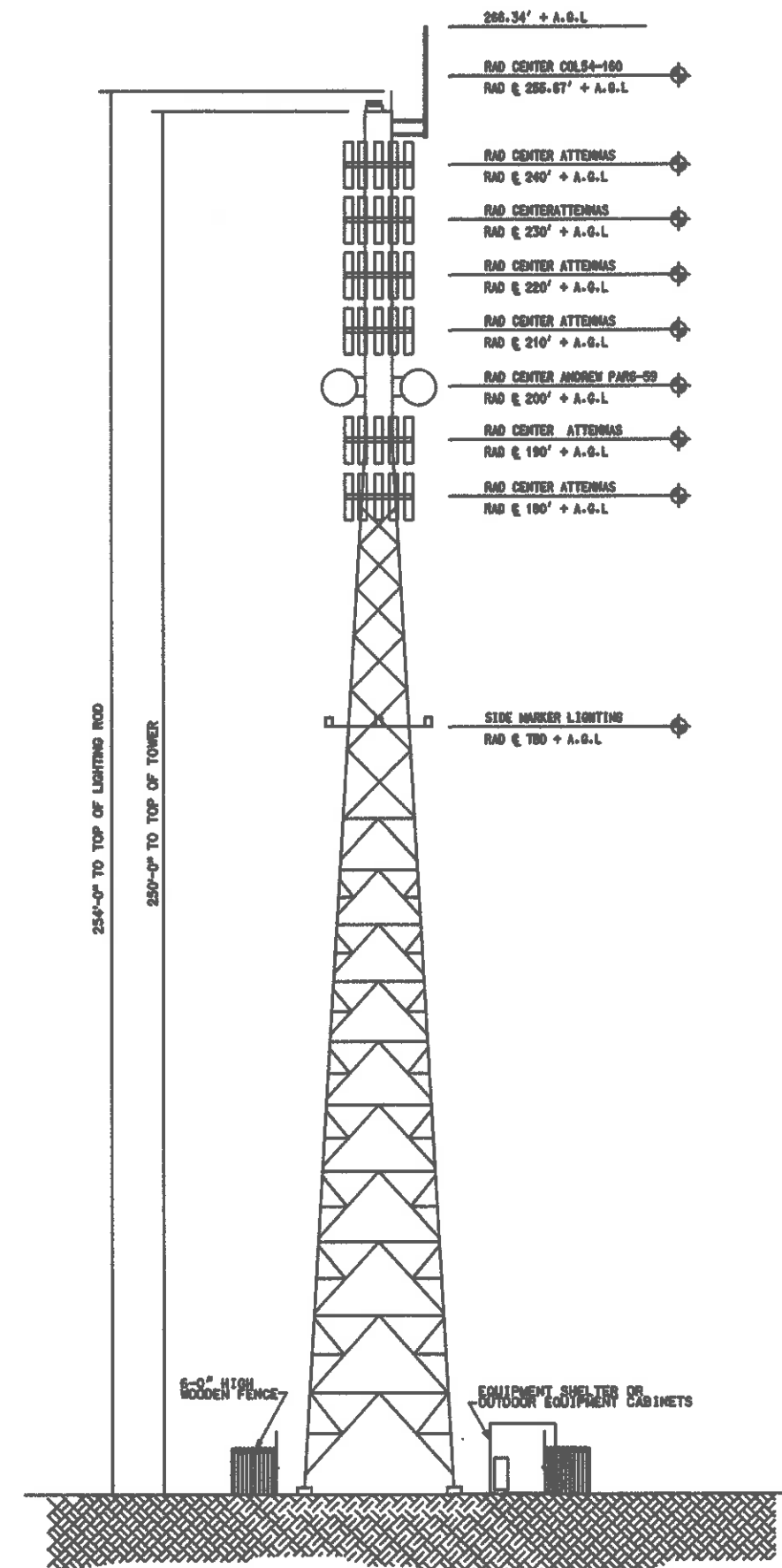


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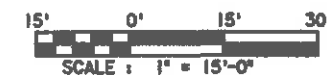
1. 250' LATTICE TOWER.
2. MAX. HEIGHT TO BE 254'.
3. TOWER WILL BE LITENED IN ACCORDANCE WITH FAA STANDARDS.
4. TOWER COORDINATES
LATITUDE: N 37° 47' 31.74"
LONGITUDE: W 78° 20' 44.94"
5. TOWER DESIGN FOR A MINIMUM OF 6 CARRIERS.
6. NO HABITABLE STRUCTURES ALLOWED WITHIN LEASED PREMISES.
7. FACILITY CONSTRUCTION STANDARDS SHALL MEET OR EXCEED APPLICABLE U.S. AND ANSI/HEALTH AND SAFETY STANDARDS.
8. NO ADVERTISING SHALL BE ALLOWED ON TOWER OR WITHIN LEASED PREMISES OR WITHIN ACCESS/UTILITY EASEMENT.

[illegible]

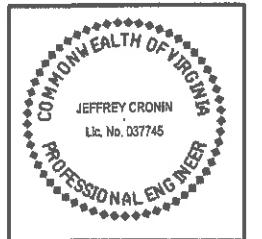
COMPOUND LAYOUT PLAN



TOWER ELEVATION



SEAL



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VIRGINIA

DATE: 8-26-2016

SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

COMPOUND LAYOUT
&
TOWER ELEVATION
A-2

Attachment D



STORMWATER RUNOFF CALCULATIONS

AREA 1	
TIME OF CONCENTRATION = 7 MIN RAINFALL INTENSITY (1 YEAR) = 2.77 in/hr	
RUNOFF COEFFICIENT	
WEIGHTED AVERAGE "C" = 0.90x0.05ac=0.05 (Existing parking lot and house) = 0.25x1.9ac=0.48 (Forest) = 0.35x0.09ac=0.03 (Lawn) TOTAL =0.56 -0.56- 0.28 2.02	
(POST) AREA 1 LAND USE: WEIGHTED AVERAGE "C" = 0.90x0.05ac=0.05 (Existing parking lot and house) = 0.25x1.5ac=0.38 (Forest) = 0.35x0.24ac=0.08(Turf) = 0.60x0.15ac=0.09 (Compound) = 0.60x0.05ac=0.02 (Access Road & Parking) TOTAL =0.62 -0.62 = 0.30 2.02	
STORMWATER RUNOFF (PRE) Q _i =C _i xIxA= 0.28x2.77 in/hr x 2.02 ac =1.57 cfs (POST) Q _i =C _i xIxA= 0.30x2.77 in/hr x 2.02 ac = 1.67 cfs	

Virginia Runoff Reduction Method Worksheet

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	1.50	0.00	0.00	1.50	74
Managed Turf (acres)	0.00	0.24	0.00	0.00	0.24	12
Impervious Cover (acres)	0.00	0.28	0.00	0.00	0.28	14
					2.02	100

Site T_v and Land Cover Nutrient Loads

Site T _v	0.18
Treatment Volume (ft ³)	1,303
TP Load (lb/yr)	0.82
TN Load (lb/yr)	5.86

Site Compliance Summary

Total TP Load Reduction Required (lb/yr)	-0.01	** TP LOAD REDUCTION NOT REQUIRED
Site Compliance Summary		
Total Runoff Volume Reduction (ft ³)	0	
Total TP Load Reduction Achieved (lb/yr)	0.00	
Total TN Load Reduction Achieved (lb/yr)	0.00	
Remaining Post Development TP Load (lb/yr)	0.82	
Remaining TP Load Reduction (lb/yr) Required	0.00	** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR **

Drainage Area Summary

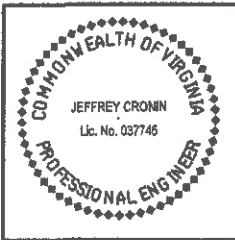
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Total Area (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TN Load Reduced (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

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SEAL



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REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW
SCOTTSVILLE
SITE

WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

DATE: 8-26-2016

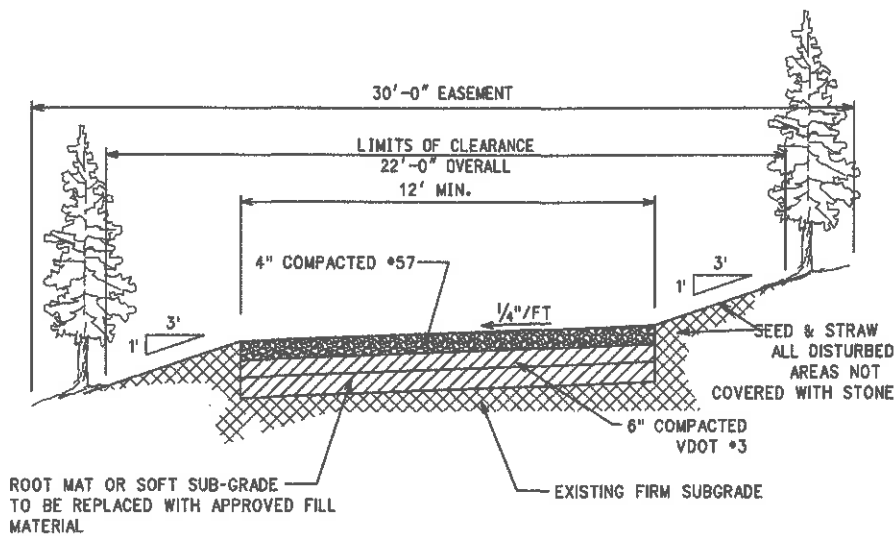
SCALE: AS SHOWN

DESIGNED: J.C.

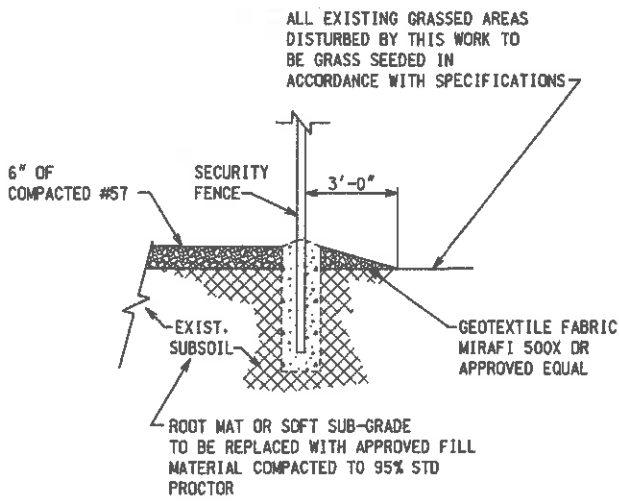
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SHEET TITLE

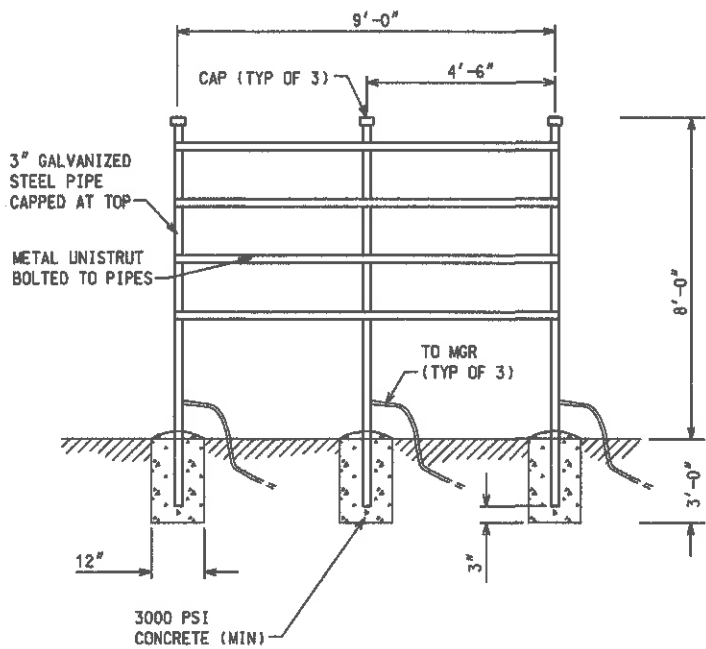
DRAINAGE CALCULATIONS



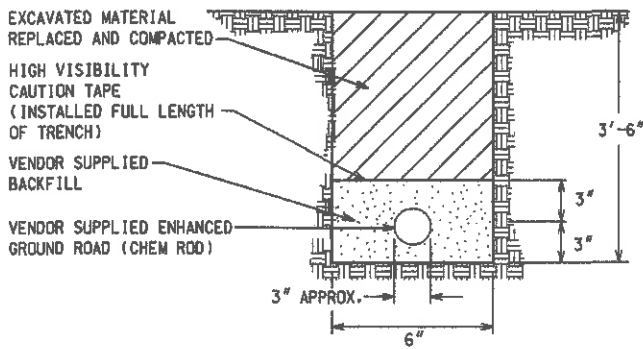
SECTION B-B THROUGH STONE AGGREGATE ACCESS ROAD
NOT TO SCALE



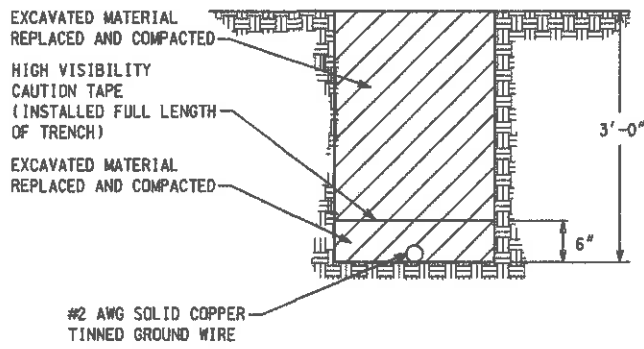
STONE APRON DETAIL
NOT TO SCALE



H-FRAME ELEVATION
NOT TO SCALE
NOTES:
1. NOT TO COORDINATE WITH TENANTS AND UTILITY COMPANIES FOR SERVICE ATTACHMENTS

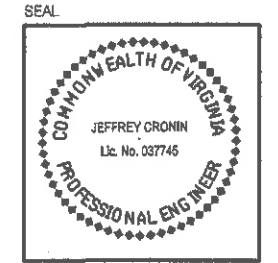


MGR TRENCHING DETAIL- CHEM ROD
NOT TO SCALE



MGR TRENCHING DETAIL- GROUND WIRE
NOT TO SCALE

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NCT
NATIONAL COMMUNICATION TOWERS

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REVISIONS		
NO.	DATE	ISSUE

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SITE**
WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

DATE: 8-26-2016
SCALE: AS SHOWN
DESIGNED: J.C.
CHECKED: A.D.

