



FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

July 11, 2017

6:00 PM (Courthouse)

7:00 PM (Courthouse)

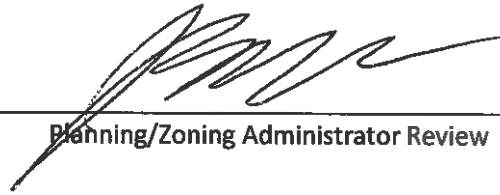
TAB	AGENDA ITEMS
	WORK SESSION
A	CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE
B	PLANNING DIRECTOR COMMENTS
C	PUBLIC COMMENTS (Limited to 3 minutes per speaker)
D	WORK SESSION
	Residential Planned Community Zoning Text Amendment – Brad Robinson, Senior Planner
	Strategic Zoning Initiative – James Newman, Planner
	Small Home Business Ordinance Discussion – Brad Robinson, Senior Planner
E	ADJOURN
	REGULAR MEETING
1	CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE
2	DIRECTOR'S REPORT
3	PUBLIC COMMENTS #1 (3 minutes each)
4	MINUTES
	Minutes of June 13, 2017
5	PUBLIC HEARING
	None
6	PRESENTATIONS
	None
7	SITE DEVELOPMENT PLANS
	SDP 17:04 Conmat Properties – James Newman, Planner
	SDP 17:06 Van Der Linde Recycling – James Newman, Planner
8	SUBDIVISIONS
	None
9	UNFINISHED BUSINESS
	Columbia Zoning – Brad Robinson, Senior Planner
10	NEW BUSINESS
	None

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*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.*

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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COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
**Application for
 Zoning Text Amendment**

Received
 JUL 05 2017
 Fluvanna County

Owner of Record: _____ **Applicant of Record:** Shimp Engineering PC
E911 Address: _____ **E911 Address:** 401 E. Main St. Suite M Charlottesville VA 22902
Phone: _____ **Fax:** _____ **Phone:** (434) 227-5140 **Fax:** _____
Email: _____ **Email:** justin@shimp-engineering.com

Representative: Justin Shimp, P.E.
E911 Address: 401 E. Main St. Suite M Charlottesville VA 22902
Phone: (434) 227-5140 **Fax:** _____
Email: justin@shimp-engineering.com

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

Proposed amendment to the Zoning Ordinance: (attach additional sheets as necessary)
 If the amendment proposes to replace existing text, please provide a full copy of the existing text for the affected section.

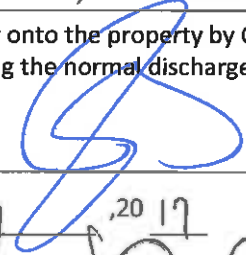
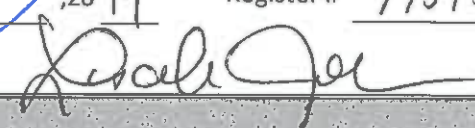
Location of Parcel: _____ **Section:** 22-7-8 Permitted Residential Density

Proposed Text:

LISA ANNE JOHNSON
 Notary Public
 Commonwealth of Virginia
 7734575
 My Commission Expires 01/31/2021

See attachment for proposed changes (in red) to Section 22-7-8

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

Date: 7/5/2017 **Signature of Owner/Applicant:** 
Subscribed and sworn to before me this 5th **day of** July, 2017 **Register #** 7734575
My commission expires: 01/31/2021 **Notary Public:** 

OFFICE USE ONLY		
Date Received: <u>7/5/17</u>	Pre-Application Meeting: <u>6/27/17</u>	Application #: <u>ZTA 17 : 05</u>
\$550 fee paid: <u>\$550.00 CK # 2236</u>		
Public Hearings		
Planning Commission	Board of Supervisors	
Advertisement Dates:	Advertisement Dates:	
APO Notification:	APO Notification:	
Date of Hearing:	Date of Hearing:	
Decision:	Decision:	

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

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

Form Updated June 21, 2017



ZTA 17: _____ - Permitted Residential Density in Planned Residential Community (R-3) districts
TMP: - N/A
Section: - Fluvanna County Zoning Ordinance Section 22-7-8. Permitted residential density.
Application Date: - July 5, 2017

ZTA Proposal:

This proposal is to amend Section 22-7-8 of the Fluvanna County Zoning Ordinance to permit greater residential densities within the Columbia, Fork Union, Palmyra, Rivanna, and Scottsville Community Planning Areas. When Article 14 - Planned Unit Development District (PUD) of the Zoning Ordinance was amended earlier this year to limit PUD zoning applications to only the Zion Crossroads Community Planning Area; this effectively restricted the maximum gross residential density permitted on any other site within any other community planning area to 2.9 dwelling units per acre (allowed in both R-3 and R-4 zoning districts). This proposal is to allow additional gross residential density, up to 10 dwelling units per acre (DUA), consistent with recommendations in the 2015 Fluvanna County Comprehensive Plan, to be requested by special use permit through the R-3 Preliminary Master Plan approval process.

2015 Comprehensive Plan Recommendations:

In areas designated for **Neighborhood Mixed-Use**, the following recommendations are provided:

Mix of Uses

“Although the neighborhood mixed-use element favors retail, other uses, including storefront retail, office, civic, and residential, are recommended. This mix of uses is important to the vibrancy of the center, creating an energized streetscape for residents, customers, and workers.” (p. 33)

Density

“The neighborhood mixed-use element combines higher-density retail and residential uses. Large parking areas should be minimized in order to optimize density. Most residential uses should be multi-family, with single-family residences only appropriate as a transition into neighborhood residential areas.” (p. 33)

In areas designated for **Neighborhood Residential**, the following recommendations are provided:

“Neighborhood residential areas should provide a range of residential housing types and lot sizes. Generally, this includes a balance of single-family residences and multifamily housing.” (p. 34)

Received

JUL 05 2017

Fluvanna County

Mix of Uses

“While predominantly single-family residential, neighborhood residential areas should incorporate some degree of mixed use, primarily multifamily residential. Storefront retail and office may be integrated at a residential scale.” (p. 34)

“The neighborhood residential element is primarily composed of single-family residences. Residential development should strive to maintain a reasonable density (e.g., less than quarter-acre lots), freeing green space as a shared amenity.” (p. 34)

Figure LU-5, Community Element Matrix (p. 39) recommends residential densities of 4-8 DUA (Neighborhood Residential designation) and 8-10 DUA (Neighborhood Mixed-Use designation). However, the current R-3 and R-4 zoning ordinance is limited to 2.9 DUA. If a developer wishes to provide three or four apartment buildings with 24 units in each building, he would need 25-33 acres of property within a community planning area. However, with that amount of acreage the same property could be developed at the same density (2.9 DUA) in all single-family detached housing.

The current limitations on density within the community planning areas dissuade any developers from providing anything other than single-family detached housing options. This type of housing development, along with the current trend of by-right rural area development, contributes to sprawl and increases the cost of County services:

“A variety of housing types should be included as part of neighborhood mixed-use communities. Neighborhood residential that is primarily single-family should not be the only housing within the growth areas. Due to the limited amount of developable land within community planning areas, single-family subdivisions are inefficient.” (p. 40)

Figure LU-7, Land-Use Relationships (p. 42) recommends that Neighborhood mixed use areas and Neighborhood residential areas be developed in Columbia, Fork Union, Palmyra, Rivanna, Scottsville, and Zion Crossroads. However, the recommended densities cannot be achieved under the current zoning ordinance except in Zion Crossroads, where the PUD district is permitted. Figure LU-13, Neighborhood Mixed Use around Lake Monticello (p. 50) recommends Neighborhood Mixed-Use and Neighborhood Residential in four locations, near existing commercial development at Lake Monticello. The Lake Monticello Community Plan also recommends “...housing choices for a variety of age groups and income levels, appropriate to the area.” (p. 52) The Palmyra Community Plan recommends residential density up to four dwelling units per acre (4 DUA) (p. 54), as does the Fork Union Community Plan (p. 58), which also offers that “healthy communities include housing for people of all income levels”. The Scottsville Community Plan also calls for 4 DUA but also includes a recommendation for incentivizing an increase in density, “Density may be increased with incentives such as open space, affordable housing, or transfer of development rights, depending on the zoning district standards.” (p. 60)

Justification:

This proposal recommends leaving permitted by right density for R-3 districts unchanged (2.9 DUA) and adding additional language that would permit additional residential density, up to 10 dwelling units per acre (DUA), consistent with the Comprehensive Plan, to be requested with a special use permit, in conjunction with the Preliminary Master Plan approval process. In addition to meeting the housing and density objectives of the Comprehensive Plan, the additional analysis required for approving a special use permit, will ensure that County Staff, along with the Planning Commission and the Board of Supervisors, can contingent approvals upon the requirement of appropriate mitigation such as: diversity of housing; provisions for stormwater, sanitary and water utilities; preservation of environmental features; provision of landscape buffers and screening; and impacts to surrounding transportation networks. The requirement of a special use permit for density greater than 2.9 DUA gives the County an additional ability to impose conditions to mitigate impacts when considering a preliminary master plan.

(C) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials may be erected to a height of sixty feet (60') from grade. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

(D) No accessory building which is within fifteen feet (15') of any property lot line shall be more than one (1) story high. All accessory buildings and structures, other than those permitted under subsection (C) above, shall be less than the main building or structure in height.

Sec. 22-6-10. Off-street parking.

Off-street parking shall conform with Article 26: Off-Street Parking and Loading Spaces of this Chapter.

Sec. 22-6-11. Sign regulations.

Sign regulations shall conform with Article 15 of this Chapter.

Article 7. Residential, Planned Community, District R-3.

Sec. 22-7-1. Statement of intent.

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

Sec. 22-7-2. Establishment -- Request and master plan.

Request for establishment of a residential planned community shall be made initially to the planning commission and subsequently to the governing body accompanied by a "Master Plan" for the proposed community.

Sec. 22-7-3. Same -- Application.

(A) The applicant shall submit a sketch plan and meet with the Planning Director for a pre-proposal conference.

(B) Applicant submits a Preliminary Master Plan to the Planning Director. Within ten (10) days the Planning Director shall review the preliminary master plan application for completeness, and if it is incomplete, so notify the subdivider, specifying instructions for its completion.

(C) After it is determined to be complete, the applicant shall furnish with a rezoning application for establishment of a Residential Planned Community, thirty (30) copies of a Preliminary Master Plan prepared by a surveyor, engineer, landscape architect, or architect, duly authorized by the State to practice as such.

(D) After approval, R-3 zoning is established and the master plan governs development of the site. The master plan may be amended with the approval by the Planning Commission of a master plan amendment.

Sec. 22-7-4. Required information on preliminary master plan.

The location of the open areas which shall comprise not less than twenty-five percent (25%) of the whole. The open areas shall include parks, recreation facilities, residential clubhouse grounds, lakes, trails, and land or water left in undisturbed natural condition and unoccupied by building lots, structures, streets and roads and parking lots. This area may be used for active recreation facilities identified in Section 22-7-12. The open areas of the tract shall be delineated due to their noteworthy features and value to the continued rural character of the county, including, but not limited to, lands with high scenic, open space and water quality protection values including riparian corridors and wildlife habitat; high environmental sensitivity such as steep slopes, wetlands, floodplains; high recreational value and/or having noteworthy historical, archaeological or cultural features.

The Preliminary Master Plan shall contain the following information:

(A) The general location of the various types of land uses, including the general location of any village centers, and the residential density classifications of each residential area;

(B) The areas designated for residential development, with maximum proposed number of units, density calculations, and plot plans of typical units provided;

(C) The areas designated for commercial and/or institutional development, with maximum proposed square footages and floor area ratios indicated. The location of all buildings and improvements, and their proposed use, other than single-family dwellings, and the location of any public buildings shall be shown;

(D) The street layout, with indication of which streets are to be dedicated to public use and which are to be held in private ownership, and a brief description of maintenance arrangements; street functional classification; and proposed street cross-sections;

(E) The pedestrian and bicycle facilities, including sidewalks and trails, with proposed cross-sections;

(F) The orientation of the Preliminary Master Plan to the surrounding community by extending the overall development and preservation pattern, tree protection and buffers, general building design, covenants and restrictions;

(G) The general location of all public and private roads;

(H) The adequate provision for general sewer, storm drainage, and water supply;
and

(I) The Preliminary Master Plan shall also demonstrate its compliance with the county's Comprehensive Plan.
(Ord. 12-16-15)

Sec. 22-7-5. Development -- Final master plan.

(A) Submitting the Final Master Plan:

(1) The applicant shall submit five (5) copies of the final Master Plan to the Planning Director. The final plan shall have been prepared by a licensed surveyor, engineer, landscape architect, or architect.

(2) The final plans shall be consistent with the Preliminary Master Plan as approved. The applicant may vary from the approved Preliminary Master Plan to any degree if it does not vary the basic concept or character of the development.

(3) Any departure from the approved Preliminary Master Plan must be approved by the Planning Commission.