SHEET TITLE
**CIVIL NOTES
&
DETAILS**
C-1

EROSION AND SEDIMENT CONTROL NOTES

THE PURPOSE OF THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE TO PRECLUDE THE TRANSPORT OF ALL WATERBORNE SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES FROM ENTERING ONTO ADJACENT PROPERTIES OR STATE WATERS. IF FIELD INSPECTION REVEALS THE INADEQUACY OF THE PLAN TO CONFINED SEDIMENT TO THE PROJECT SITE, APPROPRIATE MODIFICATIONS WILL BE MADE TO CORRECT ANY PLAN DEFICIENCIES. IN ADDITION TO THESE NOTES, ALL PROVISIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS SHALL APPLY TO THIS PROJECT.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK." THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.
2. IF REQUIRED, CONTRACTOR SHALL INSTALL A TEMPORARY CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF WAYS. AN ENTRANCE PERMIT FROM VDOT IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN STATE RIGHT-OF-WAYS. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE THOROUGHLY CLEANED AT THE END OF EACH DAY.
3. A PRECONSTRUCTION MEETING SHALL BE HELD ON SITE BETWEEN THE DEVELOPER, THE CONTRACTOR AND THE COUNTY E&S INSPECTOR OR REPRESENTATIVE PRIOR TO ISSUANCE OF A NOTICE TO PROCEED AND THE LAND DISTURBING PERMIT. THE CONTRACTOR WILL SUPPLY THE COUNTY WITH THE NAME OF THE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR ENSURING MAINTENANCE OF INSTALLED MEASURES ON A DAILY BASIS.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE MUST BE CONSTRUCTED AS A FIRST STEP IN GRADING AND BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER INSTALLATION. PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES SHALL BE MADE TO ASSESS THEIR CONDITION. ANY NECESSARY MAINTENANCE OF THE MEASURES SHALL BE ACCOMPLISHED IMMEDIATELY UPON NOTIFICATION BY THE COUNTY AND SHALL INCLUDE THE REPAIR OF MEASURES DAMAGED BY ANY SUBCONTRACTOR INCLUDING THOSE OF THE PUBLIC UTILITY COMPANIES.
5. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRANSVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY LOWER WATER DOWNSLOPE WITHOUT CAUSING EROSION. A TEMPORARY FILL DIVERSION (STD. & SPEC. 3.10) SHALL BE INSTALLED PRIOR TO THE END OF EACH WORKING DAY.
6. SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS AT TIME OF CONSTRUCTION TO INSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED. COUNTY APPROVAL WILL BE REQUIRED FOR OTHER DEVIATIONS FROM THE APPROVED PLANS.
7. THE CONTRACTOR SHALL PLACE SOIL STOCKPILES AT THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY THE ENGINEER. SOIL STOCKPILES SHALL BE STABILIZED WITH SEED & STRAW OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. OFF-SITE WASTE OR BORROW AREAS SHALL BE APPROVED BY NCT PRIOR TO THE IMPORT OF ANY BORROW OR EXPORT OF ANY WASTE TO OR FROM THE PROJECT SITE.
8. THE CONTRACTOR SHALL COMPLETE DRAINAGE FACILITIES WITHIN 7 DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT. THE INSTALLATION OF DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL UNDERGROUND UTILITIES. OUTFALL DITCHES FROM DRAINAGE STRUCTURES SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION OF SAME. THIS INCLUDES INSTALLATION OF EROSION STONE OR PAVED DITCHES WHERE REQUIRED. ANY DRAINAGE OUTFALLS REQUIRED FOR A STREET MUST BE COMPLETED BEFORE STREET GRADING OR UTILITY INSTALLATION BEGINS.
9. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO ALL DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
10. NO MORE THAN 300 FEET OF SANITARY SEWER, STORM SEWER, WATERLINES, OR UNDERGROUND UTILITY LINES ARE TO BE OPEN AT ONE TIME. FOLLOWING INSTALLATION OF ANY PORTION OF THESE ITEMS, ALL DISTURBED AREAS ARE TO BE IMMEDIATELY STABILIZED (I.E., THE SAME DAY).
11. IF DISTURBED AREA STABILIZATION IS TO BE ACCOMPLISHED DURING THE MONTHS OF DECEMBER, JANUARY, OR FEBRUARY, STABILIZATION SHALL CONSIST OF MULCHING IN ACCORDANCE WITH SPECIFICATION 3.35. SEEDING WILL THEN TAKE PLACE AS SOON AS THE SEASON PERMITS.
12. THE TERM SEEDING, FINAL VEGETATIVE COVER OR STABILIZATION, ON THIS PLAN MEAN THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF A STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF SEED, LIME, AND FERTILIZER IN ACCORDANCE WITH SPECIFICATION 3.32. PERMANENT SEEDING. IRRIGATION SHALL BE REQUIRED AS NECESSARY TO ENSURE ESTABLISHMENT OF GRASS COVER.
13. ALL SLOPES STEEPER THAN 3:1 SHALL REQUIRE THE USE OF EROSION CONTROL BLANKETS SUCH AS EXCELSIOR BLANKETS TO AID IN THE ESTABLISHMENT OF A VEGETATIVE COVER. INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATION 3.35, MULCHING AND MANUFACTURER'S INSTRUCTIONS. NO SLOPES SHALL BE CREATED STEEPER THAN 2:1.
14. TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, AND THE COUNTY HAS GIVEN APPROVAL, MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.
15. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION AND SEDIMENT CONTROL NARRATIVE

THE VFW TELECOMMUNICATIONS FACILITY IS LOCATED OFF ROUTE 6 WEST RIVER ROAD, IN FLUVANNA COUNTY. THE PROPOSED FACILITY LIES ON TAX MAP PARCEL 47-A-10. THE PROPOSED USE IS TO LOCATE A TELECOMMUNICATIONS TOWER AND EQUIPMENT PAD. THE PROJECT WILL DISTURB 0.28 ACRES OR 12,400 SQUARE FT.

THE EXISTING PARCEL IS LOCATED WITHIN WOODS. DRAINAGE FROM THE PROJECT SITE FLOWS TOWARDS AN UN-NAMED TRIBUTARY OF THE HARDWARE RIVER.

THE ACCESS ROAD AND THE TOWER SITE HAVE BEEN PLACED TO AVOID CRITICAL AREAS AND PREVENT SERIOUS EROSION PROBLEMS. THE PROPOSED 80 FT x 90 FT COMPOUND IS ALSO SLOPED AT 2 PERCENT TOWARDS THE SOUTHWEST (LOW SIDE) TO FACILITATE DRAINAGE.

THERE WILL BE NO OFF SITE LAND DISTURBING ACTIVITIES, NOR WILL ADJACENT PROPERTIES BE IMPACTED. NO SOIL WILL BE IMPORTED FROM OFF SITE. NO SOIL WILL BE EXPORTED OFF SITE.

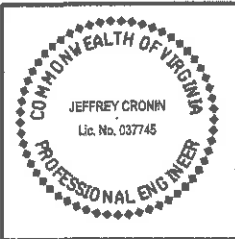
NO MAJOR GRADING WILL RESULT FROM THE CONSTRUCTION OF THE ACCESS ROAD. THE PROFILE OF THE ACCESS ROAD WILL FOLLOW THE EXISTING GRADE THROUGHOUT ITS LENGTH. SILT FENCE (STD & SPEC 3.05) IS PLACED ALONG THE FILL SLOPES OF THE ACCESS ROAD AND THE CELL SITE COMPOUND. ALL DISTURBED AREAS THAT WILL NOT BE PAVED WILL BE SEEDED IMMEDIATELY.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY.
2. BEGIN CLEARING AND GRADING OPERATIONS. MINIMIZE CLEARING OF TREES TO ONLY THOSE AREAS NECESSARY FOR PLACEMENT OF THE ACCESS ROAD AND TOWER SITE.
3. FINE GRADE SITE AND BEGIN GRAVEL PLACEMENT.
4. ONCE THE SITE WORK IS COMPLETED AND SITE IS STABILIZED REMOVE ALL TEMPORARY CONTROL MEASURES.



SEAL



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REVISIONS

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SITE

WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

DATE: 8-26-2016

SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

EROSION & SEDIMENT
CONTROL NOTES

Attachment D

EROSION AND SEDIMENT CONTROL MEASURES

An erosion and sediment control program adopted by a district or locality must be consistent with the following criteria, techniques and methods:

1. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at initial grade but will remain dormant for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.

2. During construction of the project, soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.

3. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion.

4. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place.

5. Stabilization measures shall be applied to earthen structures such as dams, dikes, and diversions immediately after installation.

6. Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin.

a. The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres.

b. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a twenty-five year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.

7. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.

8. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.

9. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

10. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.

11. Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channelling shall be installed in both the conveyance channel and receiving channel.

12. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.

13. When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided.

14. All applicable federal, state and local regulations pertaining to working in or crossing live watercourses shall be met.

15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.

16. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:

a. No more than 500 linear feet of trench may be opened at one time.
b. Excavated material shall be placed on the uphill side of trenches.

c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.

d. Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization.

e. Restabilization shall be accomplished in accordance with these regulations.

f. Applicable safety regulations shall be complied with.

17. Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to large land-disturbing activities.

18. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria:

a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed.

b. Adequacy of all channels and pipes shall be verified in the following manner:

1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or

2) (a) Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks; and

(b) All previously constructed man-made channels shall be analyzed by the use of ten-year storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and

(c) Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will be contained within the pipe or system.

c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:

1) Improve the channel to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion of the channel bed or banks; or

2) Improve the pipe or pipe system to a condition where the ten-year storm is contained within the appurtenances; or

3) Develop a site design that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak runoff rate from a ten-year storm to increase when runoff outfalls into a man-made channel; or

4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the plan-approving authority to prevent downstream erosion.

d. The applicant shall provide evidence of permission to make the improvements.

e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development of the subject project.

f. If the applicant chooses an option that includes stormwater detention he shall obtain approval from the locality of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance.

g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipators shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel.

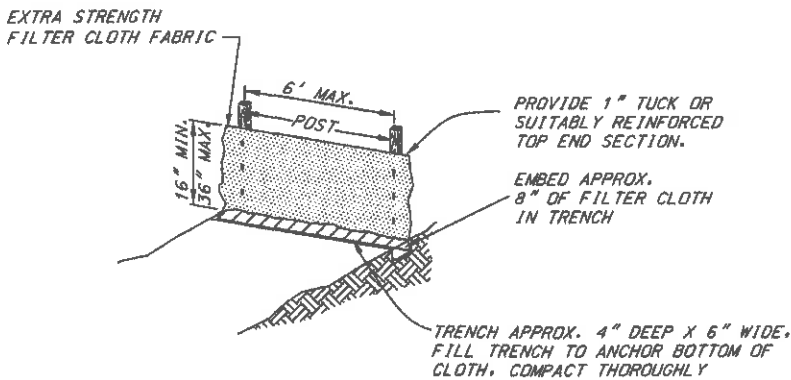
h. All on-site channels must be verified to be adequate.

i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility.

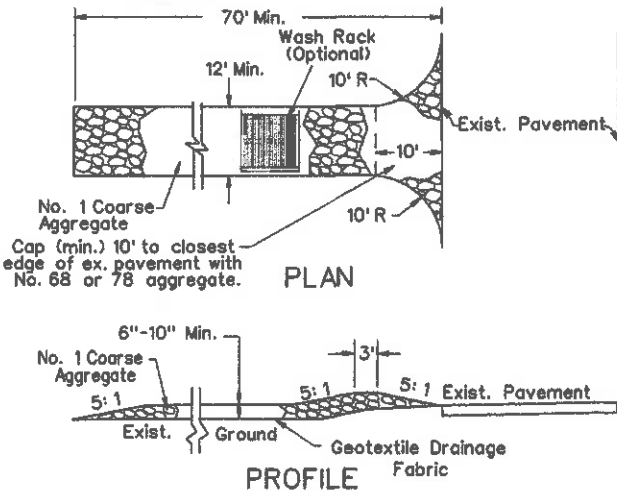
j. In applying these stormwater runoff criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered as a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations.

k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of the rivers, streams, and other waters of the state.

TEMPORARY SILT FENCE



MINIMUM REQUIREMENTS FOR STABILIZED CONSTRUCTION ENTRANCE



Surface water shall be piped under the construction entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way shall be removed immediately. Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device. Periodic inspection and needed maintenance shall be provided after heavy use and each rain. Cost of Stabilized Construction Entrances are to be included in other pay items.

NOTE: WASH RACK NOT REQUIRED

CONTRACTOR SHALL KEEP EXISTING ROADS FREE OF SOIL BUILDUP AT ALL TIMES.

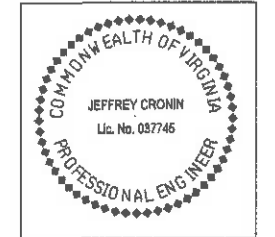
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA		Total Lbs. Per Acre
Minimum Care Lawn		175-200 lbs
- Commercial or Residential		95-100%
- Kentucky 31 or Turf-Type Tall Fescue		0-5%
- Improved Perennial Ryegrass		0-5%
- Kentucky Bluegrass		0-5%
High-Maintenance Lawn		200-250 lbs.
- Kentucky 31 or Turf-Type Tall fescue		100%
General Slope (3:1 or less)		128 lbs.
- Kentucky 31 Fescue		2 lbs.
- Red Top Grass		20 lbs.
- Seasonal Nurse Crop*		150 lbs.
Low Maintenance Slope (Steeper than 3:1)		108 lbs.
- Kentucky 31 Tall Fescue		2 lbs.
- Red top Grass		20 lbs.
- Seasonal Nurse Crop*		20 lbs.
- Crownvetch**		150 lbs.
* Use seasonal nurse crop in accordance with seeding dates as stated below:		
February 16th through April.....Annual Rye		
May 1st through August 15th.....Foxtail Millet		
August 16th through October.....Annual Rye		
November through February 15th.....Winter Rye		
** Substitute Sericea lespedeza for Crownvetch east of Farmville, VA. (May through Septembr use hulls Sericea, all other periods, use unhulled Sericea). If Flatpad is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.		

MULCH FOR PERMANENT SEEDING

MULCHES:	RATES:		NOTES:
	PER ACRE	PER 1000 SQ. FT.	
STRAW OR HAY	1 1/2 - 2 TONS (MIN. 2 TONS FOR WINTER COVER)	70-90 LBS	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.

JMT
JOHNSON, MERRIMAN & THOMPSON
Engineering & Brighter Future
9201 Arboretum Parkway Suite 140
Richmond, Virginia 23236
Phone (804) 323-9900
Fax (804) 323-0596

SEAL



National Communication Towers, LLC
5413 Patterson Ave, Suite 101
Richmond, Va 23226
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW
SCOTTSVILLE
SITE

WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

DATE: 8-26-2016

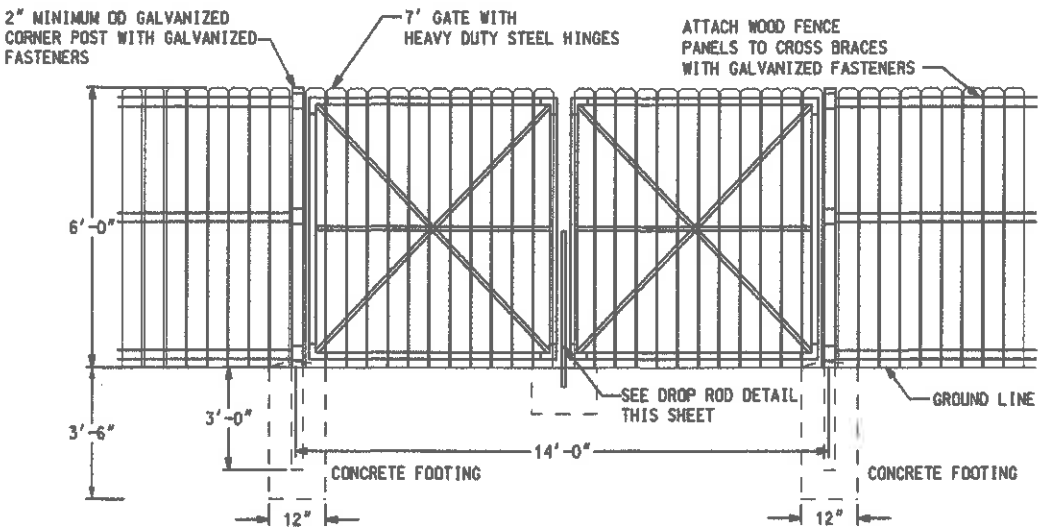
SCALE: AS SHOWN

DESIGNED: J.C.

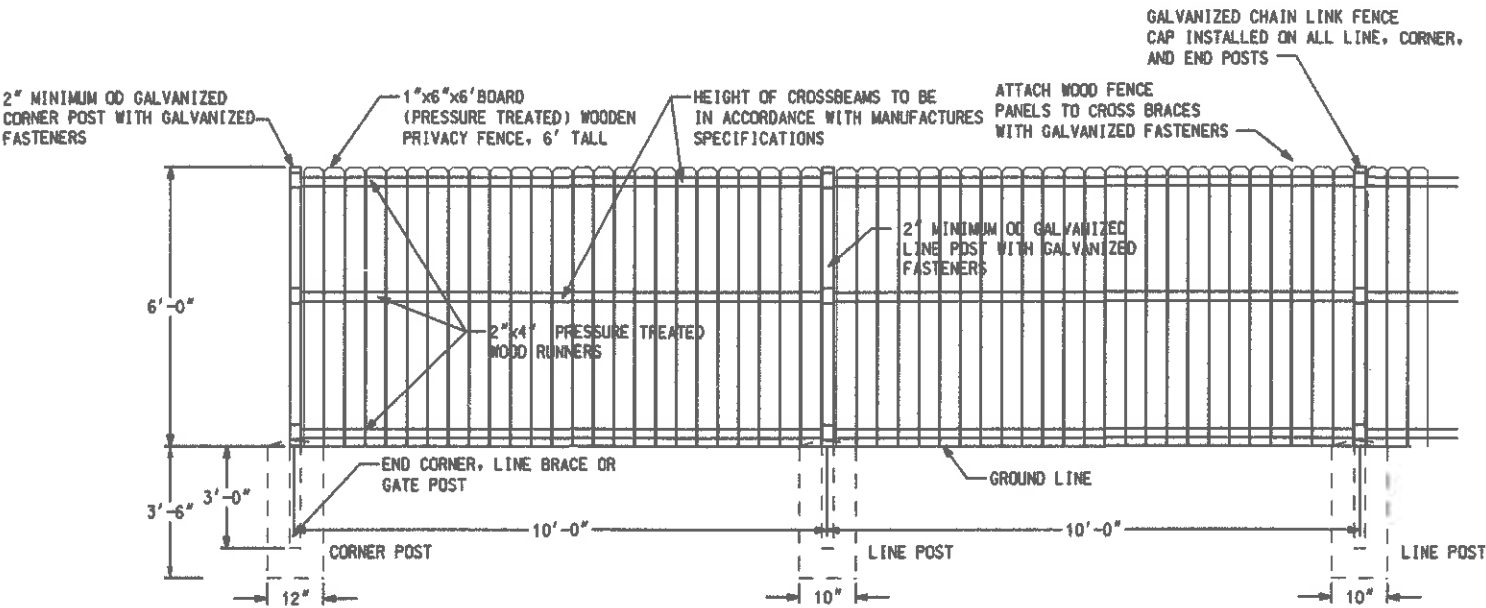
CHECKED: A.D.

SHEET TITLE

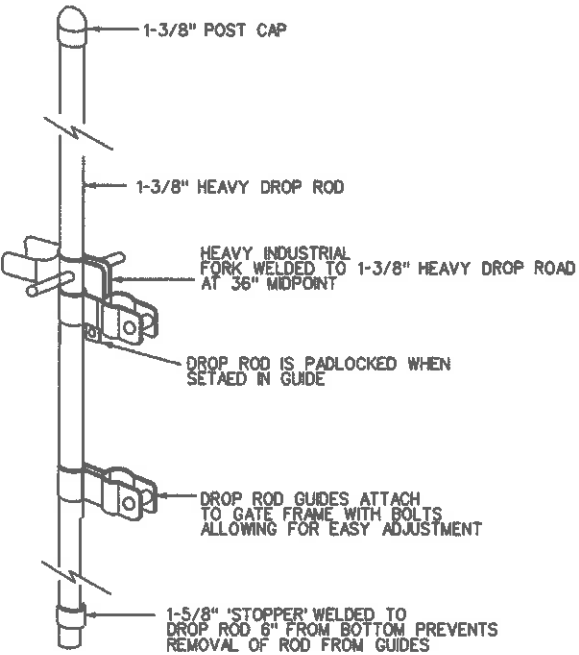
EROSION & SEDIMENT
CONTROL MEASURES
& DETAILS



GATES AND ADJACENT PANELS
NOT TO SCALE



LINE PANELS
NOT TO SCALE

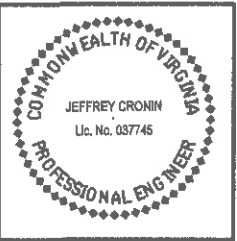


GATE STOP/KEEPER DETAIL
NOT TO SCALE

- NOTES:
1. CONTRACTOR TO PROVIDE PROGRAMABLE COMBINATION LOCK (4 TABS). COMBINATION TO BE SET BY TOWER OWNER
REFERENCES - FEDERAL SPECIFICATIONS/FSC RR-F-191J (7/22/81)
 2. QUALITY ASSURANCE
A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THE SPECIFICATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
 3. CONTRACTOR TO SUPPLY CONCRETE FOR POST FOUNDATIONS
ALL RAIL PIPE AND POSTS TO BE SCHEDULE 40

JMT
JOHNSON, MURPHY & THOMPSON
Engineering: A Brighter Future
9201 Arboretum Parkway Suite 140
Richmond, Virginia 23236
Phone (804) 323-9900
Fax (804) 323-0596

SEAL



National Communication Towers, LLC
5413 Patterson Ave, Suite 101
Richmond, Va. 23226
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW
SCOTTSDALE SITE

WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

DATE: 8-26-2016

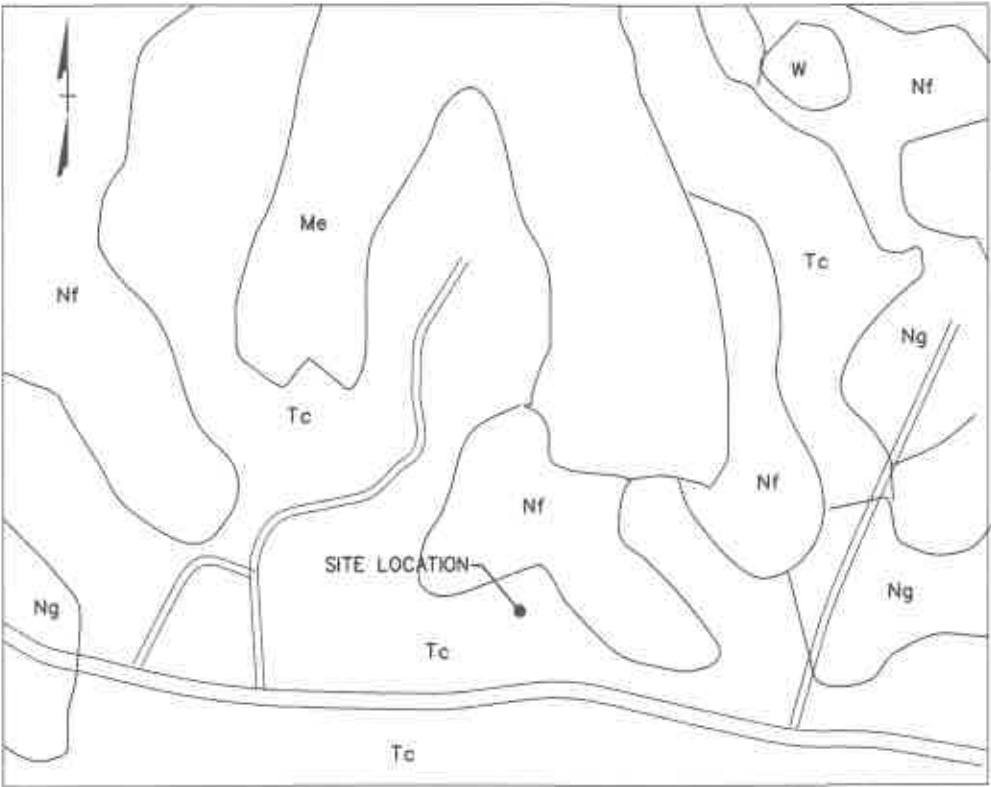
SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

FENCE NOTES
& DETAILS



FLUVANNA COUNTY VIRGINIA

SOIL TYPE:

Tc	Tatum Silt Loam, Undulating Phase	Hydrologic Soil Group B
Nf	Nansum Silt Loam, Rolling Phase	Hydrologic Soil Group B
Ng	Nansum Silt Loam, Undulating Phase	Hydrologic Soil Group B

JMT
JOHNSON, MERRITT & THOMPSON
Engineering & Architecture
9201 Arboratum Parkway Suite 140
Richmond, Virginia 23236
Phone (804) 323-9900
Fax (804) 323-0596

SEAL



National Communication Towers, LLC
5413 Patterson Ave, Suite 101
Richmond, Va. 23226
804-366-1165

REVISIONS

NO.	DATE	ISSUE

PROJECT NAME

VFW
SCOTTSVILLE
SITE

WEST RIVER ROAD (RTE 6)
CUNNINGHAM DISTRICT
FLUVANNA COUNTY
VIRGINIA

DATE: 8-26-2016

SCALE: AS SHOWN

DESIGNED: J.C.

CHECKED: A.D.

SHEET TITLE

SOIL MAP
C-5

Attachment D

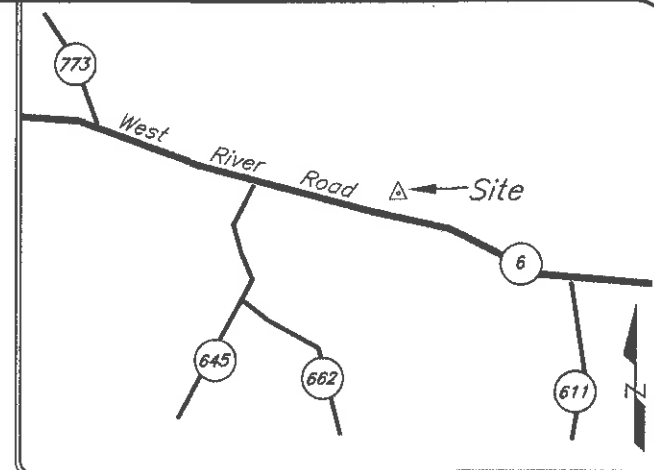
N/F J.D. & Nancy Catlett
Deed Book 308, Page 771
Tax Parcel 37-A-34
Zoned: A-1

N/F Fox Memorial Baptist Church
Tax Parcel 37-A-32
#2847 W. River Road
Zoned: A-1

V.F.W. Hall
Deed Book 64, Page 142
Tax Parcel 47-A-10
#2977 W. River Road
3.5 Acres per Deed
(2.94 Acres per field survey)
Zoned: A-1

N/F Richard Hill
Deed Book 29, OS 90
Tax Parcel 47-A-9
Zoned: A-1

N/F J.D. & Nancy Catlett
Deed Book 308, Page 771
Tax Parcel 37-A-34
Zoned: A-1

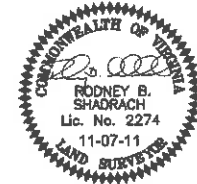


Vicinity Map Scale: 1"=2000'

Legend

- | | |
|--------------------------------|------------------------------|
| Fire Hydrant | Vapco Pole |
| Handicap Parking Spaces | Vapco Transformer |
| Painted Parking Spaces (Reg.) | Field Survey Traverse Point |
| Water Meter | Misc. Frame Sign |
| Water Valve | Handicap Parking Sign |
| Lamp Post (Metal Post w/light) | Irrigation Valve |
| Drainage Manhole | Yard Inlet (Drainage) |
| Sanitary Manhole | Concrete Surface |
| Cable T.V. Pedestal | RCP Reinforced Concrete Pipe |
| Verizon Telephone Pedestal | CMP Corrugated Metal Pipe |
| U/G Fiber Optic Marker | D.I. Drainage Inlet |
| Gas Valve | P.O.B. Point of Beginning |

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



Posted Speed Limit - 40 M.P.H.
West River Road - State Route #6
150' R/W

LEGAL DESCRIPTION - 30' Ingress/Egress and Utility Easement

BEGINNING at a point, said point being approximately 1.04 miles East of the intersection of the centerline of State Route No. 773 and the northern boundary of the right of way line of State Route No. 6, thence leaving the northern boundary of the right of way line of State Route No. 6 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement along a curve to the right having a radius of 140.00 feet, a delta angle of 75°08'25" and an arc length of 183.60 feet to a point; Thence N 05°56'00" E 17.46 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement.