(B) The Final Master Plan must contain:

(1) All the Preliminary Master Plan Information;

- (2) The location of the existing and proposed property lines;
- (3) The plans and specifications for roads, pedestrian facilities, parking areas, Stormwater Management facilities, water and sewer system, active recreational facilities, and any other infrastructure elements proposed and shall be in compliance with Virginia Stormwater Management Regulations;
- (4) Any and all proposed Homeowners Association documents for review and approval by the county attorney; if any roads, open space, or other facilities are proposed for ownership by such association;
- (5) A final plat meeting the requirements of Chapter 19: Subdivisions of this Code;
- (6) A Site Development Plan for any commercial, institutional, multi-family meeting the requirements of Chapter 22-23: Site Development Plans of this Code;
- (7) A performance bond for improvements as provided in Chapter 19: Subdivisions of this Code;
- (8) A proposed deed of easement including restrictions safeguarding the permanent use of open areas and preventing encroachment thereupon and any deeds for any land dedicated to the county as part of the Master Plan for review and approval by the county attorney.

After the Final Plan and deed of dedication have been approved by both the Planning Director and the county attorney as being in conformity with this chapter and the Preliminary Master Plan, the Final Plan shall be approved for recordation and recorded. Thereafter, no modification may be made in any Final Plan except by an amended Final Master Plan submitted as provided for the original Final Master Plan.
(Ord. 12-16-15)

Sec. 22-7-6. Reserved.

Sec. 22-7-7. Additional land.

Additional land area may be added to an existing Residential Planned Community if it is adjacent, is not separated by a public road, and forms a logical addition to the existing

Residential Planned Community. The land must also be under the same ownership or control as the Residential Planned Community.

The procedure for an addition shall be the same as if an original application were filed, and all of the requirements of this Chapter shall apply.

Sec. 22-7-8. Permitted residential density.

Maximum **by right** gross residential density: 2.9 residential units per acre.

Maximum gross residential density (by special use permit): 10 residential units per acre.

Sec. 22-7-9.1. Uses permitted by right.

The following uses shall be permitted by right:

Agricultural Uses

Conservation areas

Civic Uses

Public parks and recreational areas

Public uses

Commercial Uses

Bakeries

Butcher shops

Financial institutions

Home occupations

Medical clinics

Offices

Personal improvement services

Personal service establishments

Pharmacies

Restaurants, general

Restaurants, small

Retail stores, general

Retail stores, neighborhood convenience

Retail stores, specialty

Studios, fine arts

Miscellaneous Uses

Accessory uses

- Greenhouses, non-commercial
- Kennels, private
- Marinas, private non-commercial
- Utilities, minor

Residential Uses

- Dwellings, accessory
- Dwellings, multi-family
- Dwellings, single-family attached
- Dwellings, single-family detached
- Dwellings, townhouse
- Dwellings, two-family
- Group homes

(Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-7-9.2. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Agricultural Uses

- Equestrian facilities

Civic Uses

- Educational facilities
- Public assembly
- Public recreation assembly
- Religious assembly

Commercial Uses

- Adult retirement communities
- Assisted living facilities
- Bed and breakfasts
- Car washes
- Daycare centers
- Family daycare homes
- Gas stations
- Grocery stores
- Hospitals
- Hotels
- Laundromats

Lodges
Nursing homes
Outdoor recreation facilities
Restaurants, fast food
Self-storage facilities
Taxidermists
Veterinary offices

Miscellaneous Uses

Telecommunication facilities
Utilities, major
(Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-7-10. Limitations.

(A) Commercial uses shall be located in "Village Centers" shown on the Final Master Plan and on the Final Plan, Village Centers shall be light commercial and office areas.

(B) The amount of commercial area will be determined by the approved Final Master Plan.

(C) The scale of the services provided in the Village Center shall be to provide neighborhood shopping and business convenience for nearby residential areas.

(D) No trailer parks, trailer camps, or trailer courts may be permitted.

(E) Uses in a Residential Planned Community shall be permissible only in the general location shown on the approved Master Plan as previously set forth.

Sec. 22-7-11. Building location and design requirements.

(A) The proposed location, arrangement, and design of nonresidential structures shall not be a detriment to the existing adjacent areas, and the prospective development of the Residential Planned Community. Therefore, structures shall be designed in a manner to facilitate the creation of a convenient, attractive and harmonious community.

(B) Open spaces between structures shall be protected where necessary by adequate covenants, conveyances, or dedications running with the land. The lot size, setback lines, lot coverage, width and frontage on the public street will be determined by the approved Master Plan.

Sec. 22-7-12. Recreation requirements.

Active Recreation facilities may be located within the required open space and shall be provided as follows unless specifically exempted by an approved proffer:

Group A

Bicycling, walking, fitness, and equestrian trails, open play area (minimum ½ acre), sitting area, picnic table units, tot lot equipment, community gardens that may be located within the required open space

Group B

Picnic shelter (3-4 picnic table units with grill), tennis court(s), multi-use court, active playground with equipment.

Group C

Community Center/Clubhouse/ Fitness Center, Indoor Swimming Pool, Athletic fields for private unorganized activities (Baseball, football/soccer) – minimum 2 acres

≤ 14 Residential Units	Group A - Choice of two or more Minimum of one acre of recreation area
15-60 Residential Units	Group A – Choice of two or more Group B – Choice of two or more Minimum of three acres of recreation area
61- 100 residential units	Group A – Choice of three Group B- Choice of three Minimum of six acres of active recreation
101 + residential units	Group A- Choice of three Group B – Choice of three Group C – Choice of one Minimum of eight acres of active recreation

(Ord. 12-16-15)

Article 8. Residential, Limited, District R-4.

Sec. 22-8-1. Statement of intent.

MAY 2016



STRATEGIC ZONING INITIATIVE

VACo 2016 Achievement Awards

PRESENTED BY: HANOVER COUNTY, VIRGINIA

P.O. BOX 470

HANOVER, VA 23269

STRATEGIC ZONING INITIATIVE

PROJECT ABSTRACT

This application is being submitted to recognize Hanover County's *Strategic Zoning Initiative*.

Economic development remains a top priority for Hanover's Board of Supervisors. The County continually investigates unique strategies to further enhance economic development retention and recruitment efforts. The Strategic Zoning Initiative was developed in response to favorable changes in the Commonwealth of Virginia's real estate taxation enabling statutes related to agriculturally zoned properties.

The Strategic Zoning Initiative incentivizes property owners with land holdings in areas designated for commercial and industrial development to rezone for speculative commercial or industrial purposes, while deferring many of the costs normally associated with rezoning to later in the land development process. The modified rezoning process is streamlined compared with conventional rezoning processes, and yet ensures that 1) the citizens of the County are adequately protected from potential adverse impacts resulting from the rezoning, and 2) defers increased tax assessments until such time as the use, and not just the zoning, changes. Once rezoned, the property is eligible for entry into state, regional, and local economic development marketing data bases. Implementation of this process change has resulted in rezoning approximately 213 acres of land located in prime economic development corridors. The program was first implemented in January 2015.

PROBLEM STATEMENT

Hanover County has a long standing real estate tax policy consistent with state enabling authority that establishes a low property value assessment for land that is designated for agricultural, forestry, and open space purposes. Under the program, properties that undergo a zoning change or change of use that is incompatible with the program are subject to roll back taxes plus interest in deferred real estate taxes. This program is available to property owners meeting certain minimum acreage requirements regardless of where the property is located within the County.

Hanover County, through its comprehensive plan, has identified several areas that are particularly well suited for economic development purposes. Many of these areas contain large tracts of land that participate in the land use assessment taxation program. Historically, there was virtually no incentive for the owners of these properties to seek a zoning change which would enable the properties to be marketed for economic development/investment purposes. Such a zoning change would subject the property owner to the roll back tax plus interest, and a higher annual tax liability in the future, without assurance that the actual use of the property would change from agricultural or forestall use to higher tax and income generating uses. Furthermore, as part of the rezoning process, the property owner is generally required to submit a detailed traffic impact analysis, as well as other studies as circumstances require, that demonstrate the expected impacts arising from the zoning proposal. The cost of these studies is often in the tens of thousands of dollars, further dis-incentivizing the property owner to speculatively rezone the property.

One additional dis-incentive was the cost of submitting a rezoning application. The County's zoning fees included a base fee of \$1,500 plus an additional \$75 per acre. The cost to rezone a 100 acre parcel was \$9,000. This represented a substantial sum in addition to the roll back taxes and interest, and the cost of the requisite studies.

Without the proper zoning in place, properties located in prime economic investment areas of the county were precluded from being actively marketed by state, regional, and local economic development agencies. The county had unintentionally created a significant barrier to rezoning well-positioned properties which in turn significantly hindered the County's economic development efforts.

In 2013 the Virginia General Assembly modified state laws pertaining to land use value taxation which would allow property owners to seek a change in zoning for more intensive uses and not be subject to roll back taxes and interest until an actual change of use occurs. This change in tax law defers the time in which the roll back taxes and interest must be paid to the locality.

Hanover County followed by amending its ordinance to allow for rezoning to more intensive uses, but such uses are limited to the following:

- Manufacturing;
- Transportation and warehousing;
- Professional, scientific, and technical services;
- Hotels and motels; and,
- Professional offices

To further decrease the short-term financial burden of rezoning to promote economic investment, the County reduced its zoning fees from the \$1,500 base fee and \$75 per acre fee to a flat \$1,100.

This changes in tax and fee policies provided the owners some relief, but the cost burdens placed upon the property owner to undergo the necessary studies remained. The County typically requires the applicant to provide a Traffic Impact Assessment (TIA) and a relatively detailed schematic plan of development with the zoning application. Because of the many unknowns associated with speculative zoning, often the traffic study incorrectly estimated the anticipated traffic generation rates, and the conclusions of the study did not reflect the actual scope of development. Further, the schematic plans considered as part of the zoning often differed greatly from the actual plan of development.

As a result of the changes in tax law, the reduced zoning fees, and the ongoing challenge of performing the requisite traffic study prior to an actual plan of development being submitted, the Planning Department, in conjunction with the County Administrator and Economic Development Department formulated the *Strategic Zoning Initiative*.

PROGRAM DESCRIPTION

The *Strategic Zoning Initiative* is a simple and innovative concept. Apart from the aforementioned obstacles, the program is intended to defer the costs associated with performing the various studies from the rezoning stage to the site development stage, which is typically the point in which a use is identified, and the time at which all financial costs associated with development are identified.

The *Strategic Zoning Initiative* addresses these shortcomings in several ways, thus minimizing or eliminating many of the objections from property owners to enter the rezoning process.

Through this initiative, the applicant agrees to:

1. Limit use and development of the property to the uses reflected above;
2. Develop the property to defined architectural and site standards with regard to building materials, buffers, and landscaping. These standards are negotiated on a case by case basis to address community concerns; and,
3. Undertake a TIA prior to site plan approval and construct recommended traffic improvements

To further incentivize a property owner to rezone their property, the County strives to complete the rezoning process within approximately four months of application submittal.

COST OF PROGRAM

There is no additional operating cost associated with this program. Although zoning application fees have been reduced, the marginal decrease in total county revenues will be offset by future tax revenues generated by the projects. There is no capital risk to the county.

PROGRAM SUCCESS

To-date two property owners have successfully completed the zoning process using the *Strategic Zoning Initiative*. The first parcel identified as the "Baldwin Tract" contains 95.93 acres, and is located adjacent to Interstate I-95. The site has access from U.S. Route 1, with a potential future interconnection through an adjacent master planned light industrial/retail destination project. The property owners applied for zoning on January 5, 2015, and the case was approved by the Hanover County Board of Supervisors on April 22, 2015 for a total of 107 days in process. The zoning was changed from A-1, Agriculture to M-2, Light Industrial.

The second property identified as the "Holland Tract" contains 118 acres. The property owner submitted the zoning application on May 4, 2015, and the Board of Supervisors approved the rezoning request on July 22, 2015 for a total of 79 days in process. Based on the two cases, the average days under review is 93. Both the actual time to process and the average days to process are significantly below the four month approval goal. In addition, the process included citizen involvement.

The parcels that were the subject of both zoning actions were adjacent to existing residential subdivisions. The applicants facilitated community meetings to listen to citizen concerns, and they were agreeable to zoning conditions which included increased building setbacks, buffering, landscaping, limits on the height of parking lighting, and limitations on the hours in which trucks can be loaded, all of which will minimize any adverse impacts to those neighborhoods. Both properties are being actively marketed.

In addition, the County is undertaking preliminary discussions with the owners of several properties totaling approximately 1,700 acres under a common assemblage. Should this project be rezoned through the *Strategic Zoning Initiative*, it will contain the single largest assemblage of zoned industrial property within the Greater Richmond Metropolitan Region. In addition to the mentioned projects,

Hanover County Economic Development is actively engaged with several other owners of strategically located property.