LEGAL DESCRIPTION - Lease Parcel

BEGINNING at a point, said point being approximately 1.04 miles East of the intersection of the centerline of State Route No. 773 and the northern boundary of the right of way line of State Route No. 6, thence leaving the northern boundary of the right of way line of State Route No. 6 in a northwesterly direction along the centerline of a 30' Ingress/Egress and Utility Easement along a curve to the right having a radius of 140.00 feet, a delta angle of 75°08'25" and an arc length of 183.60 feet to a point; Thence N 05°56'00" E 17.46 feet to a point, said point being the terminus of the centerline of the 30' Ingress/Egress and Utility Easement and the Actual Point and Place of Beginning of the Lease Parcel;

Thence continuing in a southwesterly direction the following five (5) courses and distances:

- 1) N 84°04'00" W 62.50 feet to a point;
- 2) Thence N 05°56'00" E 125.00 feet to a point;
- 3) Thence S 84°04'00" E 125.00 feet to a point;
- 4) Thence S 05°56'00" W 125.00 feet to a point;
- 5) Thence N 84°04'00" W 62.50 feet to a point, said point being the Point and Place of Beginning for the Lease Parcel, containing 0.3587 Acres, more or less.

- NOTES:
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #51065C-0140-C, effective date: May 16, 2008 (Zone X).
 2. This survey plat represents a current field transit survey. Date of last physical survey: November 4, 2010
 3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not reflected hereon.
 4. Lease Parcel Site sheet-drains in a northeasterly direction.

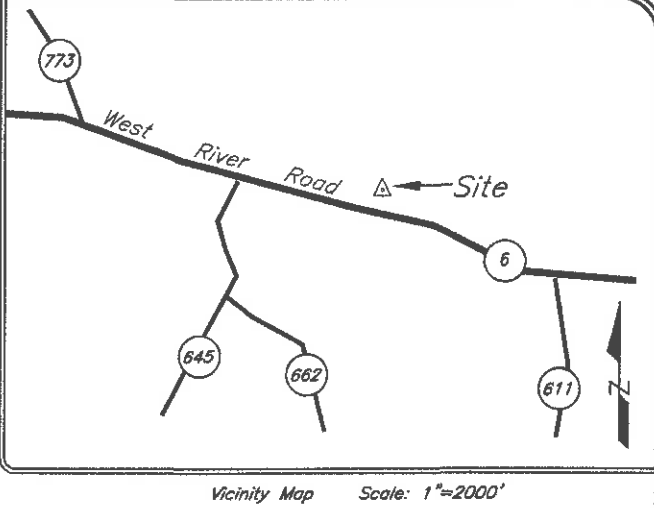
SURVEY PLAT SHOWING
A 30' INGRESS/EGRESS & UTILITY EASEMENT
AND A 0.3587 ACRE LEASE PARCEL SITUATED
ON THE NORTH LINE OF WEST RIVER ROAD
CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA
NOVEMBER 5, 2010
REVISED: NOVEMBER 7, 2011



Shadrach & Associates, LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)378-9300 • Fax: (804)378-9301

Attachment D

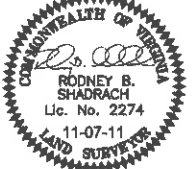
N/F J.D. & Nancy Catlett
Deed Book 308, Page 771
Tax Parcel 37-A-34
Zoned: A-1



Legend

Fire Hydrant	Vepco Pole
Handicap Parking Spaces	Vepco Transformer
Painted Parking Spaces (Reg.)	Field Survey Traverse Point
Water Meter	Misc. Frame Sign
Water Valve	Handicap Parking Sign
Lamp Post (Metal Post w/light)	Irrigation Valve
Drainage Manhole	Yard Inlet (Drainage)
Sanitary Manhole	Concrete Surface
Cable T.V. Pedestal	RCP Reinforced Concrete Pipe
Verizon Telephone Pedestal	CMP Corrugated Metal Pipe
U/G Fiber Optic Marker	D.I. Drainage Inlet
Gas Valve	P.O.B. Point of Beginning

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



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SURVEY PLAT SHOWING
A 30' INGRESS/EGRESS & UTILITY EASEMENT
AND A 0.3587 ACRE LEASE PARCEL SITUATED
ON THE NORTH LINE OF WEST RIVER ROAD
CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA
NOVEMBER 5, 2010
REVISED: NOVEMBER 7, 2011



Shadrach & Associates, LLC
LAND SURVEYING
430 Southside Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-8300 • Fax: (804)379-9301

- NOTES:
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #51065C-0140-C, effective date: May 16, 2008 (Zone X).
 2. This survey plat represents a current field transit survey. Date of last physical survey: November 4, 2010
 3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not reflected hereon.
 4. Lease Parcel Site sheet-drains in a northeasterly direction.



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

September 22, 2016

Jamie Adams
5413 Patterson Avenue
Suite 101
Richmond VA 23226

Delivered via email to jadams@nationaltowers.com

Mr. Adams,

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, September 8, 2016:

1. Planning staff wanted to know if a new gravel access road would be constructed. Applicant answered in the affirmative, but that they foresee no VDOT or right of way access issues.

Applicant also clarified that this SUP modifies previous SUP 11:03 to change tower structure height from 190' to 250', and changing style to a lattice tower. This is not a County owned tower; the County is merely leasing space.

2. Fire Chief wanted to verify if any side lighting would be placed on the tower. Applicant stated yes, lights would be white during day, and red at night.
3. VDOT has no comments as of September 22, 2016
4. Health Department: VFW should make sure the tower area does not impact the drainfield area, if they have one.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 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, or jnewman@fluvannacounty.org.

Sincerely,
James Newman
Planner
Dept. of Planning & Zoning

cc: Cheryl Elliott at celliott@fluvannacounty.org
File



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: SDP 16:10

Tax Map: Tax Map 30, Section A, Parcel 1

From: James Newman

District: Fork Union

Date: September 28, 2016

General Information:

This item is scheduled to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 p.m. in the Circuit Courtroom of the Fluvanna County Courts Building.

Owner:

County of Fluvanna, VA

Applicant/Representative:

Draper Aden Associates is applicant, owner is Fluvanna County

Requested Action:

Approval of a Site Development Application to construct an approximately 4,320 sq ft building with associated parking, with respect to 500 acres of Tax Map 30, Section A, Parcel 1. (Attachment A)

Location

The property is zoned A-1, Agricultural General, and is located at Pleasant Grove Drive on the north side of Thomas Jefferson Highway (Route 53). It is located roughly 2 miles west of the intersection Thomas Jefferson Highway (Route 53) and James Madison Highway (Route 15). The property is located in the Fork Union Election District. (Attachment B)

Existing Zoning:

A-1, Agricultural, General

Existing Land Use:

Pleasant Grove Museum, park system

Adjacent Land Uses:

Adjacent properties are zoned A-1, Agricultural, General and R-3 Residential Planned Community

Comprehensive Plan:

Palmyra Community Planning Area

Zoning History:

None.

Analysis:

This structure is being proposed as the *Fluvanna Farm Heritage Museum*. The applicant is requesting sketch plan approval to construct an approximately 4,320 sq ft building with associated parking on a portion A-1 zoned property, approximately 500 acres in size. The building will be located behind and to the north-east of the existing Pleasant Grove House/Museum, a distance of roughly 240 feet. The building will have an overhang roof. The building itself is located on the opposite side of the gravel drive located to the east of Pleasant Grove House.

This project was proposed by a partnership of Fluvanna County and the Fluvanna County Historic Society. The building will be used to house exhibits and items of interest owned by the County, Historic Society, or others who wish to exhibit items of historical significance.

(Attachment C)

Parking/Roads

The site has existing access via an approximately 13ft wide gravel road. This road may be extended up to approximately 24ft wide based on the plan provided. This roadway widening would allow for two-way traffic to flow smoothly. Furthermore, across the road from the museum, a new road will connect the existing parking lot to the gravel drive in front of the museum. Two parking spaces in the existing parking lot will be removed to make way for this new road entrance. This new road will be approximately 20ft wide.

10 new parking spaces are proposed, including two handicap parking spaces. These handicap parking spaces would be adjacent to the proposed sidewalk connecting the existing Pleasant Grove pathways to the new Farm Heritage Museum. This will allow for seamless handicap access from the main house, to the comfort station, to the new museum building.

Landscaping/Screening

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

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

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning Staff had no comments.
2. Fire Chief wanted to know what materials the building would be made from. Applicant stated it would be wood, metal, and other basic construction materials. Fire Chief was satisfied.
3. The Department of Forestry stated they have no comments
4. Health Dept. stated they have no comments.
5. Erosion and Sediment Control had no comments.
6. VDOT: - VDOT made a site visit and reviewed the sketch plan and for the proposed County of Fluvanna Farm Heritage Museum & Parking Lot Improvements. The proposed museum and parking lot is located off Rte. 721 (Pleasant Grove Road) which has a posted speed limit of 30 mph and is served by a right turn lane off Rte. 53 (posted speed limit = 45 mph). Access to the proposed improvements is by way of an existing gravel entrance off Pleasant Grove Road. The intersection is controlled by a Stop Sign and it has good sight distance. **VDOT does not have any objections or concerns with the proposed project.**
7. Chamber of Commerce representative wanted to know if the building would host a rotating series of events. The applicant stated that could be a possibility.

(Attachment D)

Conclusion:

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

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, and screening;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all VDOT requirements

Suggested Motion:

I move to approve SDP 16:10, a sketch plan to construct an approximately 4,320 sq ft building with associated parking and road improvements, with respect to 500 acres of Tax Map 30, Section A, Parcel 1., subject to the three (3) conditions listed in the staff report.

Attachments:

A – Application

B – Aerial Vicinity Map

C - Site sketch plan

D- Environmental Health Dept comments from TRC

Copy:

Owner: County of Fluvanna Public Works Dept. Head: Wayne Stephens, at wstephens@fluvannacounty.org

File

Attachment A



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Owner of Record: County of FluvannaApplicant of Record: Draper Aden AssociatesE911 Address: 132 Main St., Palmyra, VA 22963E911 Address: 700 Harris St., Ste E, Charlottesville, VA 22903

Phone: _____ Fax: _____

Phone: 434-284-4773 Fax: _____Email: ctoler@fluvannacounty.orgEmail: JSKARE@DAA.COMRepresentative: Julia Skare, P.E.

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: 700 Harris St., Ste E, Charlottesville, VA 22903Phone: 434-284-4773 Fax: _____Is property in Agricultural Forestal District? ☒ No ☐ YesEmail: JSKARE@DAA.COM

If Yes, what district: _____

Tax Map and Parcel(s): 30 A 1

Deed Book Reference: _____

Acreage: 500 * Zoning: A-1Deed Restrictions? ☒ No ☐ Yes (Attach copy)Location: Pleasant Grove Drive* site is < 1 acreDescription of Property: Recreation (Community Planning)Proposed Structure: New museum building with a 16' overhang and additional parkingDimensions of Building: 36' x 120'Lighting Standards on Site: ☐ No ☐ Yes

of Employees: _____

of Parking Spaces: 30 existing / 9 new / 2 demo / Total 37

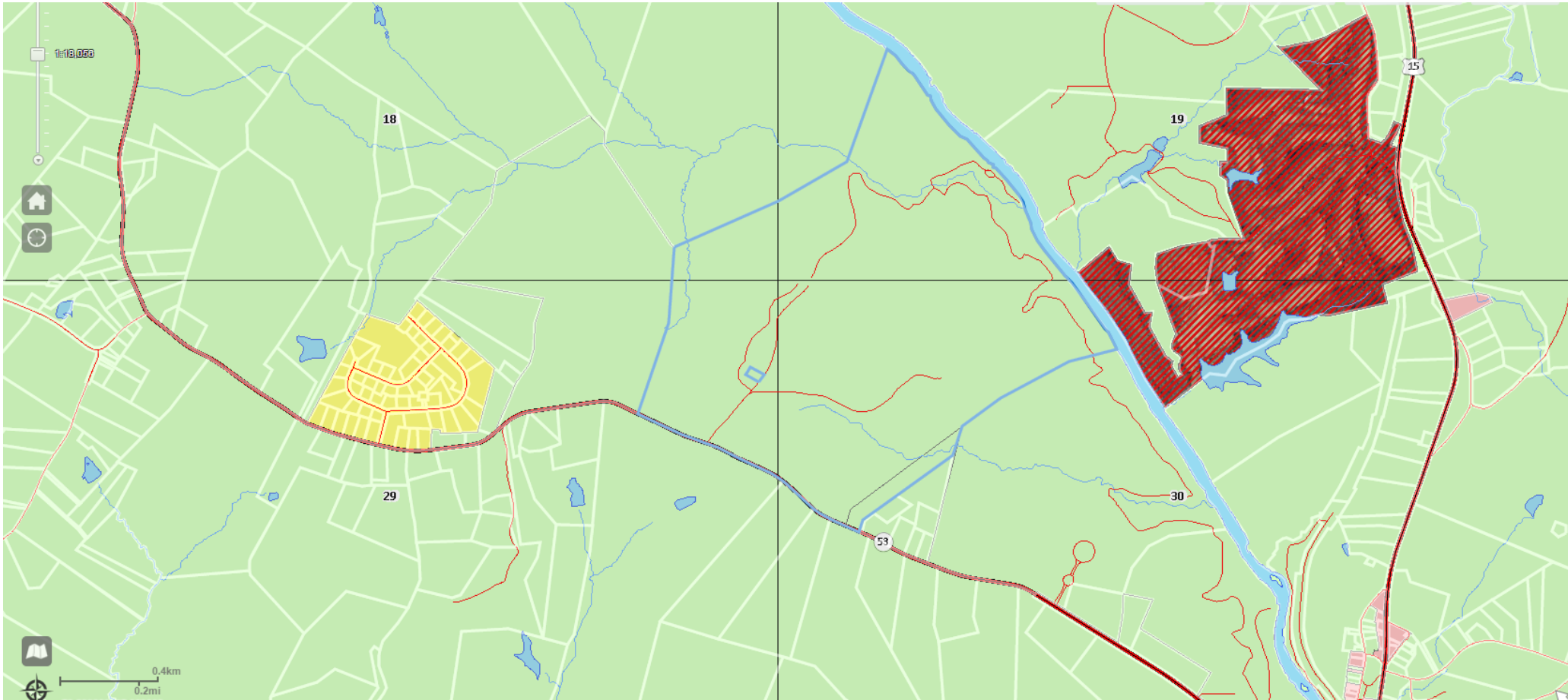
Noise Limitations: _____

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

Applicant Name (Please Print) Julia W. SkareApplicant Signature and Date Julia W. Skare 8/1/16