WORTHINESS OF AWARD

Hanover County's *Strategic Zoning Initiative* is worthy of an award for several reasons. The program provides incentives to property owners with strategically located property to enter the zoning process. Although significant reduction in front end soft costs save the owner tens of thousands of dollars pre-development, there is no additional cost to County taxpayers. To the contrary, the properties that are zoned under this process will actually create long term tax benefits to county residents through increased employment opportunities, increased real estate assessments, sales tax, personal property tax, machinery and tools tax, and merchants' capital tax.

The process also protects the public health, safety, and general welfare through active citizen involvement. Infrastructure burdens, particularly those related to the county's road system, will be protected through the conditions of zoning. Furthermore, the citizen engagement process ensures neighborhoods are protected from expected impacts through the negotiated conditions of zoning.



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: July 11, 2017
Re: Planning Director’s Report

Board of Supervisors Actions:

June 21, 2017

SUP 17:01 CJPC LTD – A special use permit to establish an educational facility use with respect to a portion of .74 acres of Tax Parcel 18-10-1. The property is zoned B-1 Business General, and is located approximately 260 ft east of the intersection of Rebecca Drive and Toby Way, off of South Boston Road (State Route 600). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area. **(Approved 4-0)**

SUP 17:02 R15 Fluvanna 11B LLC – A request for a special use permit to establish a contractor’s storage yard, with respect to 1.8 acres of Tax Map 5, Section 11, Parcel 5B. The property is located along James Madison Highway (U.S. Route 15) near the Louisa County line, approximately 0.06 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned B-1 and is within the Zion Crossroads Community Planning Area and the Columbia Election District. **(Approved 4-0)**

ZTA 17:01 – Fluvanna County Zoning Ordinance – Sign Regulations – An Ordinance to Amend Chapter 22, Article 15 of the Fluvanna County Code By Addition of Section 22-15-2(2)(H) Concerning a New Category of Exempt Sign By Amendments to Sections and Subsections 22-15-3(1), (2), (3) And the Addition of Subsection 22-15-3(4) Concerning the Size and Types of Signs Permitted By Zoning District, And to Amend Chapter 22, Article 22, By the Addition of a Definition to Subsection 22-22-1, To Conform the County Zoning Ordinance to the 2015 Comprehensive Plan. **(Approved 4-0)**

ZTA 17:02 – Fluvanna County Zoning Ordinance – Planned Unit Development Regulations – An Ordinance to Amend Chapter 22, Article 14 of the Fluvanna County Code By Certain Amendments to Sections and Subsections 22-14-1, 22-14-6, 22-14-7, 22-14-8, 22-14-12, 22-14-13, Thereof, Amending the Fluvanna County Zoning Ordinance To Conform to the 2015 Comprehensive Plan Implementation Goals and Strategies. **(Approved 3-1)**

ZTA 17:04 – Fluvanna County Zoning Ordinance – Industrial General – An Ordinance to Amend Chapter 22, Article 12 of the Fluvanna County Code By Certain Amendments to Sections and Subsections 22-12-6, 22-12-7, Thereof, Amending the Fluvanna County Zoning Ordinance. The public purpose of these amendments is to provide flexibility in building design

as to building height and yard requirements for purposes of promoting orderly development and economic development. (**Approved 4-0**)

July 5, 2017

None

Board of Zoning Appeals Actions:

None

Transmittal Report June 2017

<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>		
			BSP17008	\$50.00
			BSP17009	\$50.00
			<i>Sum:</i>	\$100.00
10000013-318316				
		<i>Rezoning</i>		
			ZMP17002	\$90.00
			ZMP17002	\$750.00
			<i>Sum:</i>	\$840.00
10000013-318319				
	<i>SIGNPT</i>	<i>Sign Permit</i>		
			MSC17004	\$155.00
			MSC17003	\$155.00
			<i>Sum:</i>	\$310.00
10000013-318337				
	<i>SITEPL</i>	<i>Site Plan Review</i>		
			SDP17005	\$150.00
			<i>Sum:</i>	\$150.00
10000013-318341				
	<i>SUBDIV</i>	<i>Subdivision & Plat Review</i>		
			SUB17018	\$750.00
			SUB17019	\$100.00
			SUB17020	\$100.00
			SUB17021	\$300.00
			SUB17023	\$100.00
			SUB17022	\$300.00
			<i>Sum:</i>	\$1,650.00
10000013-318342				

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
	<i>SPUSEP</i>	<i>Special Use Permits</i>		
			ZUP17005	\$950.00
			ZUP17005	\$1,500.00
			<i>Sum:</i>	\$2,450.00
			<i>Total:</i>	\$5,500.00

CODE COMPLIANCE VIOLATION STATISTICS

June-2017

Scott B. Miller, CZO, Code Inspector, Building Site Inspector

Complaint Number	Tax Map Number	Property Owner	Address	Date of Complaint	Violation Type	Status	Deadline	District
1611-01	18-(A)-25B	Stevens, Roger	Thomas Farm La. (Vacant)	11/03/2016	Junk/Inoperable Vehicle	Court	Pending 7/25/2017	Palmyra
1705-02	36A-(A)-18	Cable, Louis A. & Susan V.	651 West River Rd.	5/9/2017	Signs	Pending	7/09/2017	Cunningham
1705-05	21-(1)-2	Donovan, Valorie T. & Laura A.	77 Hollands Rd.	5/31/2017	Inoperable Vehicles	Cleared	n/a	Columbia
1706-01	37-(4)-4	Carol B. Burnett Et Al	671 Kidds Dairy Rd.	6/05/2017	Trash/Debris	Cleared	n/a	Cunningham
1706-02	30-(A)-14	Palmyra Associates, LLC.	East of Route 15 at Route 53	6/7/2017	Signs	Cleared	n/a	Fork Union
1706-03	4-(A)-11	Fluvanna Automotive, LLC.	1389 Richmond Rd.	6/20/2017	B-1 Zoing - Permits	Cleared	n/a	Palmyra
MISCELLANEOUS					STATUS	DEFINTIONS		
Biosolids Applied and Signs Displayed (37 properties)					Court Pending:	Summons to be issued		
Compliance with Tenaska Virginia Sound Levels 06/19/2017					Court:	Case is before Judge		
Forty Five (45) Signs Removed From Public Rights-Of-Way					Pending:	Violation Notice Sent		
Deliver packets to BOS, PC Members and Library					Permit Pending:	Applied for Permit to Abate Violation		
Attend additional proceedings in Circuit Court regarding TM.18-(A)-25B, Roger Stevens					Extended:	Extension Given/Making Progress to Abate Violations		
Placed and removed "Public Hearing Signs" as needed					Board:	Case is pending Board Approval		
Attend meetings regarding Energov 06/15/2017					Cleard:	Violation Abated		
Attend meetings regarding Columbia Area Renewal Effort 06/19/2017					Rezoning:	Property is in Rezoning Process		
					SUP Pending:	Special Use Permit Application made to Abate Violation		

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:
Darius Lester

Period:
Jul-2016

BUILDING PERMITS ISSUED																		
	NEW - Single Family Det.			NEW - Single Family Attached			NEW - Mobil Homes			Additions and Alterations			Accessory Buildings			Commercial/Industrial		
	2014	2015	2016	2014	2015	2016	2014	2015	2016	2014	2015	2016	2014	2015	2016	2014	2015	2016
Jan	7	4	11	0	2	0	0	0	0	22	21	13	2	4	3	0	0	0
Feb	1	5	11	0	0	0	1	0	1	12	30	10	0	4	4	0	0	0
Mar	4	10	8	6	0	0	1	0	0	17	38	31	2	3	4	0	0	0
Apr	6	9	15	0	0	0	0	0	0	29	28	27	0	4	6	1	0	0
May	9	12	9	0	0	0	0	1	0	31	21	29	4	1	2	0	0	0
Jun	16	12	19	0	0	0	1	1	0	28	30	29	1	0	2	0	0	1
Jul	5	14	6	0	0	0	1	0	0	18	22	15	3	0	1	0	0	1
Aug	12	13	5	0	2	0	0	2	1	28	25	32	5	2	2	0	0	0
Sep	6	2		0	0		1	0		31	23		1	6		0	0	
Oct	8	4		0	0		0	0		36	27		2	0		0	1	
Nov	4	7		2	0		0	0		25	35		2	0		0	1	
Dec	9	3		0	0		0	0		25	18		1	3		1	1	
YTD	87	95	84	8	4	0	5	4	2	302	318	186	23	27	24	2	3	2

	Swimming Pools		
	2014	2015	2016
Jan	0	1	0
Feb	0	0	0
Mar	0	0	2
Apr	0	0	2
May	0	0	0
Jun	2	0	0
Jul	1	2	1
Aug	0	1	0
Sep	0	1	
Oct	0	0	
Nov	0	0	
Dec	1	0	
YTD	4	5	5

	Land Disturbing Permits		
	2014	2015	2016
Jan	8	6	12
Feb	1	5	11
Mar	10	9	8
Apr	4	10	14
May	8	10	10
Jun	16	12	18
Jul	3	15	7
Aug	10	16	6
Sep	5	3	
Oct	9	5	
Nov	6	10	
Dec	10	5	
YTD	90	106	86

	TOTAL PERMITS ISSUED		
	2014	2015	2016
Jan	39	38	39
Feb	15	45	37
Mar	40	60	53
Apr	40	51	64
May	53	45	50
Jun	65	55	69
Jul	31	53	31
Aug	57	62	46
Sep	44	35	0
Oct	55	37	0
Nov	39	53	0
Dec	47	30	0
YTD	525	564	389

	TOTAL BUILDING VALUES FOR PERMITS ISSUED		
	2014	2015	2016
\$	1,902,399	\$ 1,384,631	\$ 1,817,981
\$	453,326	\$ 1,560,716	\$ 2,555,455
\$	1,783,992	\$ 2,916,520	\$ 5,552,458
\$	2,540,111	\$ 3,567,237	\$ 3,711,821
\$	2,570,600	\$ 2,999,918	\$ 2,447,891
\$	3,119,333	\$ 4,280,357	\$ 5,311,921
\$	1,724,192	\$ 5,272,378	\$ 3,611,179
\$	2,586,705	\$ 3,107,731	\$ 1,857,783
\$	1,353,471	\$ 2,625,563	\$ -
\$	1,922,260	\$ 2,203,913	\$ -
\$	1,461,680	\$ 1,931,893	\$ -
\$	2,563,409	\$ 6,252,403	\$ -
\$	23,981,478	\$ 38,103,260	\$ 26,866,489

	INSPECTIONS COMPLETED		
	2014	2015	2016
Jan	135	105	116
Feb	149	137	91
Mar	103	146	153
Apr	180	214	157
May	113	113	155
Jun	168	232	214
Jul	173	193	249
Aug	148	181	230
Sep	155	208	
Oct	167	206	
Nov	112	149	
Dec	162	149	
YTD	1,765	2,033	1,365

FEES COLLECTED												
	Building Permit Fees			Land Disturbing Permit Fees			Zoning Permits/Proffers			TOTAL FEES		
	2014	2015	2016	2014	2015	2016	2014	2015	2016	2014	2015	2016
\$	9,160	\$6,731	\$11,850	\$2,125	\$1,775	\$3,200	\$1,000	\$1,200	\$1,150	\$12,285	\$9,706	\$16,200
	2,655	8,351	11,954	1,225	875	2,575	250	1,000	1,250	4,130	10,226	15,779
	10,041	13,711	11,576	2,400	1,425	1,700	1,800	1,650	1,800	14,241	16,786	15,076
	11,601	16,037	14,889	2,300	3,425	1,950	1,100	2,600	2,450	15,001	22,062	19,289
	11,808	13,508	8,447	1,310	1,750	2,250	14,200	1,500	1,650	27,318	16,758	12,347
	18,950	16,628	19,247	8,500	1,850	2,325	2,400	1,850	2,800	29,850	20,328	24,372
	6,913	14,931	12,947	2,739	2,325	4,020	1,050	1,850	1,150	10,702	19,106	18,117
	12,848	18,895	7,537	2,850	3,338	875	19,900	2,400	1,150	35,598	24,633	9,562
	8,080	10,411		625	1,085		1,400	1,650		10,105	13,146	0
	11,602	8,558		2,839	2,819		1,350	1,050		15,791	12,427	0
	9,740	10,381		2,450	10,450		950	900		13,140	21,731	0
	11,568	9,575		2,850	2,298		1,700	850		16,118	12,723	0
\$	\$124,966	\$147,718	\$98,446	\$32,213	\$33,415	\$18,895	\$47,100	\$18,500	\$13,400	\$204,279	\$199,632	\$130,741

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
June 13, 2017
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis John
Tony O'Brien, Board of Supervisors Representative Arrived 7:04

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Fred Payne, County Attorney
Stephanie Keuther, Senior Program Support Assistant

ABSENT: Donald Gaines
Howard Lagomarsino

Open the Regular Session at 7pm (Mr. Barry Bibb, Chairman)
The Pledge of Allegiance followed by a Moment of Silence.

Director's Report: Mr. Stewart
Board of Supervisors Actions:

May 17, 2017

ZTA 17:03 – Fluvanna County Zoning Ordinance – Amendment of the Fluvanna County Zoning Ordinance Subsection 22-22-1 of Article 22 in order to update and strengthen definitions pertaining to junk and/or the storage thereof. The proposed amendment expands existing definitions for junk and junkyard and adds new definitions for outside storage and storage yard. **(Approved 5-0)**

June 7, 2017

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for May 11, 2017:

- I. **SDP 17:04 Conmat Properties LLC** – A site development plan request to establish a medium manufacturing use: a concrete production facility and ancillary uses, with respect to a portion of 10.56 acres of Tax Parcel 4-A-109. The property is zoned I-2 Industrial General, and is located approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.
- II. **SUP 17:01 CJPC LTD** – A special use permit to establish an educational facility use with respect to a portion of .74 acres of Tax Parcel 18-10-1. The property is zoned B-1 Business General, and is located approximately 260 ft east of the intersection of Rebecca Drive and Toby Way, off of South Boston Road (State Route 600). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.
- III. **SUP 17:02 R15 Fluvanna 11B LLC** – A request for a special use permit to establish a contractor's storage yard, with respect to 1.8 acres of Tax Map 5, Section 11, Parcel 5B. The property is located along James Madison Highway (U.S. Route 15) near the Louisa County line, approximately 0.06 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned B-1 and is within the Zion Crossroads Community Planning Area and the Columbia Election District.

Technical Review Committee for June 8, 2017:

- I. **SDP 17:05 County Waste of VA** – A site development plan request to expand an existing parking area for vehicles and container storage with respect to 5.469 acres of Tax Map 5, Section 7, Parcel 9A. The property is zoned I-1, Industrial, Limited, and is located on the south side of U.S. Route 250 (Richmond Road) approximately 0.42 miles west of its intersection with U.S. Route 15 (James Madison Highway). The property is located within the Zion Crossroads Community Planning Area and is in the Columbia Election District.

- II. **SDP 17:06 Van der Linde Recycling** – A site development plan request to expand an existing recycling center’s mulching operation with respect to approximately 9.37 acres of Tax Map 5, Section 10, Parcel 6, and Tax Map 5, Section 23, Parcel A. The properties are both zoned I-1, Industrial, Limited, and are located on the south side of Richmond Road (US Route 250), approximately .8 miles from its intersection with James Madison Highway (US Route 15). The property is located within the Zion Crossroads Community Planning Area and is in the Columbia Election District.

Public Comments:

None

Approval of Minutes

Minutes of May 9, 2017

Motion:

Zimmer made a motion to approve the Minutes of the May 9, 2017 Planning Commission meeting as presented. Seconded by Johnson. The motion carried a vote of 3-0-0 AYE: Zimmer, Johnson, and Bibb NAY: None ABSTAIN: None ABSENT: Lagomarsino, Gaines

Public Hearing:

SUP 17:01 Education Transformation Centre - James Newman, Planner

A request for a special use permit to establish an educational facility use with respect to a portion of .74 acres of Tax Parcel 18-10-1. Parcel has B-1, Business General Zoning. Adjacent properties are zoned A-1, B-1, and R-Use will be located in a former school building.

Educational facility: A public or private institution for the teaching of children or adults including primary and secondary schools, colleges, and similar facilities.

- Approx. 13 staff, no more than 30 students.
- 6 week program aimed towards at-risk youth.
- Intensive curriculum and supervision of students.
- Educational Use to be located in a former school building.
- Appears to meet the requirements of zoning ordinance.

Conditions

- 1) Prior to further 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) Meeting all VDOT and Health Department requirements.
- 3) Hours of operation are to be limited to: 6am - 5pm. Custodial hours are from 6am - 8pm.
- 4) Any lighting will not be directed toward adjacent properties and will be limited in nature.
- 5) All screening shall be maintained in a condition acceptable to the County;
- 6) The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.

Zimmer: Did they not have a previous SUP?

Stewart: I don’t believe they had an existing SUP.

Applicant Dolores Carr: This is a very much needed school for Fluvanna County and surrounding areas. Many students are being exported out of Fluvanna for alternative education.

Bibb: I’m glad this building will be used again for an educational use.

Johnson: Has there been any neg. comments from the surrounding area?

Newman: No comments from public, positive or negative.

Public Hearing Comments:

None

Motion:

Zimmer made a motion to recommend approval of ZTA 17:01 Education Transformation Centre, Seconded by Johnson. The motion carried a vote of 3-0-0 AYE: Zimmer, Johnson, and Bibb NAY: None ABSTAIN: None ABSENT: Lagomarsino, Gaines

SUP 17:02 R15 Fluvanna 11B LLC – Brad Robinson, Senior Planner

Request for a special use permit to establish a contractor’s storage yard with respect to 1.8 acres of Tax Map 5, Section 11, Parcel 5B. The affected property is located along James Madison Highway (U.S. Route 15) near the Louisa County line, approximately 0.06 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District.

ZMP 01:04 was approved on June 20, 2001 with the following proffer:

“The following uses will not be placed on the property: theater, assembly hall, hotel, motel, library, hospital, service station, funeral home, garage, cold or frozen food storage plant.”

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 can recommend conditions to ensure the proposed use will not be detrimental to the character and development of the adjacent area. The applicant states that the property has

always been used as a construction yard; however it is staff's position that the property was originally approved for office use based on the rezoning of the property in 2001.

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 for the site shall be from 6 am to 8 pm Monday-Friday.
4. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code.
5. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
6. 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.

Zimmer: I didn't see any mention of additional screening. Is it already there or not needed?

Robinson: There is some existing screening on the site.

Zimmer: Is the site already being used for this purpose?

Robinson: No, They're converting the use of the property from office to light industrial.

Zimmer: I noticed in the application it said this area has been used as a contractor storage yard for the past 15 years.

Stewart: Our interpretation is it has not per the definition of the ordinance

O'Brien: What is the expected amount of traffic volume?

Robinson: Per VDOT no upgrades are required to the existing entrance; traffic is expected to be the same.

Applicant Chris Good of Lynchburg Roofing: We intend to hire 25-30 new employees. We expect daily to have approximately 5 (five) people in the office and about 20 (twenty) to arrive in the mornings and then leave. Not a lot of materials are stored on site; most will be delivered to the job site.

O'Brien: How many people do you employ in the Lynchburg location?

Applicant: 32 Employees

Bibb: According to VDOT, it had an existing approved commercial entrance off route 15 that was briefly used by I&J Homebuilders as an office storage shed and a lay down area behind the building. The proposed use of the site will not require any upgrades to the entrance. Is there another entrance?

Applicant: I think so but we would only use the VDOT approved entrance.

Public Hearing Comments:

Roger Henry: 3807 Bear Tree Lane. I'm here to represent Mrs. Johnson who lives behind the property; I would just like a couple questions answered. The fencing is deteriorating. With the entrance, there's a trucking company using it now and is being all torn up. The sign is run over; and there are trees/logs that are being dump. Operating hours go sometime until midnight beating on the trucks and making loud noises. These things are not being taken care of.

Bibb: The proposed office hours are 8:30 to 5:00 and to work no later than 7p.m. if they get tied up. We will address the fencing and screening in the site plan.

Stewart: One of the conditions of the Special Use Permit is they have to comply with Zoning Ordinance requirements before permits would be issued.

Motion:

Johnson made a motion to recommend approval of SUP 17:02 R15 Fluvanna 11B LLC. Seconded by Zimmer. The motion carried a vote of 3-0-0 AYE: Johnson, Zimmer and Bibb NAY: None ABSTAIN: None ABSENT: Gaines, Lagomarsino

ZTA 17:01 Sign Ordinance - James Newman, Planner

Added definition for 'Special Advertising'

Sign, temporary sale, announcement or merchandising:

Any sign denoting a sale or special product, promotion, or announcing a grand opening, new management, or similar event or activity occurring on the premises. Only one such sign shall be permitted at a time per business. Such signs shall be treated as temporary signs, as defined herein and shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. A permanently installed changeable letter panel shall not be considered a temporary sign.

-Listed under *Exempt Signs*

ZONING

Sec. 22-15-3. Signs permitted.

(1)Agricultural (A-1) – The following signs shall be permitted in the A-1, Agricultural, General zoning district:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
Awning Sign	1 per establishment	6 sq. ft.	N/A
Business Sign	1 per parcel	24 32 sq. ft. (freestanding or monument)	6 10 feet

<i>Entrance Sign</i>	<i>1 per entrance</i>	<i>12 sq ft</i>	<i>4 feet</i>
Home Occupation Sign	1 per parcel	12 sq. ft.	4 feet
Projecting Sign	1 per establishment	9 sq. ft.	Roof line of the building
Subdivision Sign	1 per entrance	40 sq. ft.	6 feet
Temporary Subdivision Advertising Sign	1 per public road that property has frontage on	32 sq. ft.	8 feet
Wall Sign	1 per public road frontage	3 sq. ft. per 1 lineal foot of building/ tenant frontage*	Roof line of the building

*No more than 50% of the total sign area may be displayed on the front of the building. The remaining 50% may be distributed on the sides and rear of the building, with a maximum of 25% distribution per side and a maximum of 50% distribution on the rear of the building.

(2) Residential (R-1, R-2, R-4, MHP) – The following signs shall be permitted in the R-1, Residential, Limited; R-2, Residential, General; R-4, Residential, Limited; and MHP, Manufactured Home Park zoning districts:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
Business Sign	1 per parcel	20 32 sq. ft. (freestanding or monument)	6 10 feet
<i>Entrance Sign</i>	<i>1 per entrance</i>	<i>12 square feet</i>	<i>4 feet</i>
Home Occupation Sign	1 per parcel	9 sq. ft.	4 feet
Subdivision Sign	1 per entrance	40 sq. ft.	6 feet
Temporary Subdivision Advertising Sign	1 per public road that property has frontage on	32 sq. ft.	8 feet

(3) Residential (R-3), Business (B-1, B-C), Planned Unit Development (PUD), and Industrial (I-1, I-2) – The following signs shall be permitted in the R-3, Residential, Planned Community; B-1, Business, General; B-C, Business, Convenience; PUD, Planned Unit Development; I-1, Industrial, Limited; and I-2, Industrial, General zoning districts:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
Awning Sign	1 per establishment	6 sq. ft.	N/A
Business Sign (standalone businesses or not part of business/ industrial park)	1 per parcel	24 32 sq. ft. (freestanding) 28 40 sq. ft. (monument)	6 10 feet (freestanding) 8 12 feet (monument)
Business Sign (shopping centers or business/ industrial parks)	1 per shopping center or business park entrance	1.5 square feet of sign area for each lineal foot of building/tenant frontage – up to a maximum of 150 sq. ft. aggregate	10 feet (freestanding) 15 feet (monument)
Canopy Sign	1 per establishment	12 sq. ft.	N/A
Directory Sign	1 per establishment or development	16 sq. ft.	6 feet
Electronic Message Sign	1 per parcel	28 sq. ft.	8 feet
<i>Entrance Sign</i>	<i>1 per entrance</i>	<i>12 sq ft</i>	<i>4 feet</i>

Projecting Sign	1 per establishment	12 sq. ft.	Roof line of the building
Subdivision Sign	1 per entrance	40 sq. ft.	8 feet
Temporary Subdivision Advertising Sign	1 per public road that property has frontage on 1 per bli d	32 sq. ft.	8 feet
Wall Sign	1 per public road frontage 1 per public road frontage	3 sq. ft. per 1 lineal foot of building/ tenant frontage*	Roof line of the building

*No more than 50% of the total sign area may be displayed on the front of the building. The remaining 50% may be distributed on the sides and rear of the building, with a maximum of 25% distribution per side and a maximum of 50% distribution on the rear of the building.

(Ord. 6-16-10)

(4) Zion Crossroads Urban Development Area. The following signs shall be permitted in the Zion Crossroads Urban Development Area, and supersede other sign dimensions listed in this ordinance:

Type of Sign	Number Allowed	Max. Sign Area	Max. Sign Height
<i>Awning Sign</i>	<i>1 per establishment</i>	<i>6 sq. ft.</i>	<i>N/A</i>
<i>Business Sign (standalone businesses or not part of business/ industrial park)</i>	<i>1 per parcel or 1 per public road frontage</i>	<i>24 36 sq. ft. (freestanding) 28 40 sq. ft. (monument)</i>	<i>6 20 feet (freestanding) 8 25 feet (monument)</i>

<i>Business Sign (shopping centers or business/ industrial parks)</i>	<i>1 per shopping center or business park entrance or 1 per public road frontage</i>	<i>1.5 2.5 square feet of sign area for each lineal foot of building/tenant frontage – up to a maximum of 150 200 sq. ft. aggregate</i>	<i>10 25 feet (freestanding) 15 30 feet (monument)</i>
<i>Canopy Sign</i>	<i>1 per establishment</i>	<i>12 sq. ft.</i>	<i>N/A</i>

<i>Directory Sign</i>	<i>1 per establishment or development</i>	<i>16 sq. ft.</i>	<i>6 feet</i>
<i>Electronic Message Sign</i>	<i>1 per parcel</i>	<i>28 40 sq. ft.</i>	<i>8 feet</i>
<i>Entrance Sign</i>	<i>1 per entrance</i>	<i>12 sq. ft.</i>	<i>4 feet</i>
<i>Projecting Sign</i>	<i>1 per establishment</i>	<i>12 sq. ft.</i>	<i>Roof line of the building</i>
<i>Subdivision Sign</i>	<i>1 per entrance</i>	<i>40 sq. ft.</i>	<i>8 feet</i>
<i>Temporary Subdivision Advertising Sign</i>	<i>1 per public road frontage</i>	<i>32 sq. ft.</i>	<i>8 feet</i>
<i>Wall Sign</i>	<i>1 per public road frontage</i>	<i>3 sq. ft. per 1 lineal foot of building/ tenant frontage*</i>	<i>Roof line of the building</i>

Sign, temporary directional: A temporary sign directing individuals to the location of a special event or gathering. (Ord. 12-16-15)

Sign, temporary sale, announcement or merchandising: Any sign denoting a sale or special product, promotion, or announcing a grand opening, new management, or similar event or activity occurring on the premises. Only one such sign shall be permitted at a time per business. Such signs shall be treated as temporary signs, as defined herein and shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. A permanently installed changeable letter panel shall not be considered a temporary sign.