OFFICE USE ONLY		
Date Received: <u>8-2-16</u>	Fee Paid: <u>Waived</u>	Application #: <u>SDP 16 : 010</u>
Election District: <u>Fork Union</u>	Planning Area: <u>Palmyra CPA</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		

Attachment B



Zoning Key
Green=A1
Yellow=R1
Red=R3

Attachment B



MAJOR SITE SKETCH PLAN

* * *

FARM HERITAGE MUSEUM & PARKING LOT IMPROVEMENTS

* * *

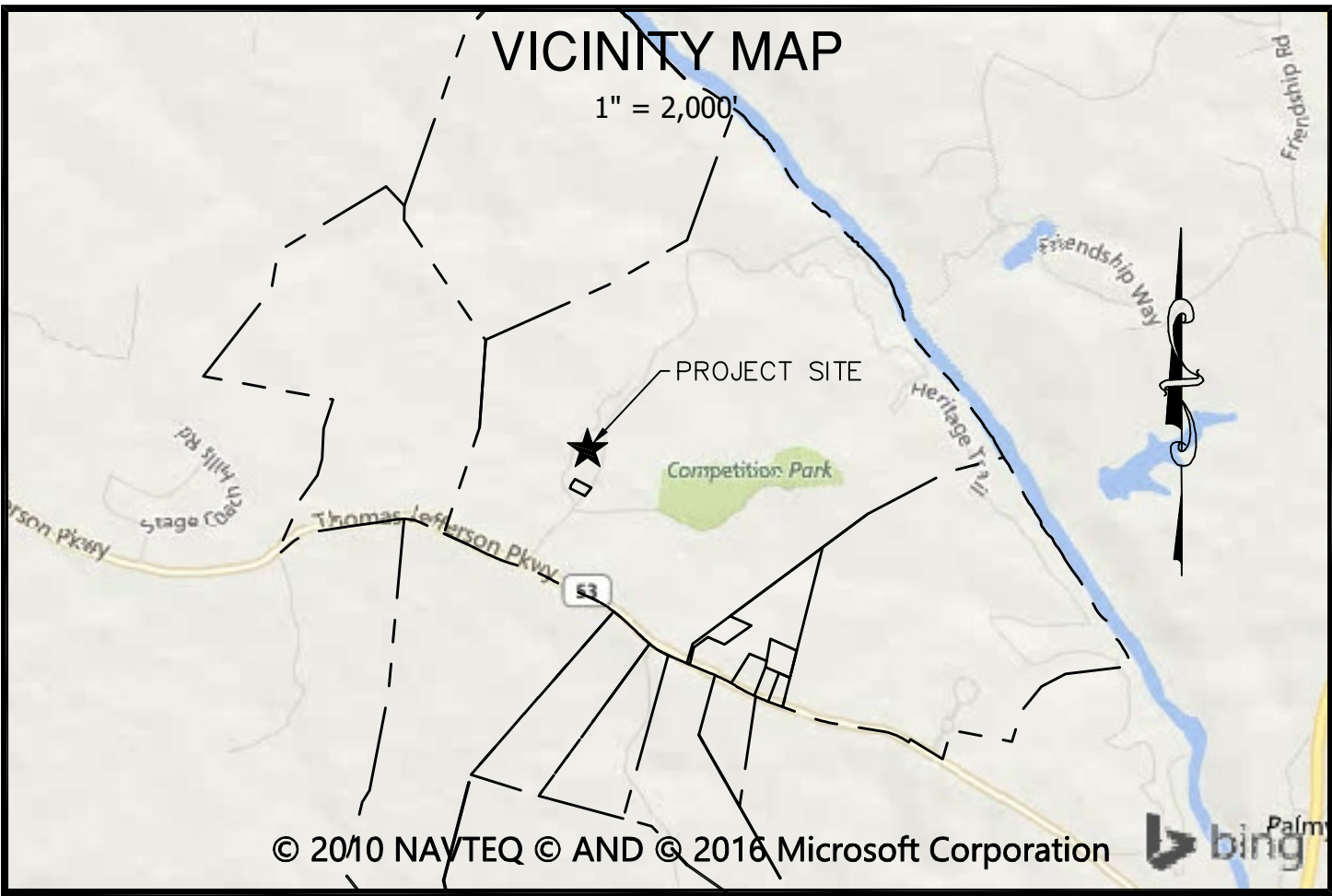
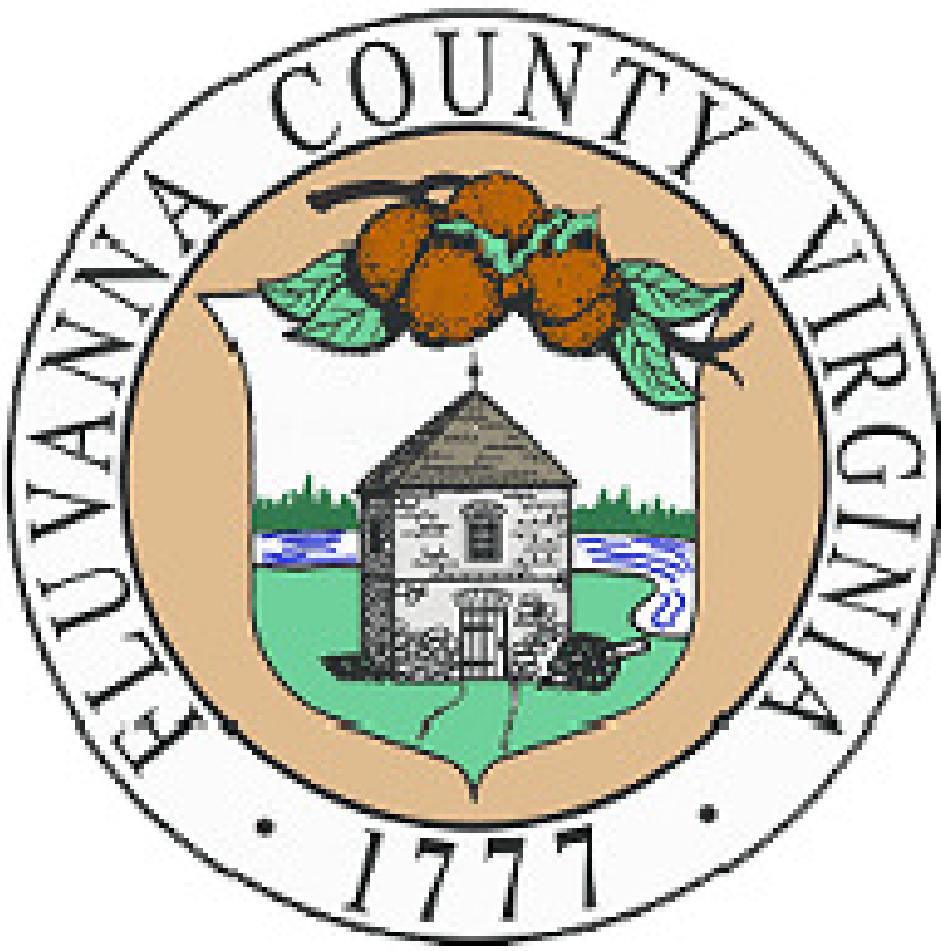
FLUVANNA COUNTY
PALMYRA, VIRGINIA

CONTACTS

OWNER: FLUVANNA COUNTY
WAYNE STEPHENS
P: 434-591-1925
E: WSTEPHENS@FLUVANNACOUNTY.ORG
197 MAIN STREET, PALMYRA, VA 22963

ENGINEER: CAROLYN A. HOWARD, P.E.
P: 540-552-0444
E: CHOWARD@DAA.COM
DRAPER ADEN ASSOCIATES
700 HARRIS ST., SUITE E, CHARLOTTESVILLE, VA 22903

SURVEY: CHERYL A. STOCKTON, L.S.
P: 434-295-0700
E: CSTACKTON@DAA.COM
DRAPER ADEN ASSOCIATES
700 HARRIS ST., SUITE E, CHARLOTTESVILLE, VA 22903



Sheet Index

No.	Title
C001	COVER
C101	TOPOGRAPHIC SURVEY
C201	MAJOR SITE SKETCH PLAN

SITE SUMMARY

TAX MAP NUMBER: 30 A 1

LOCATION: PLEASANT GROVE DRIVE

PRESENT ZONING: A-1

PRESENT USE: RECREATION (COMMUNITY PLANNING)

PROJECT DESCRIPTION

THIS PROJECT IS PROPOSED BY FLUVANNA COUNTY, IN PARTNERSHIP WITH THE HISTORIC SOCIETY, LOCATED ON THE PLEASANT GROVE HOUSE PROPERTY. THE PROJECT INCLUDES A NEW (APPROXIMATE) 36'X120' BUILDING WITH A 12' OVERHANG, AND ADDITIONAL PARKING.

SEPTEMBER 20, 2016

* * * *

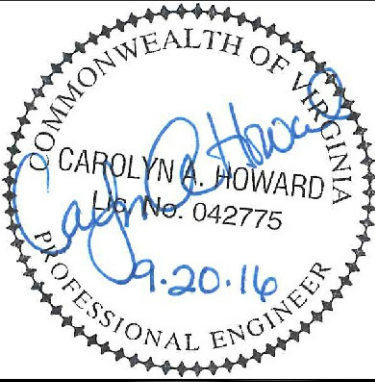
R13457C-11

NOTE: CONTRACTOR TO CONTACT MISS UTILITY (811) IN ADVANCE OF PLANNED WORK. ADVANCE TIME PERIOD SHALL BE IN ACCORDANCE WITH CURRENT MISS UTILITY GUIDELINES (www.missutilityofvirginia.com).

DESIGN TICKET:



These documents, including drawings and specifications, were prepared by Draper Aden Associates, Consulting Engineers, pursuant to a contract by and between Draper Aden Associates and Fluvanna County with respect to the project described in said contract. Any reuse or modification of said documents (whether hard copy or electronic) without written verification or adaptation by Draper Aden Associates for the specific purpose intended will be at the sole risk of the individual or entity utilizing said documents, drawings and specifications and such use is without the authorization of Draper Aden Associates. Draper Aden Associates, Consulting Engineers, shall have no legal liability resulting from any and all claims, damages, losses, and expenses, including attorney's fees arising out of the unauthorized use of these documents, drawings, specifications, reports, and studies prepared as a result of the aforesaid contract.



Draper Aden Associates



Engineering • Surveying • Environmental Services
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700 Harris Street, Suite E
Charlottesville, VA 22903
434-295-0700 Fax: 434-295-2105
www.daa.com

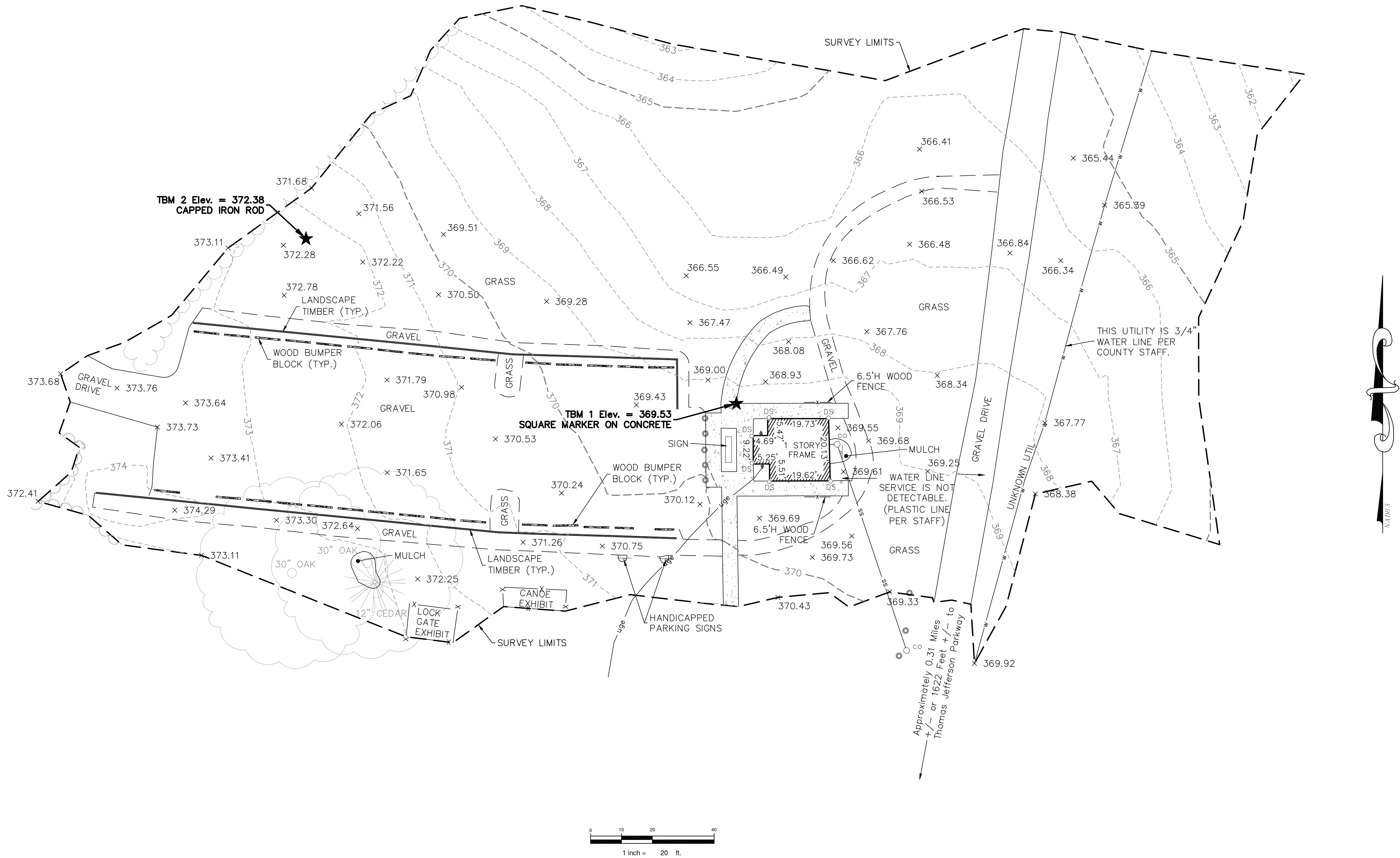
• Coals, NC
• Richmond, VA
• Blacksburg, VA
• Fayetteville, NC
• Hampton Roads, VA
• Northern Virginia