O’Brien: Are the signs really large enough for the possible type of businesses that will be going in? And does it compare to Louisa?

Newman: Yes we did compare, and in previous meetings we have even showed comparisons. Also when talking with Economic Development and other businesses this is what they’re looking for.

Zimmer: We have asked this question over and over again to Economic Development, and we feel satisfied with the outcome.

O’Brien: What was the restricted roof signage? How did you come up with that?

Bibb: We actually don’t allow that anymore. People were painting things on the roofs and things like that.

Public Hearing Comments

None

Bibb: We have worked on this for quite some time and feel confident with the results.

O’Brien: What about businesses with multiple offices spaces? Do they get multiple signs?

Bibb: There would be multiple entrance signs allowed.

Zimmer: I’ve heard more expression for allowing grand openings signs.

O’Brien: But is it still too restricted?

Bibb: It’s in sync with other localities.

Zimmer: Louisa doesn’t seem to be having a problem with it.

Payne: Someone is always going to think you need to change an ordinance.

Motion:

Zimmer made a motion to recommend approval of ZTA 17:01 Sign Ordinance. Seconded by Johnson. The motion carried a vote of 3-0-0 AYE: Zimmer, Johnson, and Bibb NAY: None ABSTAIN: None ABSENT: Lagomarsino, Gaines

ZTA 17:02 PUD Ordinance - James Newman, Planner

Current ordinance language currently states that PUDs should be located “in designated growth areas of the county as set forth in the Comprehensive Plan.”

Comp Plan Chapter 5, Goal A2: “Restrict approval of planned unit development (PUD) zoning to Zion Crossroads, to allow for increased flexibility for commercial, industrial, and residential uses while protecting the county’s rural areas”

Proposed ZTA removes references to allowing PUD’s in non-Zion CPAs.

Amended Language: “Planned unit developments should be located within the designated growth areas of the county as set forth in the comprehensive plan, and should implement the goals of each Community Planning Area.

Must be located within the Zion Crossroads Community Planning Area, as set forth in the Comprehensive Plan.”

Sec 22-14-1

Amended language: “All uses and structures within a PUD district shall be served by both **publicly provided** Central water and sewerage systems, ~~whether publicly or privately provided.~~” Sec. 22-14-13

Public Comments

None

After a lengthy discussion and wide range of questions and concerns that were answered from previous noted meetings the Planning Commission came to a motion.

Motion:

Johnson made a motion to recommend approval of ZTA 17:02 Seconded by Zimmer. The motion carried a vote of 3-0-0 AYE: Johnson, Zimmer, and Bibb NAY: None ABSTAIN: None ABSENT: Lagomarsino, Gaines

ZTA 17:04 Industrial General Ordinance - James Newman, Planner

Amend Chapter 22, Article 12 of the Fluvanna County Code By Certain Amendments to Sections and Subsections 22-12-6, 22-12-7, Thereof, Amending the Fluvanna County Zoning Ordinance. The public purpose of these amendments is to provide flexibility in building design as to building height and yard requirements for purposes of promoting orderly development and economic development.

The proposed amendments amend the Fluvanna County Zoning Ordinance. The amendments are made to increase the allowed height of structures in I-2 zoning; to further specify setbacks and yard requirements; and to introduce a process for increasing height beyond what is proposed to be permitted.

The current maximum permitted height in I-2 is forty-five (45) ft. The proposed amendment would change the permitted maximum height to seventy (70) ft. This will spur economic development by allowing a wide range of I-2 permitted uses that would otherwise be limited by our current maximum permitted height.

Sub section 22-12-7 (A) allows certain uses to be up to sixty (60) ft in height. Because this amendment would increase the maximum permitted height to seventy (70) ft, this section (subsection A specifically) is no longer needed.

Currently there is no explicitly listed mechanism for increasing height above what is permitted. This amendment adds language stating that any structure seeking to exceed seventy (70) ft in height must obtain a special use permit for that height increase purpose.

Public Hearing Comments:

None

Motion:

Zimmer made a motion to recommend approval of ZTA 17:04 Seconded by Johnson. The motion carried a vote of 3-0-0 AYE: Zimmer, Johnson, and Bibb NAY: None ABSTAIN: None ABSENT: Lagomarsino, Gaines

Bibb: I recommend people come to these meetings during times of the discussions so we do not have to deal with this in the future.

Presentations:

None

Site Development Plans:

None

Subdivisions:

None

Unfinished Business:

Columbia Zoning Update – Brad Robinson, Senior Planner

Columbia Renewal Task Force Meeting to be held on Monday June 19th 2017 at 7pm St. Joseph Parish Fellowship Hall, Columbia, VA.

New Business:

None

Public Comments:

None

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of June 13, 2017 at 8:30pm

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



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: SDP 17:04
Tax Map: Tax Map 4, Section A, Parcel 109

From: James Newman
District: Palmyra
Date: July 11, 2017

Owner/Applicant: Owner is Robert and Maryln McGhee. Applicant is Roy Simmons

Representative: Roy Simmons

Requested Action: A Site Development Plan for a concrete production facility with respect to approximately 10.5 acres of Tax Map 4, Section A, Parcel 109. (Attachment A)

Location: The property is located approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District. (Attachment B)

Existing Zoning: I-2, Industrial, General

Existing Land Use: Residential

Planning Area: Zion Crossroads Community Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1 and I-1 (Industrial Limited).

Zoning History: Rezoned from A-1 to I-2. Planning Commission heard rezoning request on January 25, 2017. **Recommended approval 5-0.**

Board of Supervisors heard item on February 15, 2017. **Approved** rezoning 5-0.

Technical Review Committee:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 11, 2017:

1. Planning Staff: Current site plan shows concrete pads outside of the setback, however, this will become a moot point if our proposed changes to the zoning ordinance are passed. No other comments at this time.
2. Fire Chief had no comments
3. The Department of Forestry stated they have no comments
4. Health Dept. stated they have no comments.
5. The Chamber of Commerce stated they have no comments
6. Erosion and Sediment Control: The applicant has expressed interest in repairing the primary/emergency spillway channel associated with the existing pond dam as well as removing woody growth from the dam, both as pond maintenance activity. As long as the pond remains completely separate from the site work required for the batch plant the maintenance work can proceed without an E&SC Plan.
7. VDOT has reviewed the trip generation and turn lane warrant analysis that was provided by Perkins & Orrison as well as the sketch plan for the Wilson Ready Mix Concrete Batch Plant off Rte. 250 and based on the scope of the proposed development (concrete batch plant, shop and retail sale of concrete related supplies/tools) the trip generation is reasonable and left and right turn lanes are not required. As shown on the sketch plan, 50 ft. entrance and exit tapers are included in the commercial entrance design. As discussed at the TRC Meeting, the posted speed limit on Rte. 250 is 55 mph, therefore the minimum Intersection Sight Distance is 610 ft. to the east and west of the proposed entrance. Graphically demonstrate horizontally and vertically (provide plan and profile) of the sight lines demonstrating that the minimum 610 ft. of Intersection Sight Distance is available. VDOT recommends that the engineer show the maximum amount of sight distance that is available (3.5 ft. Height of Eye and 3.5 ft. Height of Object) to the east and west to provide reassurance that the proposed entrance exceeds the minimum Intersection Sight Distance requirements

(Attachment C)

Analysis:

A Site Development Plan for a concrete production facility with respect to 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District

The proposed use of the property is a concrete production facility, with ancillary retail use. The existing home and structures on site will be demolished. The production facility and the retail use will be located in separate structures.

The purpose of the I-2, Industrial General Zoning District, as defined in the County Ordinance:

“The primary purpose of this district is to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments. The specific intent of this district is to:

(A) encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;

(B) prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district;

(C) to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance.”

Adjacent to the property are properties zoned A-1 and I-1, with homes, a prison, and industrial uses within 1,000 ft of the property.

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. A proposed site layout plan can be found in Attachment F.

Proposed structure size for retail operations is 2,500 to 3,000 sq. ft. sheet metal clad building. Production machinery to be clad in sheet metal as well; size of that is approximately 1,700 sq ft (20x85). As for existing structures on site, structures that provide utility will be kept. If a structure is useful and does not interfere with production, it will probably be kept. However, structures located in the proposed production area of the site are most likely to be demolished. According to the applicant in an email sent on Jan 20, 2017 (see Attachment F) *“The existing one story home may be used as an office area and likely would require an adjoining showroom approx. 1,000 square feet with a 2,500 square foot warehouse and chain link storage yard behind this facility. Our Green and Tan color scheme is nearly identical to the adjoining Fluvanna County women’s prison”*.

For retail purposes, the focus is on contractors, not the general public. The retail operation is to be industry specific, not a general supply store. Applicant does not foresee retail being the main use of site, rather that retail purpose is to support contractors while main use of site is to be production. Ten (10) to twelve (12) employees will work on site:

4 Drivers

1 Plant Mgr.

- 1 Plant/Warehouse person
- 1 CMG Office
- 2 Sales/Support/Concrete/CMG
- 1 Mark Wilson

Attachment D shows existing and proposed building styles for this site. Production machinery will be clad (either whole or in part) in sheet-metal, similar to what is shown.

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. As the county’s Urban Development Area established pursuant to the Code of Virginia, section §15.2-2223.1, Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development...Large, medium, and small commercial businesses, along with office, civic, and multifamily residential uses, combine to form a neo-traditional development or series of interconnected developments...”*(Comp. Plan pg. 44)

Economic Development Chapter:

“By concentrating development off primary transportation corridors, and providing additional critical infrastructure such as water and sewer, the county can then direct commercial, industrial, and a significant amount of residential development into these community planning areas...The primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas, which established pursuant to the Code of Virginia, section §15.2-2223.1. Of these, Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail. As part of this development, Zion Crossroads could see several large projects; these could include walkable mixed use areas, retail destinations, healthcare facilities, and industrial or office parks.” (Comp. Plan, pg. 98)

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

Conclusion:

As stated in the ordinance, the primary purpose of the I-2 zoning district is to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated

with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments. This parcel is located adjacent to residential uses, along with a prison and a I-1 zoned property.

Conversely, the parcel is located within the Zion Crossroads Community Planning Area, an area where the county wishes to concentrate industrial and economic growth.

The facility in questions is to be small, with 10-12 employees, and the applicant has stated that the facility does not produce much noise or odor, with care taken to dispose of waste and deal with pollution as stipulated by State regulation.

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, odor, or potential impacts to adjacent properties.

A recent zoning text amendment (ZTA 17:04) has abolished yard requirements for I-2 properties adjacent to the Women's Correctional Facility, as well as increasing building height to 70 ft.

Suggested Motion:

I move that the Planning Commission move to [approve/deny\defer] SDP 17:04, a site development plan for a concrete production facility with respect to approximately 10.5 acres of Tax Map 4, Section A, Parcel 109, subject to the three (3) conditions listed in the staff report.

Attachments:

A – Application and APO Letter

B – Aerial Vicinity Map

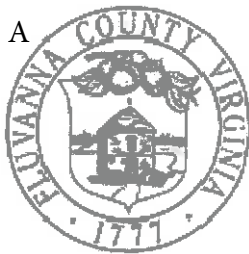
C– TRC comment letter

D– Applicant's site rendering

Copy: Mark Wilson, Applicant: mark@wilsonreadymix.com

Roy Simmons, Representative: roy.simmons@conmatgroup.com

File



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

Received
 MAY 01 2017
 Fluvanna County

Owner of Record: Conmat Properties LC
 E911 Address: 3356 Richmond Rd Troy, VA 22974
 Phone: 434-977-2800 Fax: 434-977-4800
 Email: mark@wilsonreadymix.com

Applicant of Record: Russell Orrison
 E911 Address: 17 W. Nelson Street Lexington, VA 24450
 Phone: 540-464-9001 Fax: 540-464-5009
 Email: rorrison@perkins-orrison.com

Representative: Mark Wilson
 E911 Address:
 Phone: 434-977-2800 Fax: 434-977-4800
 Email: mark@wilsonreadymix.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): 4-A-109
Acreage: 10.56 **Zoning:** I-2
 Location: 3356 Richmond Rd Troy, VA 22974

Deed Book Reference: 621-68
 Deed Restrictions? No Yes (Attach copy)

Description of Property: Gently sloping formally residential with creek and pond.

Proposed Structure: Concrete Batch Plant with control room, Shop, and Concrete Supply Addition

Dimensions of Building: 11'x72', 14'x20', 40'x50', 40' x60' Lighting Standards on Site: No Yes

of Employees: 3 onsite # of Parking Spaces: 10 with 1 Handicap space

Noise Limitations: None

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

Russell H. Orrison

Russell H. Orrison 5-1-17
 Applicant Signature and Date

Applicant Name (Please Print)

OFFICE USE ONLY		
Date Received: 5/1/17 #018999	Fee Paid: 150.00	Application #: SDP 17 : 004
Election District: PALMYRA	Planning Area: Zion Crossroads CMA	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		

SITE INFORMATION:

TAX MAP#: 4-A-109
 DB: 621 PG: 60
 OWNER: ROBERT B & MARYLYN B MCGHEE
 TO: CONMAT PROPERTIES LC
 P.O. BOX 1347
 HARRISONBURG, VA 22803

DEVELOPER: WILSON REDI MIX
 P.O. BOX 1347
 HARRISONBURG, VA 22803

ZONING: 1-2
 AREA: 10.56
 SETBACKS:
 FRONT: 200'
 REAR: 50'
 SIDE: 50'
 HEIGHT: 45'

CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.

EG-14) ALL STORM INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT LADEN WATER CANNOT ENTER THE STORM WATER CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

EG-15) WHEN INSTALLING UTILITY LINES, NO MORE THAN 500 FEET OF TRENCH MAY BE OPEN AT ONE TIME, AND EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

EG-16) ALL RIP-RAP SHALL BE INSTALLED OVER FILTER FABRIC.

EG-17) DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

EG-18) ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

EG-19) SILT FENCE, SILT TRAP AND CHECK DAMS SHALL BE CLEANED OUT WHEN SEDIMENT REACHES ONE HALF THE HEIGHT OF THE BARRIER AND WHENEVER DIRECTED BY THE COUNTY EROSION AND SEDIMENT CONTROL OFFICIAL. SEDIMENT SHALL BE IMMEDIATELY STABILIZED UP GRADIENT OF EROSION AND SEDIMENT CONTROL MEASURES.

EG-20) ALL MEASURES SHALL BE UTILIZED AND CONTINUOUSLY MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AND DENUDED AREAS ARE STABILIZED. NO AREA SHALL REMAIN DENUDED FOR MORE THAN THREE CALENDAR DAYS WHEN CONSTRUCTION IS NOT IN PROGRESS.

EG-21) THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES EVERY 5 BUSINESS DAYS AND 48 HOURS AND AFTER EACH MEASURABLE STORM EVENT. A MEASURABLE STORM EVENT IS 0.25" OF RAINFALL IN 24 HOURS. ALL NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.(FOR COMPLIANCE WITH CONSTRUCTION GENERAL PERMIT (PART 1.B.4.D.(1)))

EG-22) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION, OR AFTER THE MEASURES ARE NO LONGER NEEDED.

EG-23) THE MAXIMUM SPACING BETWEEN THE CHECK DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATIONS THE TOP OF THE DOWNSTREAM DAM. REFERENCE PLATE 3.20-2.

GENERAL NOTES:

G1.) THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES THAT OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THESE UTILITIES. IF, DURING CONSTRUCTION, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS HE/SHE SHOULD NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

G2.) ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER THE DISCOVERY OF SUCH INCONSISTENCIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

G3.) ALL CONSTRUCTION SHALL CONFORM TO FLUVANNA COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, CONSTRUCTION OF SANITARY SEWER AND WATER SERVICES SHALL CONFORM TO THE VIRGINIA DEPARTMENT OF HEALTH STANDARDS AND SPECIFICATIONS.

G4.) ALL CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS & WITH THE 2009 UNIFORM STATEWIDE BUILDING CODE (USBC) AND ICC/ANSI A117.1 2003.

G5.) CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED ON THE PLAN.

G6.) ALL FINAL GRADING, SEEDING, SODDING AND/OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE PONDING OF WATER ON THE SITE.

G7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE THE START OF CONSTRUCTION.

G8.) THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) 48 HOURS PRIOR TO EXCAVATION.

G9.) THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL, TELEPHONE AND CATV SERVICES.

G10.) DISPOSE OF TREES, STUMPS AND OTHER DEBRIS OFF SITE.

G11.) ALL MATERIALS USED FOR FILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS WOOD, ROOTS, FROZEN MATERIAL, ROCKS OR BOULDERS OF UNACCEPTABLE SIZE OR ANY OTHER NON-COMPACTING SOIL MATERIALS.

G12.) A PERMIT MUST BE SECURED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION BEFORE ANY WORK IS PERFORMED IN A STATE RIGHT-OF-WAY.

G13.) THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO TRAVELING ON A PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TO ALLAY DUST AND TAKE ALL MEASURES NECESSARY TO ENSURE THAT THE ROAD IS MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES DURING CONSTRUCTION.

G14.) DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.

G15.) PAINT HANDICAPPED SYMBOL ON PARKING SPACES WHERE SHOWN ON DRAWINGS. TRAFFIC MARKINGS FOR HANDICAP PARKING SPACES AND ACCESS ANGLES SHALL BE BLUE. TRAFFIC MARKINGS SHALL BE IN CONFORMANCE WITH THE LATEST VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND SPECIFICATIONS.

G16.) TRAFFIC CONTROL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

G17.) ALL FILLS TO BE COMPACTED IN 8" LOOSE LIFTS TO 98% STD. PROCTOR.

G18.) EXISTING SLOPES GREATER THAN 4:1 SHALL BE BENCHED PRIOR TO PLACEMENT OF FILL.

G19.) CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, AND REMOVAL OF DEBRIS.

G20.) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

G21.) ARCHITECTURAL PLANS, SIGNAGE PLANS, AND LIGHTING PLANS SHALL BE SUBMITTED BY OTHERS UNDER SEPARATE COVER. ALL ARCHITECTURAL, SIGNAGE, AND LIGHTING INFORMATION SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

G22.) BOUNDARY INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.

G23.) TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.

G24.) PIPE BEDDING SHALL BE PER VDOT STANDARDS UNLESS OTHERWISE NOTED.

G25.) HDPE PIPE SHALL BE DOUBLE WALL TYPE "8" WITH SMOOTH INTERIOR AND MEET MSHTD REQUIREMENTS M284. HDPE PIPE BEDDING SHALL BE PER MANUFACTURER'S SPECIFICATION. ALL JOINTS SHALL BE WATER TIGHT.

SEEDING

SEEDS SHALL BE SCARIFIED INTO THE TOP 2" OF THE TOP SOIL, IF APPLIED BY HAND. SEEDING BY HYDRO SEEDING SHALL BE IN ACCORDANCE WITH VDOT SPECIFICATIONS.

TEMPORARY SEEDING RATES PER ACRE:

SEPTEMBER 1 TO FEBRUARY 15:
 40 LBS. ANNUAL RYE
 40 LBS. CEREAL WINTER RYE
 FEBRUARY 15 TO APRIL 30:
 80 LBS ANNUAL RYE
 MAY 1 TO AUGUST 31
 50 LBS. GERMAN MILLET

PERMANENT SEEDING RATES PER ACRE:

STANDARD SEEDING RATES FOR ALL SEASONS:
 (GENERAL SLOPE LESS THAN 3:1)
 128 LBS. KENTUCKY 31 FESCUE
 20 LBS. OTHER

STANDARD SEEDING RATES FOR ALL SEASONS:
 (GENERAL SLOPE 3:1 OR GREATER)
 108 LBS. KENTUCKY 31 FESCUE
 20 LBS. CROWN VETCH
 20 LBS. OTHER

OTHER:

MARCH 1 TO MAY 15 ANNUAL RYE
 MAY 16 TO AUGUST 15 FOXTAIL MILLET
 AUGUST 16 TO OCTOBER 31 ANNUAL RYE
 NOVEMBER 1 TO FEBRUARY 28 WINTER RYE

ALL SEASONS (RATES PER ACRES):

FERTILIZER 1000 LBS. 10-20-10
 LIME 2 TONS
 MULCH 2 TONS THRASHED WHEAT STRAW

EROSION AND SEDIMENT CONTROL GENERAL NOTES

EG-1) UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 9VAC25-840 EROSION AND SEDIMENT CONTROL REGULATIONS.

EG-2) THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

EG-3) A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO INITIATING ANY SITE WORK.

EG-4) A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

EG-5) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

EG-6) PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION AND SEDIMENT CONTROL PLAN TO THE LOCAL PLAN APPROVING AUTHORITY.

EG-7) EROSION AND SEDIMENT CONTROLS SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY. EARTHEN STRUCTURES SHALL BE SEEDED IMMEDIATELY UPON INSTALLATION.

EG-8) PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS IMMEDIATELY AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED IMMEDIATELY TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN 6 MONTHS. (FOR COMPLIANCE WITH CONSTRUCTION GENERAL PERMIT(PART 1A.2.C.(8)))

EG-9) ALL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES, INCLUDING SILT FENCE AROUND THE LOW SIDE OF STOCKPILE AND TEMPORARY/PERMANENT SEEDING WITH MULCHING. IF A STOCKPILE IS NOT SHOWN ON THE PLANS AND DEEMED TO BE NEEDED, CONTACT THE ENGINEER & LOCAL AUTHORITY PRIOR TO STARTING SAID STOCKPILE. A PLAN ADDENDUM MAY BE REQUIRED.

EG-10) 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.

EG-11) THE ROADWAY SHALL BE STABILIZED BY THE APPLICATION OF STONE BASE UPON REACHING FINAL GRADE. CHECK DAMS SHALL BE INSTALLED IN ALL DITCHES IMMEDIATELY UPON THE GRADING IN OF SAME.

EG-12) 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.

EG-13) CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS

EC-2 EROSION BLANKET (VESCH TREATMENT ONE). GENERALLY NOT USED IN DITCHES WITH A VELOCITY OF OVER 4 FPS.

EC-2 SOIL RETENTION MATS SHALL CONSIST OF A MACHINE PRODUCED MAT OF WOOD EXCELISIOR OR MANMADE FIBER THAT SHALL INTERWINE OR INTERLOCK. MATS SHALL BE OF CONSISTENT THICKNESS WITH FIBER EVENLY DISTRIBUTED OVER ITS ENTIRE AREA AND COVERED ON THE TOP AND BOTTOM SIDE WITH NETTING HAVING A HIGH WEB STRENGTH (NOT GLUED BUT MACHINE SEWN).

EC-3 EROSION BLANKETS (VESCH TREATMENT TWO) CAN BE USED IN DITCHES FROM 4 TO 10 FPS.

EC-3 EROSION BLANKETS MUST BE A THREE DIMENSIONAL GEOMATRIX OF UV STABILIZED NYLON, POLYETHYLENE OR POLYPROPYLENE SEWN WITH UV STABILIZED POLYESTER THREAD TO FORM A MAT. NAG C350 OR P300, MIROMAT HEAVYWEIGHT AND ENKMAT 7012 ARE SOME OF THE PRODUCTS THAT FIT THIS DESCRIPTION.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

EG-1) UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 9VAC25-840 EROSION AND SEDIMENT CONTROL REGULATIONS.