COVER
FARM HERITAGE MUSEUM
& PARKING LOT IMPROVEMENTS
PALMYRA, VIRGINIA

REVISIONS

DESIGNED BY: CAH
DRAWN BY: CEP
CHECKED BY: CAH
SCALE: NO SCALE
DATE: SEPTEMBER 20, 2016
PROJECT NUMBER: R13457C-11

C001



NOTES:

- Source of Meridian: NAD 83, based upon GPS Observations on July 12, 2016.
- Vertical datum: NAVD 88, based upon GPS Observations on July 12, 2016.
- Contour interval: 1'
- Utilities shown are based upon:
 - ___ SUE Quality Level D, ASCE 38-02 - compiled records only
 - ___ SUE Quality Level C, ASCE 38-02 - visible evidence in conjunction with compiled records.
 - ___ SUE Quality Level B, ASCE 38-02 - field designation of underground utilities performed by Draper Aden Associates and visible evidence in conjunction with compiled records.
 - ___ SUE Quality Level A, ASCE 38-02 - test pits at locations shown hereon performed by Draper Aden Associates in conjunction with field designation of underground utilities performed by (DAA; Miss Utility, Ticket # ; Other), visible evidence and compiled records.
 - ___ No SUE was performed or requested for this survey. Utilities shown hereon are based on field observation only.
- This survey was prepared without the benefit of a title commitment or title report and all easements and encumbrances that might be disclosed in a title search may not be shown.
- This Topographic Survey, with compiled boundary was completed under the direct and responsible charge of Cheryl Stockton, L.S. from an actual ground survey made under my supervision; The imagery and/or original data was obtained on July 12 and July 22, 2016 and this plat and/or map meets minimum accuracy standards unless otherwise noted.
- No property lines were surveyed or requested..
- This survey was prepared for Fluvanna County. Draper Aden Associates assumes no liability for reuse or modification of this document.
- Draper Aden Associates provides benchmarks for the construction of the improvements shown on these plans. All other existing elevations are for reference to existing conditions only. Do not use spot elevations, finish floor elevations, elevations on manholes, elevations on survey nails, survey hubs, control points or any other points shown on this drawing for construction other than the provided benchmarks. Failure to utilize and verify the provided benchmarks could result in damages and additional costs that are the contractor's responsibility.

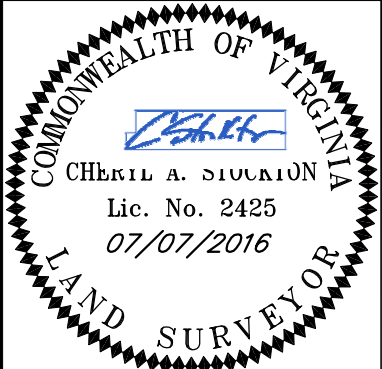
LEGEND:

- | | | |
|-----|----|-------------------------|
| --- | W | WATER LINE |
| --- | SS | SANITARY SEWER |
| --- | UG | UNDERGROUND POWER |
| --- | U | UNKNOWN UTILITY |
| --- | | CONTOUR LINES |
| --- | | CURB/CURB & GUTTER LINE |
| --- | | FENCE LINE |
| --- | | BUILDING LINE |
| --- | | BUILDING OVERHANG |
| ⊙ | | FAUCET |
| ⊙ | | DOWN SPOUT |
| ⊙ | | SANITARY CLEANOUT |
| ⊙ | | SIGN |
| ⊙ | | BOLLARD |
| ⊙ | | DECIDUOUS TREE |
| ⊙ | | CONIFEROUS TREE |
| --- | | CONCRETE AREA |

DRAPER ADEN ASSOCIATES REVIEW

THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

NAME: Derek Perry		8/2/2016
SURVEY PARTY CHIEF		
NAME: Bruce Shackelford		8/2/2016
SUBSURFACE UTILITY ENGINEER		
NAME: Cheryl Stockton		8/2/2016
PROJECT MANAGER/QUALITY REVIEWER		
NAME: Jeremy Dunn		8/2/2016
STAFF TECHNICIAN		



Draper Aden Associates
Engineering • Surveying • Environmental Services

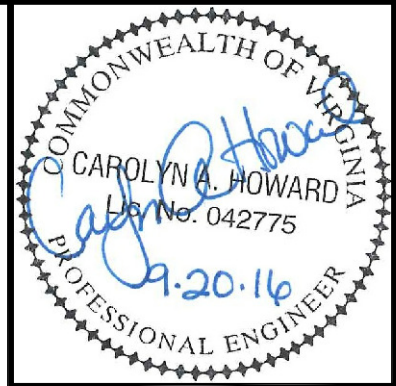
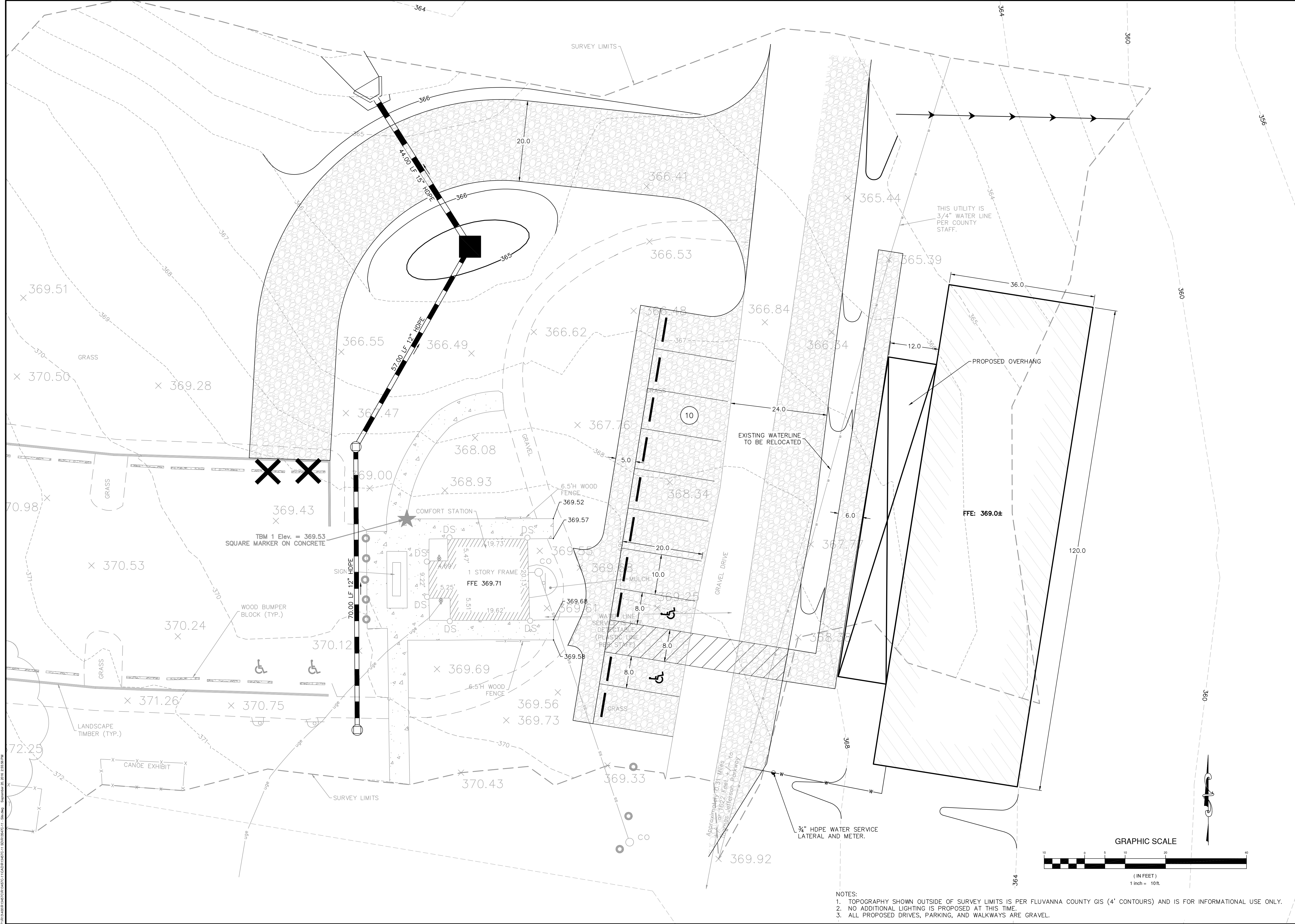
Charlottesville, VA
700 Harris Street, Suite E
Charlottesville, VA 22903
434-955-0700 Fax: 434-955-2105
www.daa.com

• Richmond, VA
• Blacksburg, VA
• Fayetteville, NC
• Hampton Roads, VA
• Northern Virginia

TOPOGRAPHIC SURVEY
FARM HERITAGE MUSEUM
& PARKING LOT IMPROVEMENTS
PALMYRA, VIRGINIA

REVISIONS

DESIGNED BY:
DRAWN BY: JLD
CHECKED BY: CAS
SCALE: 1"=20'
DATE: 07/07/2016
PROJECT NUMBER: R13457C-11
C101



Draper Aden Associates
Engineering • Surveying • Environmental Services

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• Northern Virginia

MAJOR SITE SKETCH PLAN
FARM HERITAGE MUSEUM
& PARKING LOT IMPROVEMENTS
PALMYRA, VIRGINIA

REVISIONS	
DESIGNED BY:	CAH
DRAWN BY:	CEP
CHECKED BY:	CAH
SCALE:	1" = 10'
DATE:	SEPTEMBER 20, 2016
PROJECT NUMBER:	R13457C-11
C201	



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

August 26, 2016

Julia Skare
700 Harris Street
Charlottesville VA, 22903

Delivered via email to jskare@daa.com

Re: SDP 16:10- Fluvanna County Farm Museum

Tax Map: 30, Section A, Parcel 1

Dear Ms. Skare:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning Staff had no comments.
2. Fire Chief wanted to know what materials the building would be made from. Applicant stated it would be wood, metal, and other basic construction materials. Fire Chief was satisfied.
3. The Department of Forestry stated they have no comments
4. Health Dept. stated they have no comments.
5. Erosion and Sediment Control had no comments.
6. VDOT: - VDOT made a site visit and reviewed the sketch plan and for the proposed County of Fluvanna Farm Heritage Museum & Parking Lot Improvements. The proposed museum and parking lot is located off Rte. 721 (Pleasant Grove Road) which has a posted speed limit of 30 mph and is served by a right turn lane off Rte. 53 (posted speed limit = 45 mph). Access to the proposed improvements is by way of an existing gravel entrance off Pleasant Grove Road. The intersection is controlled by a Stop Sign and it has good sight distance. VDOT does not have any objections or concerns with the proposed project.
7. Chamber of Commerce representative wanted to know if the building would host a rotating series of events. The applicant stated that could be a possibility.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 2016 meeting. Your attendance is required at this meeting.

Attachment D

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



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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: ZMP 16:05

Tax Map: Tax Map 8, Section A, Parcels 31 & 32

From: Brad Robinson

District: Palmyra

Date: September 28, 2016

General Information:

This request is to be heard by the Planning Commission on Wednesday, September 28, 2016 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner/Applicant:

CPBurns Properties LLC

Representative:

Carlos A. Burns

Requested Action:

To amend the Fluvanna County Zoning Map with respect to 3.67 acres of Tax Map 8, Section A, Parcels 31 & 32, to rezone the same from A-1, Agricultural, General, to B-1, Business, General. (Attachment A)

Location:

The affected property is located on the north side of Lake Monticello Road (State Route 618), approximately one half mile east of its intersection of Thomas Jefferson Parkway (State Route 53). The parcels are within the Rivanna Community Planning Area and the Palmyra Election District. (Attachment B)

Existing Zoning:

A-1, Agricultural, General (Attachment C)

Proposed Zoning:

B-1, Business, General

Existing Land Use:

Residential

Planning Area:

Rivanna Community Planning Area

Adjacent Land Use:

Adjacent properties are zoned A-1 and R-4, with B-1 zoning in close proximity (approximately 50 feet) to the east.

Zoning History:

None

Neighborhood Meeting:

A neighborhood meeting was held August 10, 2016. There were two (2) attendees not including staff and the applicant.

The attendees had questions or concerns about issues involving lighting, noise, hours of operation and traffic.

(Attachment D)

Technical Review Committee:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning staff had no comments.
2. Fire Chief stated that the road access within the project appears to be about 24 feet in width. The applicant responded that they normally prefer around 27 feet.
3. Building Official wanted to know if the existing property line between the two parcels being rezoned was going to be vacated. Building walls that are five (5) feet or less from a property line are required to be fire rated.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Fluvanna Self Storage. Two storage units are shown on the conceptual site plan with stub outs indicating that there will be additional storage units or other development in the future. Based on the two (2) storage units shown on the conceptual site plan (5,000 sq. ft. & 5,400 sq. ft.), a Low Volume Commercial Entrance (maximum 50 vehicles per day) would be adequate for the first phase of development. There are several trees to the east of the proposed entrance that will have to be removed and some trimming of limbs may be required to the west in order to provide the minimum 360 ft. of Stopping Sight Distance required for a Low Volume Entrance. If full buildout of the site exceeds the maximum 50 vehicles per day then an entrance analysis is required as well as a Commercial Entrance with a minimum of 500 ft. of Intersection Sight Distance in both directions. Based upon initial review, if a Commercial Entrance is required it appears that a sight distance easement would most likely be required from the landowner(s) to the west of the proposed entrance on the south side of Rte. 618 along the inside of the horizontal curve in order to achieve the minimum 500 ft. of Intersection Sight Distance to support a Commercial Entrance. If a sight easement is required, in addition to the sight triangle, designate the entire area 5 ft. beyond and parallel to the sight triangle as part of the sight easement. Make sure that any proposed signs, landscaping, etc. along Rte. 618 does not obstruct or impair the required minimum of 360 ft. of Stopping Sight Distance for a Low Volume Entrance or the minimum 500 ft. of Intersection Sight Distance. If a gate is installed to control access to the site, make sure that it is set back far enough from Rte. 618 that vehicles entering the site do not block traffic on the state road.
5. Health Department had no comments.