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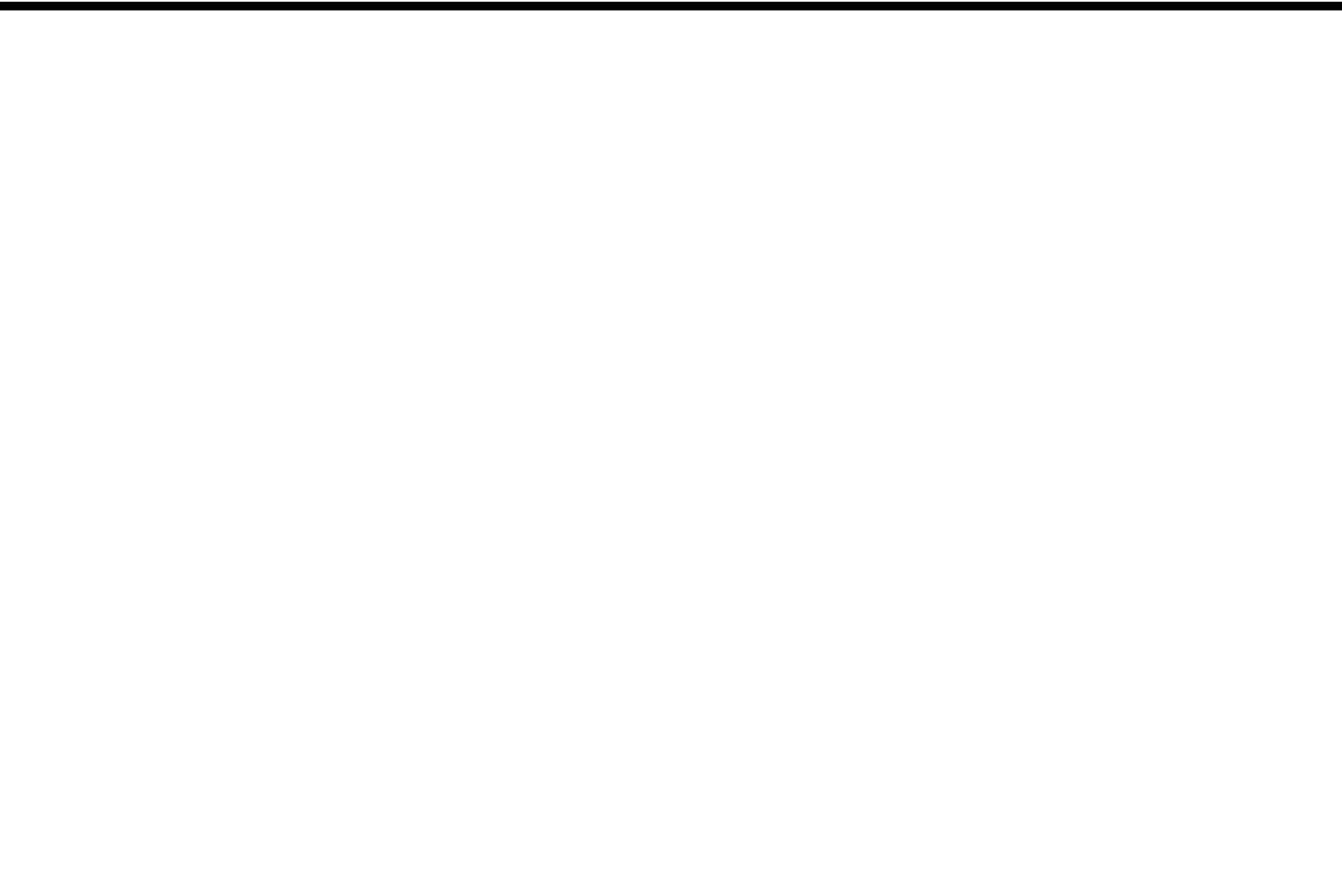
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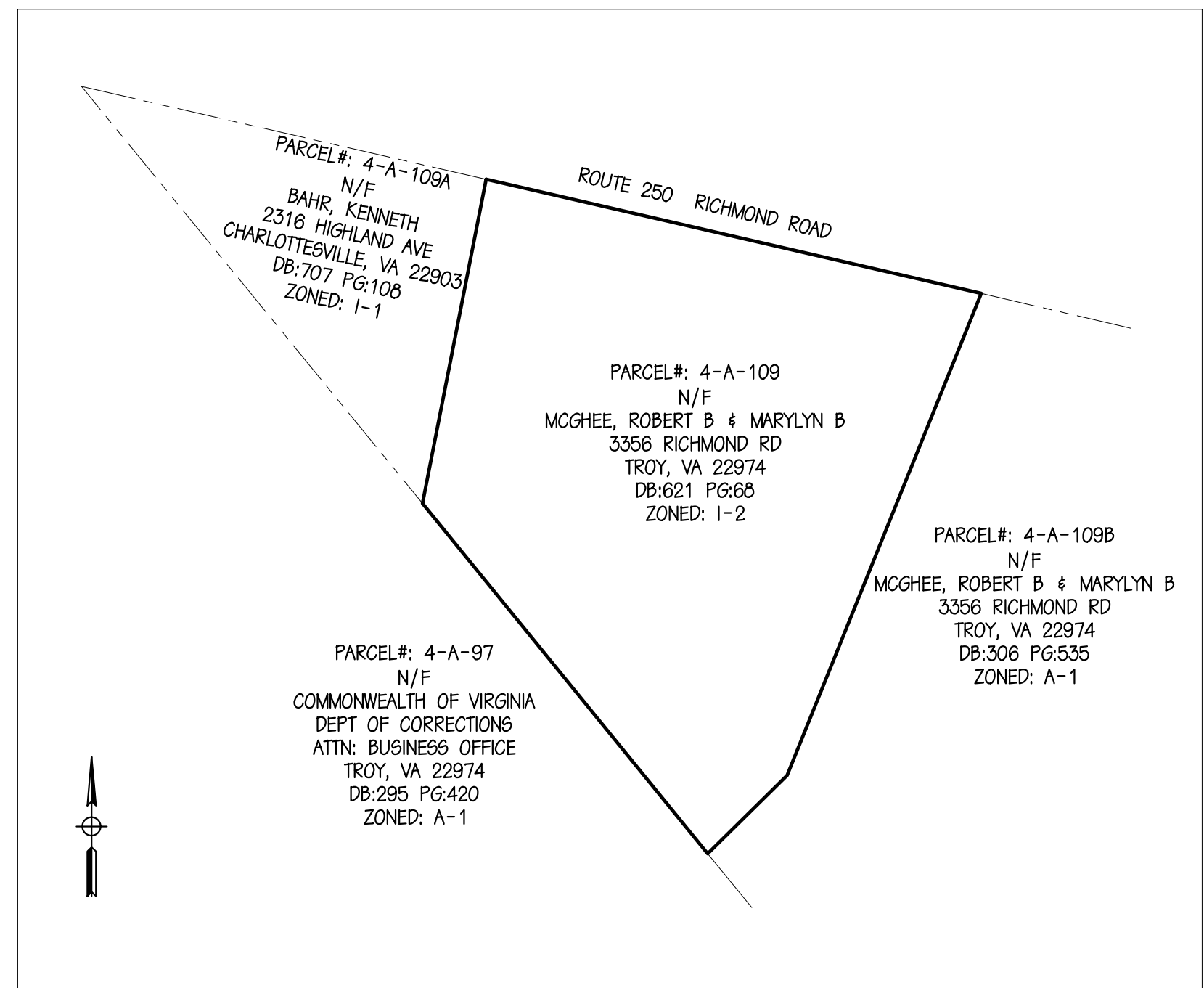


VICINITY MAP
NO SCALE

EXISTING	DESCRIPTION	NEW	FUTURE
[Symbol]	BUILDING WALL	[Symbol]	[Symbol]
[Symbol]	CONC. WALKS	[Symbol]	[Symbol]
[Symbol]	CONTOURS	[Symbol]	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]	[Symbol]
[Symbol]	STORM SEWER	[Symbol]	[Symbol]
[Symbol]	SANITARY SEWER & MANHOLES	[Symbol]	[Symbol]
[Symbol]	WATER LINE, VALVE & FIRE HYDRANT	[Symbol]	[Symbol]
[Symbol]	WATER METER	[Symbol]	[Symbol]
[Symbol]	DUAL WATER METER	[Symbol]	[Symbol]
[Symbol]	FENCE	[Symbol]	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC LINE	[Symbol]	[Symbol]
[Symbol]	OVERHEAD ELECTRIC LINE	[Symbol]	[Symbol]
[Symbol]	GAS LINE	[Symbol]	[Symbol]
[Symbol]	EDGE OF PAVEMENT	[Symbol]	[Symbol]
[Symbol]	CURB (CG-2)	[Symbol]	[Symbol]
[Symbol]	CURB AND GUTTER (CG-6)	[Symbol]	[Symbol]
[Symbol]	REVERSE CURB AND GUTTER (CG-6R)	[Symbol]	[Symbol]
[Symbol]	TRANSITION CURB	[Symbol]	[Symbol]
[Symbol]	PROPERTY LINE	[Symbol]	[Symbol]
[Symbol]	TREELINE	[Symbol]	[Symbol]
[Symbol]	EXISTING TREES TO BE PROTECTED & PRESERVED	[Symbol]	[Symbol]
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[Symbol]	KEYNOTE	[Symbol]	[Symbol]
[Symbol]	STORM SEWER ID	[Symbol]	[Symbol]
[Symbol]	SANITARY SEWER ID	[Symbol]	[Symbol]
[Symbol]	AREA DRAIN ID	[Symbol]	[Symbol]

ABBREVIATIONS

AB	ANCHOR BLOCK	MIN	MINIMUM
BLDG	BUILDING	MON	MONUMENT
BC	BOTTOM FACE OF CURB	N.I.C.	NOT IN CONTRACT
BM	BENCHMARK	OC	ON CENTER
CL	CENTERLINE	PVC	BEGIN VERTICAL CURVE
CLASS	CLASS	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVT	END VERTICAL CURVE
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SD	STORM DRAINAGE
DI	DROP INLET	SF	SQUARE FOOTAGE
DIA	DIAMETER	SHT	SHEET
DIP	DUCTILE IRON PIPE	SGWR	SANITARY SEWER
EACH	EACH	STR	STRUCTURE
EC	EROSION CONTROL	STRM	STORM SEWER
ELEV	ELEVATION	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TAN	TANGENT
ES	END SECTION	TB	CONCRETE THRUST BLOCK
EX	EXISTING	TBA	TO BE ABANDONED
FB	FACE OF BUILDING	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR ELEVATION	TBR	TO BE REMOVED
FH	FIRE HYDRANT	TBR*	TO BE REMOVED OR RELOCATED
G6F	GROSS SQUARE FOOTAGE	TO	TOP
GV	GATE VALVE	TOC	TOP OF CURB
HD	HORIZONTAL BEND	TOW	TOP OF WALL
HB	HEAVY DUTY	TR	TELEPHONE POLE
HDPE	HIGH DENSITY POLYETHYLENE	TR	TOP OF RIM
	PIPE	TYP	TYPICAL
HPT	HIGH POINT	VB	VERTICAL BEND
HOR	HORIZONTAL	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INV	INVERT	WL	WATER LINE
IN	INVERT IN	WM	WATER METER
ID	INVERT OUT	WFW	WELDED WIRE FABRIC
LFT	LOW POINT	WMM	WELDED WIRE MESH
MAX	MAXIMUM	W/	WITH
MECH	MECHANICAL	WV	WATER VALVE
MH	MANHOLE		



Location Map and Boundary Insert
1"=200'

SHEET INDEX

1	OF 4	COVER SHEET
2	OF 4	EXISTING CONDITIONS
3	OF 4	DEMOLITION PLAN
4	OF 4	SITE PLAN

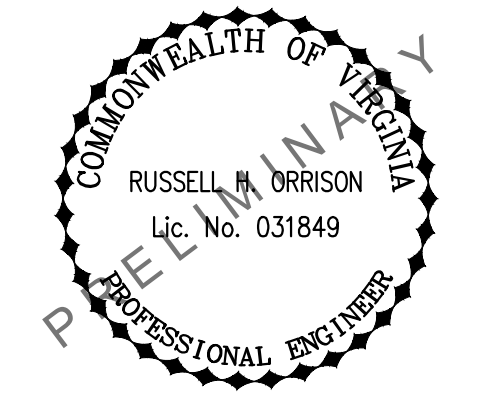


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CONSULTANTS

SEAL:



JOB:

WILSON REDI MIX
 CONCRETE BATCH PLANT
 SKETCH PLAN
 PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA

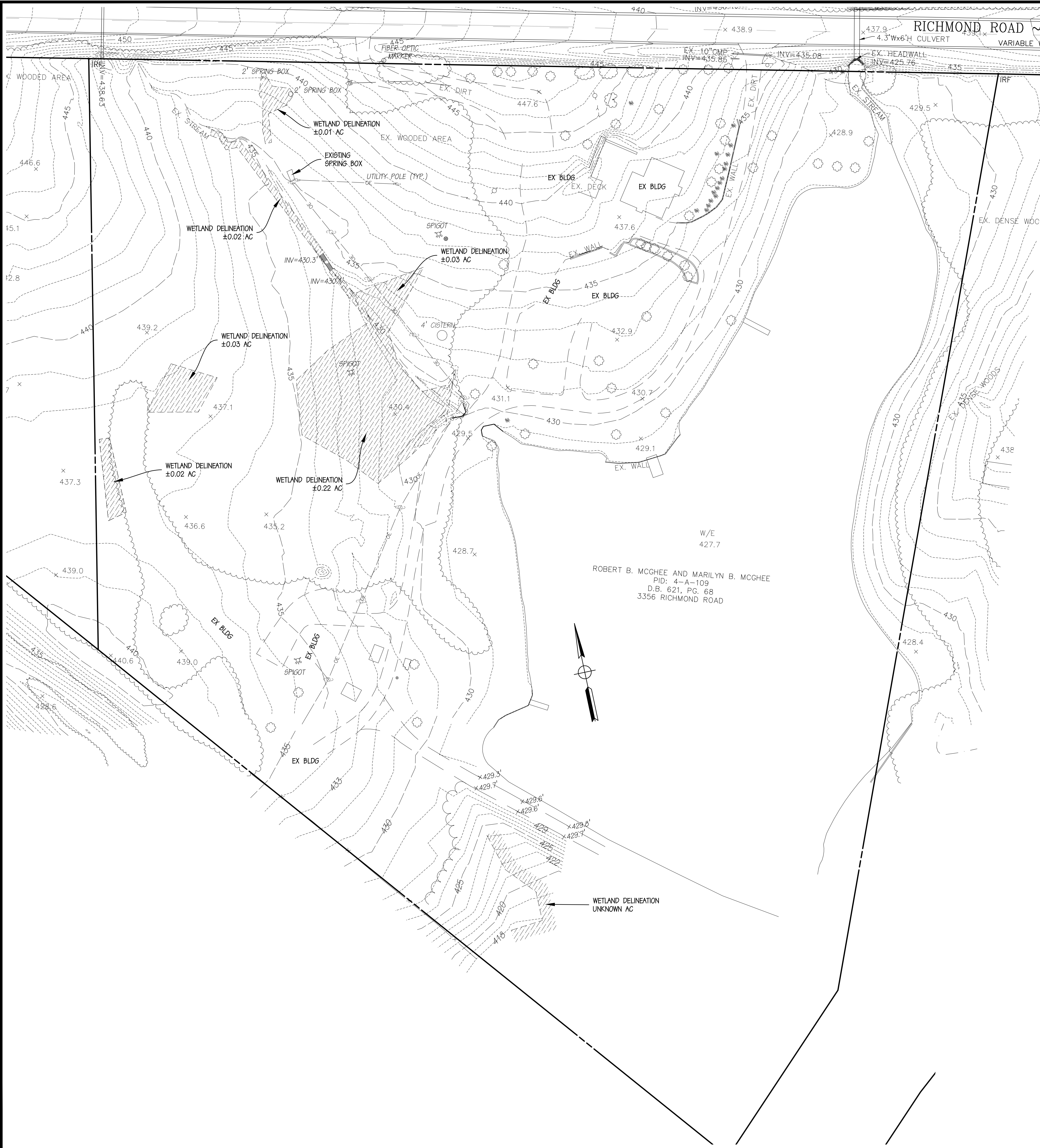
CLIENT:

WILSON REDI MIX

MARK	DATE	DESCRIPTION
ISSUE:	05/01/2017	
CONTOUR INTERVAL:	1'	
DESIGNED BY:	RHO	
DRAWN BY:	PWS	
CHECKED BY:	RHO	

SHEET TITLE

COVER SHEET



ROBERT B. MCGHEE AND MARILYN B. MCGHEE
 PID: 4-A-109
 D.B. 621, PG. 68
 3356 RICHMOND ROAD

RICHMOND ROAD ~ STATE ROUTE 250
 VARIABLE WIDTH PUBLIC R/W

- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
 2. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED (AREA OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON PANEL #51065C060C DATED MAY 16, 2008.
 3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WITH CONSTRUCTION.
 4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE AS PER FIELD LOCATIONS WHERE VISIBLE OR AS APPROXIMATELY MARKED. MISS UTILITY TICKET WAS NOT CALLED TO MARK UTILITIES.
 5. ALL TOPOGRAPHY, BOUNDARY, UTILITY AND OTHER EXISTING CONDITIONS DATA PROVIDED BY CLIENT. PERKINS AND ORRISON DOES NOT GUARANTEE THE DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS. SEE ADDITIONAL NOTES BELOW WHICH PERTAIN TO AND ARE A PART OF THAT DATA.
 6. THIS IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.

- ADDITIONAL NOTES**
1. HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88 BASED ON A GPS SURVEY BY BOWMAN CONSULTING GROUP, LTD TIED TO NGS AND/OR COUNTY GPS MONUMENTS.
 2. BOUNDARY AND RIGHT OF WAY INFORMATION AS SHOWN HEREON IS COMPILED FROM ROUTE 250 & ROUTE 15 R/W PLANS, DEEDS AND PLATS RECORDED IN THE LAND RECORDS OF FLUVANNA AND LOUISA COUNTY, VIRGINIA AND MADE TO BEST FIT FOUND MONUMENTATION.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL, NOR HAVE ANY CORNERS BEEN SET.
 4. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. BOWMAN CONSULTING GROUP, LTD. WAS NOT PROVIDED A COMMITMENTS FOR TITLE INSURANCE THEREFORE NOT ALL EASEMENTS MAY BE SHOWN AND PROPERTIES ARE SUBJECT TO ALL ENCUMBRANCES OF RECORD.
 5. BOWMAN CONSULTING PERFORMED IN FIELD LOCATIONS IN AUGUST, 2016 THROUGH NOVEMBER 2, 2016.
 6. TOPOGRAPHY SHOWN HEREON IS AERIAL PHOTOGRAMMETRY PROVIDED BY MAPPING RESOURCE GROUP ON FEBRUARY 11, 2016 AND SUPPLEMENTED BY BOWMAN CONSULTING ONLY IN OBSCURED AREAS OF THE PROPOSED UTILITY ALIGNMENT. AREAS OUTSIDE 50' OF THE PROPOSED UTILITY ALIGNMENT HAVE NOT BEEN CHECKED OR ALTERED. CONTOURS MAY NOT HAVE BEEN TRIMMED THROUGH DWELLINGS OUTSIDE PROJECT SCOPE AREA. THERE EXIST OBSCURE AREAS IN THIS FILE AS IDENTIFIED BY LINES "XA-OBSCURED".
 7. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED BY BOWMAN CONSULTING GROUP AS PART OF THIS DELIVERABLE.
 8. NO DEED WAS FOUND FOR CVEC ELECTRIC EASEMENT TO SPECIFY WIDTH OR EXISTENCE. MULTIPLE PROPERTY PLATS INDICATED 100' WIDTH EASEMENT RUNNING THROUGHOUT SITE. BOWMAN CONSULTING CONTACTED CVEC FOR ADDITIONAL INFORMATION AND WAS PROVIDED MAP "CVEC MAP B161-B169" AND WAS TOLD THE EASEMENT WAS 40' FOR THE ENTIRE AREA AS SHOWN ON THIS SURVEY.

LEGEND

- ⊙ WATER MANHOLE
- UTILITY
- ♿ HANDICAP
- LIGHT POLE
- ⊕ HYDRANT (AERIAL)
- ⊞ DRAINAGE GRATE
- ⊙ LIGHT POLE
- ⊙ UTILITY MANHOLE
- ⊙ CLEAN OUT
- ⊙ MAIL BOX
- ⊙ FLARE END SEC.
- ⊙ WATER METER
- ⊙ WELL
- ⊙ POWER POLE
- ⊙ GUY
- ⊙ UTILITY POLE
- ⊙ POST
- ⊙ FLAG POLE
- ⊙ SIGN
- ⊙ UTILITY
- ⊙ ELECTRIC MANHOLE
- ⊙ HYDRANT
- ⊙ GAS VALVE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ STORM MANHOLE
- ⊙ SANITARY MH
- ⊙ UTILITY VAULT
- ⊙ WATER VALVE
- ⊙ ELECTRIC VAULT/BOX
- ⊙ MONUMENT
- PIN FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- ⊙ BLAZED-MARKED TREE
- TREE
- ⊙ MARSH
- - - - - TREELINE
- - - - - FENCE

PERKINS & ORRISON
 ENGINEERS ▲ PLANNERS ▲ SURVEYORS

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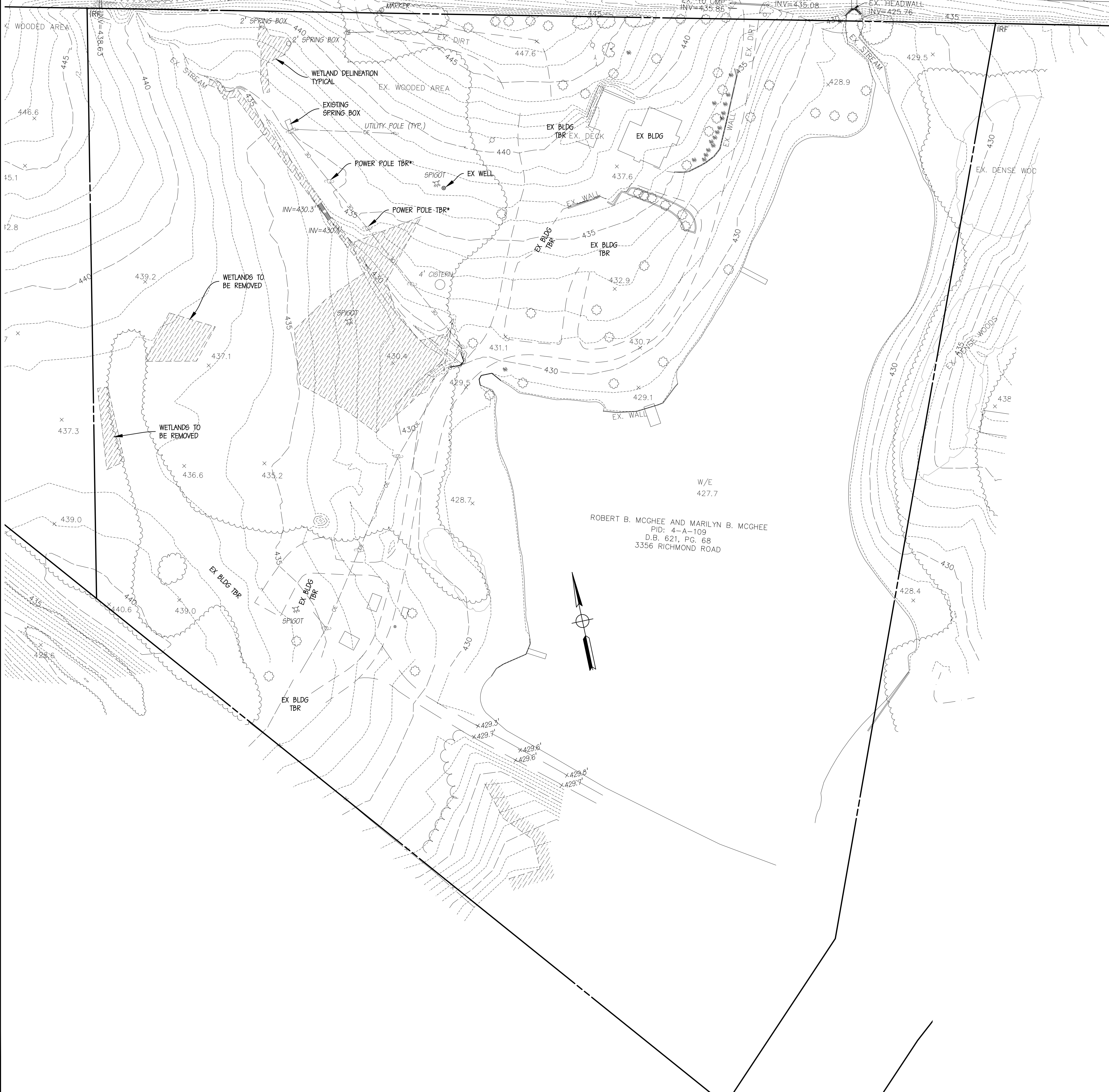
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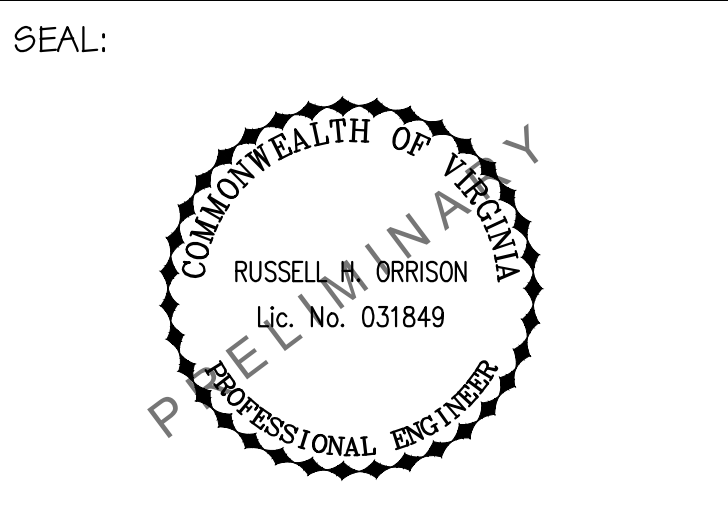
EXISTING CONDITIONS

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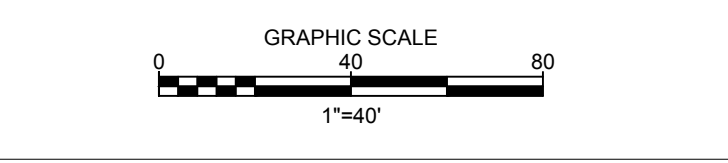
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