(Attachment E)

Analysis:

The applicant is requesting to rezone 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32 from A-1, Agricultural, General, to B-1, Business, General. The subject property is located on the north side of Lake Monticello Road (State Route 618) approximately ½ mile east of its intersection with Thomas Jefferson Parkway (State Route 53).

The proposed use of the property is a self-storage facility. This site will be an extension of Fluvanna Self Storage operated by the applicant just east of the property (approximately 450 feet) at 21 Burns Plaza. The existing business and subject property to be rezoned are separated by a driveway serving residential properties at the rear as well as a strip commercial center that contains Orme Family Fitness along with other businesses.

Both subject properties contain an existing dwelling; the one on Tax Map 8-A-31 (677 Lake Monticello Road) is currently vacant while the one on Tax Map 8-A-32 (647 Lake Monticello Road) is currently occupied. If this rezoning request is approved, the applicant proposes to remove the dwelling on Tax Map 8-A-31 and retain the one on Tax Map 8-A-32 as rental property. A rezoning to B-1 would deem the remaining dwelling as a legal nonconforming use.

Initial development of the property will involve the construction of two storage facility buildings in the general area of the dwelling that is proposed to be removed. In accordance with the applicant's sketch plan, one storage building will be 5,000 square feet in size while the other will be 5,400 square feet. The applicant also intends to vacate the property line between the two subject parcels in order to only have one parcel. Depending on future needs of the business, additional storage buildings could be added to the property in the future – however this is anticipated to be several years or more. Any future expansion would be permitted by right in the B-1 District and would simply need to obtain required reviews and approvals at that time.

The purpose of the A-1 District is *“to conserve water and other natural resources, reduce soil erosion, protect watersheds and reduce hazards from floods; to preserve the rural character of the county; to promote existing and future farming and forestry operations; and to promote the retention of undisturbed open space.”*

In contrast, the B-1 District *“covers those areas of the county as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.”*

If this rezoning is approved, then a site development plan that is in full compliance with county ordinances and associated proffers shall be reviewed and approved by planning staff prior to the commencement of any site improvements or construction.

(Attachment F)

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna (Lake Monticello) Community Planning Area. According to this chapter, *“the area is traditionally neighborhood residential, with primarily single-family detached dwellings. 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 in this community. Additional services and infrastructure are needed to accommodate more growth.”*

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.

Economic Development Chapter:

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas.”* This property is located within the Rivanna (Lake Monticello) Community Planning Area, in close proximity to high-density residential development.

Conclusion:

This rezoning request appears to meet the intent of the Comprehensive Plan in that the proposed rezoning may contribute to *“medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neo-traditional developments that are interconnected with surrounding development”*. Additionally, the proposed use may contribute to the sustainability of services for the greater Lake Monticello residential community.

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:

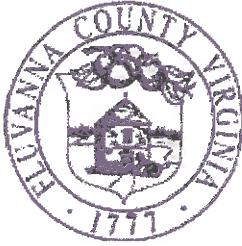
I move that the Planning Commission recommend approval/denial/deferral of ZMP 16:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32, to rezone the same from A-1, Agricultural, General, to B-1, Business, General.

Attachments:

- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Existing Zoning Map
- D – Neighborhood Meeting sign in sheet and comments
- E – TRC comment letter

F – Applicant’s site rendering
G – Proposed ordinance
H – Letters of support from neighbors

Copy: Mr. Carlos Burns – carlos@storefss.com
File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

BRENDA A. MAWYER
Notary Public
Commonwealth of Virginia
4076475
My Commission Expires Oct 31, 2018

Owner of Record: CPBURNS PROPERTIES LLC

E911 Address: 29 WHIPPOORWILL LANE, PALMYRA, VA 22963

Phone: 434-960-6668 Fax:

Email: CPBURNS.PROPERTIES@GMAIL.COM

Representative: CARLOS A. BURNS

E911 Address: 40 XEBEC RD, PALMYRA, VA 22963

Phone: 434-906-3552 Fax:

Email: CPBURNS.PROPERTIES@GMAIL.COM

Applicant of Record: CPBURNS PROPERTIES LLC

E911 Address: 29 WHIPPOORWILL LN, PALMYRA, VA 22963

Phone: 434-960-6668 Fax:

Email: CPBURNS.PROPERTIES@GMAIL.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): TMP 8(A)-31 AND 8(A)-32

Deed Book Reference: DB 962 P 933

Acreage: 3.67 ACRES Zoning: A-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location of Parcel: north side of Lake Monticello Road; 0.7 miles east of intersection w/ Thomas Jefferson Pkwy

Requested Zoning: B-1

Proposed use of Property: Residential (existing home) and self storage facility

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: 7-29-16

Signature of Owner/Applicant:

Carlos Burns State of VA
County of Albemarle

Subscribed and sworn to before me this

29th

day of July

20 16

Register # 4076475

My commission expires:

10-31-2018

Notary Public:

Brenda A Mawyer

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: 8/1/16 Pre-Application Meeting: PH Sign Deposit Received: Application #: ZMP ZMP: 16.005

\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified

Proffer or Master Plan Amendment: \$750.00 plus mailing costs

Election District: Palmyra

Planning Area: Rivanna

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates: 9/15/16 + 9/22/16

Advertisement Dates: 10/6/16 + 10/13/16

APO Notification: 9/14/16

APO Notification: 10/5/16

Date of Hearing: 9/28/16

Date of Hearing: 10/19/16

Decision:

Decision:

Attachment A

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.

☒ 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**.

☐ Preliminary review by planning staff for completeness and content.

- ☐ Copies of application: office, agencies and county attorney
- ☐ Government agency review and comment (not an inclusive listing)

- | | |
|--|---|
| <input type="checkbox"/> VDOT | <input type="checkbox"/> Aqua Virginia |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> School Superintendent |
| <input type="checkbox"/> Fire Chief | <input type="checkbox"/> Army Corp of Engineers |
| <input type="checkbox"/> FUSD Manager | <input type="checkbox"/> 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?

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.

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.



July 29, 2016

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

NOTES:

The boundary survey shown is based on a current field survey.

This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.

Approved for Recordation

Date

LEGEND

IS Iron Rod Set

IF Iron Rod Found

PF Iron Pipe Found



Magnetic North based on
Previous Work in Area

Tm 8-300
Ray Franklin Martin
Jane Martin
DB 118-17
DB 118-18 plat

Tm 8-30B

N81°14'37"E
310.44'

N81°14'03"E
98.12'

PF

Tm 8-31
Stephen Todd Pace
DB 329-355
DB 69-24 plat

Tm 8-32
Robert Dickerson
Shirley Dickerson
DB 125-6
DB 125-6 desc.
2.333 Acres.

Tm 8-33
Julian Thomas
Carolyn Thomas
DB 147-516
DB 70-530 plat

N25°32'31"W
416.45'

S10°05'46"E
398.49'

IS 0.54' NW

0.5± mi.
to Route 53

199.49'

S81°09'27"W

Edge of pavement

Centerline

IS 3.28' SE

Route 618-Lake Monticello Road
50' R/W DB 80-607

PLAT SHOWING BOUNDARY SURVEY OF
TAX MAP 8 PARCEL 32

THE DICKERSON PROPERTY



Memorandum

DATE: September 20, 2016
RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Stephanie Keuther

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the September 28, 2016 Planning Commission Meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

Attachment A

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

NOTICE OF PUBLIC HEARING

September 13, 2016

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

Re: Public Hearing on ZMP 16:05

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, September 28, 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 16:05 Fluvanna Self Storage: A request to rezone, from A-1 Agricultural, General to B-1 Business, General, 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32. The property is located on the north side of Lake Monticello Road (State Route 618), approximately one half mile east of the intersection of Thomas Jefferson Parkway (State Route 53). The parcels are 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).

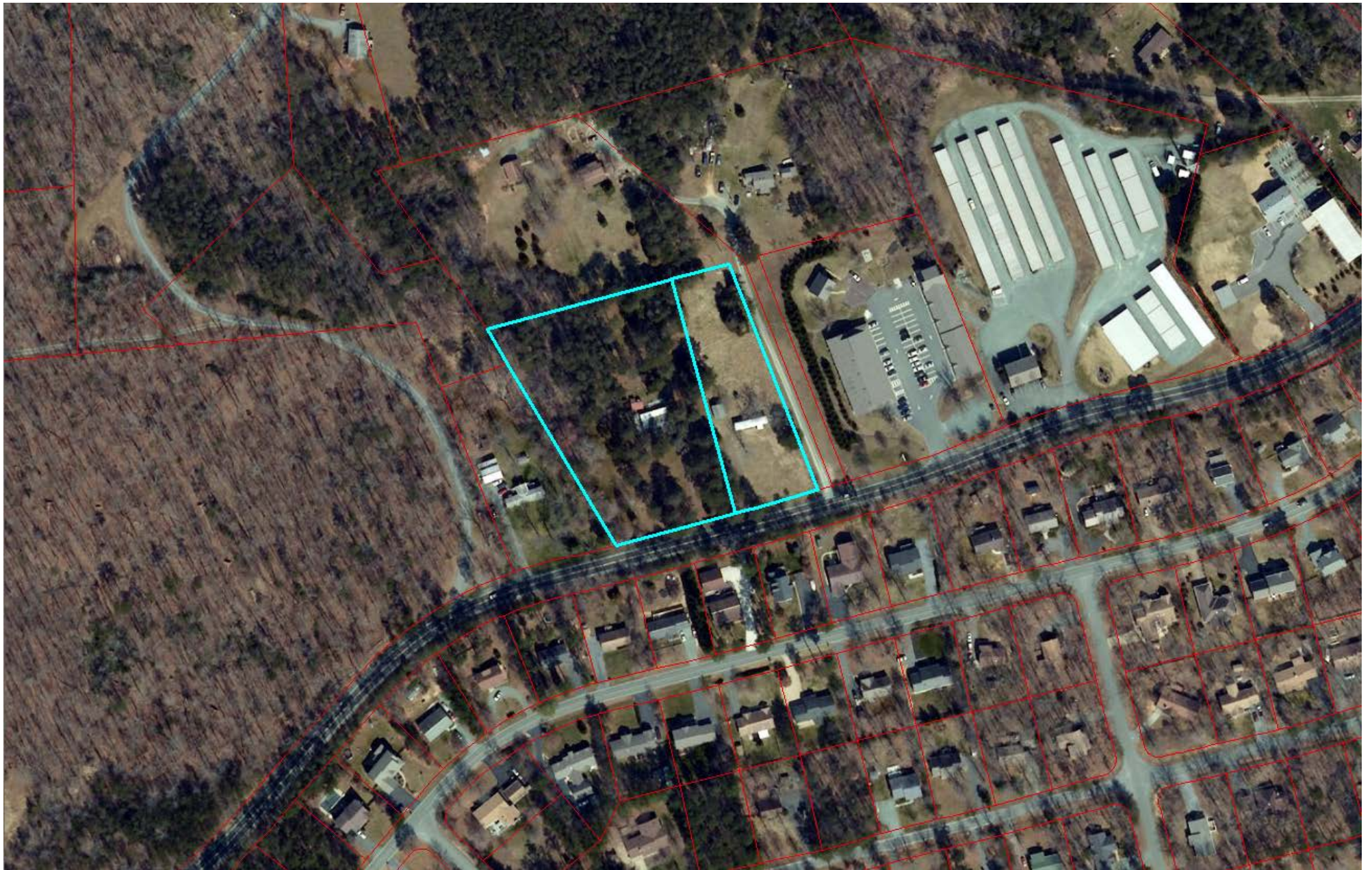
If you have any questions regarding this special use permit application or the Public Hearing, please contact me at 434-591-1910.

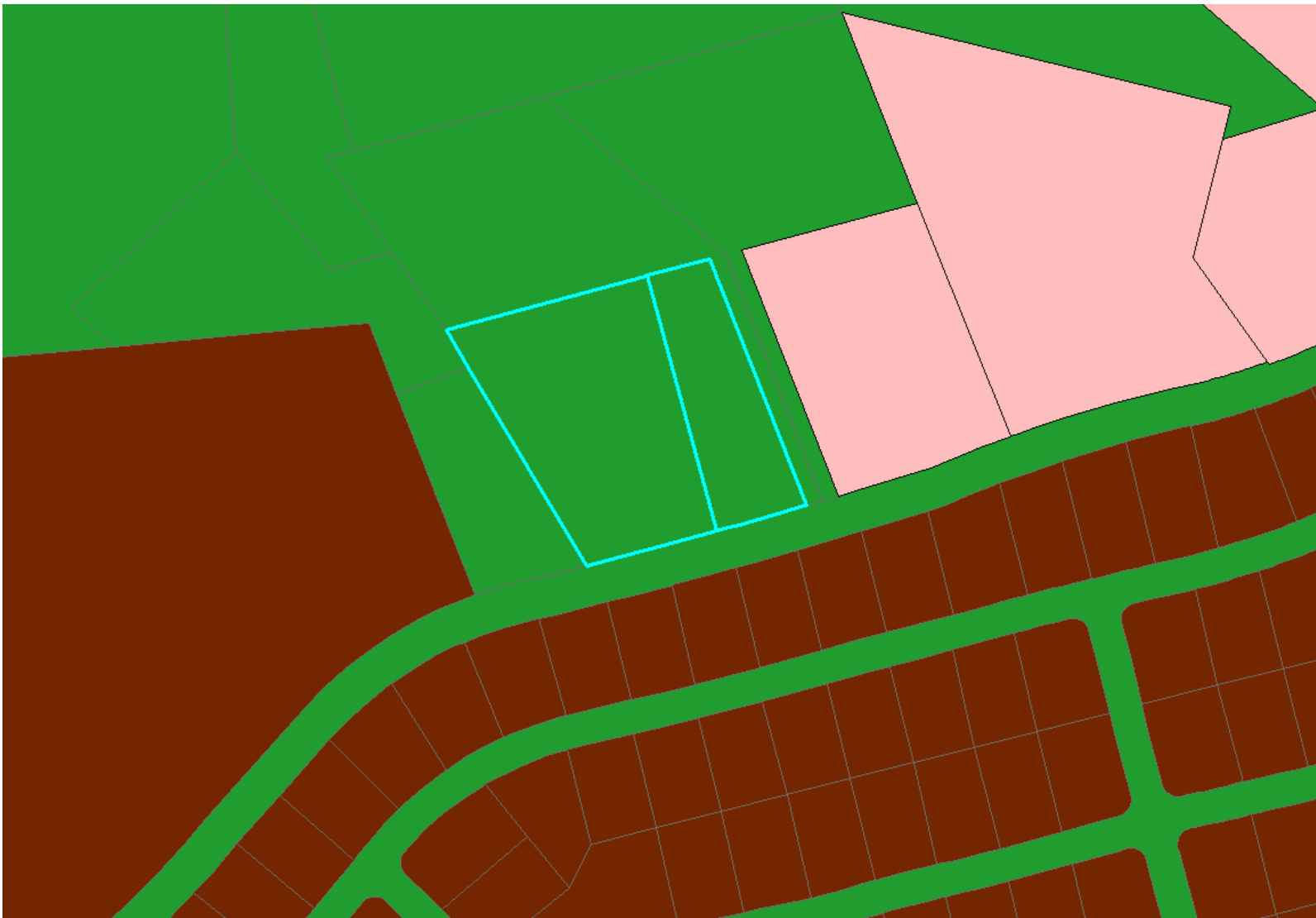
Sincerely,

Jason Stewart
Planning and Zoning Administrator

SUP 16 :10

<u>TMP</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE ZIP</u>
8 A 32	CPBURNS PROPERTIES LLC	647 LAKE MONTICELLO R	PALMYRA, VA 22963
8 A 30A	JULIAN A. & CAROLYN C. THOMAS	599 LAKE MONTICELLO R	PALMYRA, VA 22963
8 A 30D	RAY FRANKLIN & JANE MARTIN	697 LAKE MONTICELLO R	PALMYRA, VA 22963
18A 5 131	ROY T BUTLER	581 JEFFERSON DR	PALMYRA, VA 22963
18A 5 134	SCOTT A & WENDI M WOODSON	575 JEFFERSON DR	PALMYRA, VA 22963
18A 5 132	THOMAS & MARY KATE KINNEY	579 JEFFERSON DR	PALMYRA, VA 22963
18A 5 133	WILLIAM A CONNOR	577 JEFFERSON DR	PALMYRA, VA 22963





ZONING KEY

Green=A1

Brown=R4

Pink=B1

Sign-in sheet for the
August 10, 2016 Neighborhood Meeting

Please Print Your Name & Address:

SUP 16:09

1. Honda Palmer
2. Connie Palmer
3. R.S. Glavin

ZMP 16:05 -

4. Jane & Ray Martin - 697 LAKE MONTICELLO RD.
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____

Neighborhood Meeting Notes – August 10, 2016

Special Use Permit 16:09 – Coronal Development Services

- How far back will the tree line be cleared/trimmed?
- Wet strip/wetlands?
- Site work/disturbance of land?
- Lease agreement / removal of equipment at end of term?
- Road maintenance?
- Stormwater runoff?
- Impact on taxes/personal property?

Rezoning Application ZMP 16:05 – CPBurns Properties LLC

- Singlewide used as rental property?
- Would like to see the property remain agricultural
- Lighting? (proposed to be pointed down)
- Noise?
- Hours? (will be open 24 hours)
- Accidents in front of Julian and Carolyn Thomas property; entrance to property could be dangerous; fitness center traffic



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

August 25, 2016

Carlos A. Burns
CPBurns Properties LLC
40 Xebec Road
Palmyra, VA 22963

Delivered via email to cpburns.properties@gmail.com

Re: ZMP 16:05 Fluvanna Self Storage
Tax Map: 8, Section A, Parcels 31 & 32

Dear Mr. Burns:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, August 11, 2016:

1. Planning staff had no comments.
2. Fire Chief stated that the road access within the project appears to be about 24 feet in width. The applicant responded that they normally prefer around 27 feet.
3. Building Official wanted to know if the existing property line between the two parcels being rezoned was going to be vacated. Building walls that are five (5) feet or less from a property line are required to be fire rated.
4. VDOT: VDOT has made a site visit and reviewed the sketch plan for the proposed Fluvanna Self Storage. Two storage units are shown on the conceptual site plan with stub outs indicating that there will be additional storage units or other development in the future. Based on the two (2) storage units shown on the conceptual site plan (5,000 sq. ft. & 5,400 sq. ft.), a Low Volume Commercial Entrance (maximum 50 vehicles per day) would be adequate for the first phase of development. There are several trees to the east of the proposed entrance that will have to be removed and some trimming of limbs may be required to the west in order to provide the minimum 360 ft. of Stopping Sight Distance required for a Low Volume Entrance. If full buildout of the site exceeds the maximum 50 vehicles per day then an entrance analysis is required as well as a Commercial Entrance with a minimum of 500 ft. of Intersection Sight Distance in both directions. Based upon initial review, if a Commercial Entrance is required it appears that a sight distance easement would most likely be required from the landowner(s) to the west of the proposed entrance on the south side of Rte. 618 along the inside of the horizontal curve in order to achieve the minimum 500 ft. of Intersection Sight Distance to support a Commercial Entrance. If a sight easement is required, in addition to the sight triangle, designate the entire area 5 ft. beyond and parallel to the sight triangle as part of

the sight easement. Make sure that any proposed signs, landscaping, etc. along Rte. 618 does not obstruct or impair the required minimum of 360 ft. of Stopping Sight Distance for a Low Volume Entrance or the minimum 500 ft. of Intersection Sight Distance. If a gate is installed to control access to the site, make sure that it is set back far enough from Rte. 618 that vehicles entering the site do not block traffic on the state road.

5. Health Department had no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, September 28, 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,
Brad Robinson
Senior Planner
Dept. of Planning & Zoning

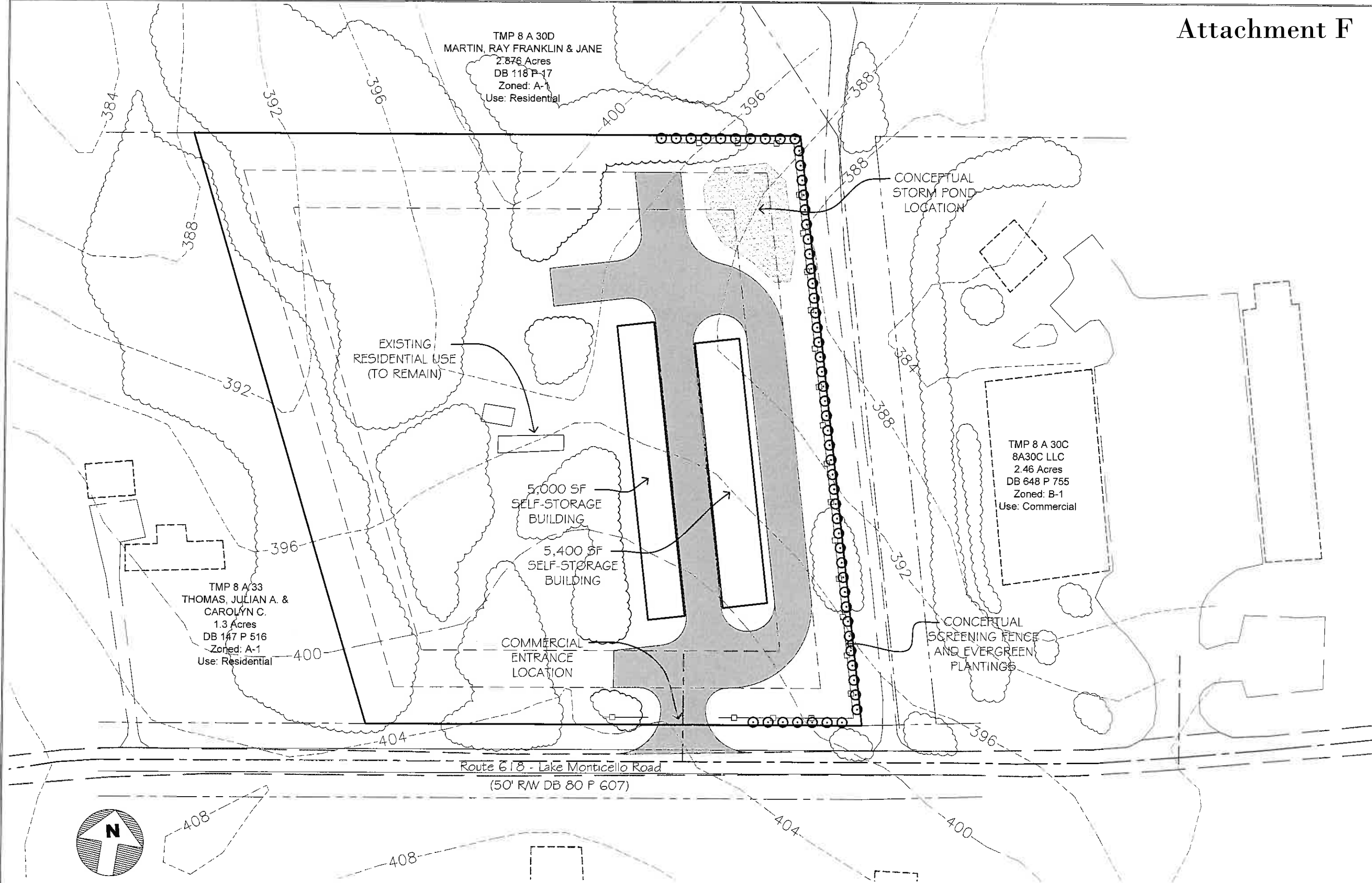
cc: File

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

201 E. MAIN ST., SUITE M
CHARLOTTEVILLE, VA 22902

PHONE: (434) 227-5140
JUSTIN@SHIMP-ENGINEERING.COM





CONCEPTUAL SITE DEVELOPMENT PLAN

Rev	Date	Description
1		

REZONING APPLICATION PLAN FOR:
CPBURNS PROPERTIES LLC
FLUVANNA COUNTY, VIRGINIA

Date	08/01/2016
Scale	1"=60'
Sheet No.	2 OF 2
File No.	16.035

NOTE: THIS SHEET IS AN EXHIBIT SHOWING HOW THE APPLICANT INTENDS TO DEVELOP THIS SITE. THE FINAL SITE DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH ANY PROFFERS PROVIDED IN CONJUNCTION WITH THIS APPLICATION AND ANY CURRENT ZONING ORDINANCES IN EFFECT AT THE TIME OF SITE PLAN SUBMITTAL.

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32 to rezone the same from A-1, Agricultural, General to B-1, Business, General (ZMP 16:05)

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

That 3.67 acres of Tax Map 8, Section A, Parcels 31 and 32, be and is hereby, rezoned from A-1, Agricultural, General to B-1, Business, General.



To: Fluvanna County Planning Commission

On August 3 2016 Mr. Carlos Burns representing CPBurns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

Lucia A. Thomas

Carolyn C. Thomas

Name

Date

08-03-2016

599 Lake Monticello Rd, Palmyra, Va 22963

Address

434-589-8914

Phone Number

thomaspc@centurylink.net

Email

Carlos Burns
CPBurns Properties Limited Liability Company
21 Burns Plaza
Palmyra, VA 22963
(434) 373-0647
CPBurns.Properties@gmail.com



To: Fluvanna County Planning Commission

On August ____ 2016 Mr. Carlos Burns representing CPBurns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

William A Connor 8-3-16
Name Date
577 JEFFERSON DR. PALMYRA VA. 22963
Address
540-395-5198
Phone Number
ocdshvlhd@yahoo.com
Email

Carlos Burns
CPBurns Properties Limited Liability Company
21 Burns Plaza
Palmyra, VA 22963
(434) 373-0647
CPBurns.Properties@gmail.com



To: Fluvanna County Planning Commission

On August ____ 2016 Mr. Carlos Burns representing CPBurns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

ACT Clark 8-3-16
Name Date
575 Jefferson Dr Palmyra VA 22963
Address
996-0747
Phone Number

Email

Carlos Burns
CPBurns Properties Limited Liability Company
21 Burns Plaza
Palmyra, VA 22963
(434) 373-0647
CPBurns.Properties@gmail.com



To: Fluvanna County Planning Commission

On August 26 2016 Mr. Carlos Burns representing CP Burns Properties Limited Liability Company met with me and presented the proposed rezoning from A-1 to B-1 of the properties located at 647 and 677 Lake Monticello Rd, Palmyra Virginia. He stated that the properties will be used for expanding Fluvanna Self Storage as well as residential rental. After discussing the rezoning and planned usage of the properties, I do not object to this rezoning.

Carlos Burns Pres 8430C

Name

8/26/2016

Date

733 LAKE MONTICELLO ROAD

Address

434-962-3911

Phone Number

TONYROCCOIN@GMAIL.COM

Email

Carlos Burns
CP Burns Properties Limited Liability Company
21 Burns Plaza
Palmyra, VA 22963
(434) 373-0647
CPBurns.Properties@gmail.com



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Memo

To: Fluvanna County Planning Commission
From: Jason Stewart, Planning & Zoning Administrator
Date: September 28, 2016

Re: Review of the Telecommunications Ordinance/Supplemental Review Fee

Staff is advising the Planning Commission to initiate a zoning text amendment change in regards to **Section 22-27-14 Fees for Supplemental Review in regards to Article 27 Regulation of Telecommunications Facilities.**

Concerns have been raised and discussed by Staff, the County Attorney's Office, and our Third Party Expert that would lead us to conclude that further clarity is needed in how the \$4000 fee for supplemental review is applied and exactly what the criteria would qualify a proposal for the reduced fee of \$1800. If initiated, Staff plans to work with the County Attorney's Office, and our Third Party Expert (Cityscape) to bring back a revised text for the Planning Commission's consideration for a recommendation to the Board of Supervisors.

If you have any questions, please contact the Planning Department at (434) 591-1910 or via email.

Suggested Motion:

MOTION: I move that the Fluvanna County Planning Commission direct staff to initiate a Zoning Text Amendment to amend "*Section 22-27-14, Fees for Supplemental review in Article 27. Regulation of Telecommunications Facilities*" to improve clarity of the fee schedule utilized by the County in regards to its third party expert, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors.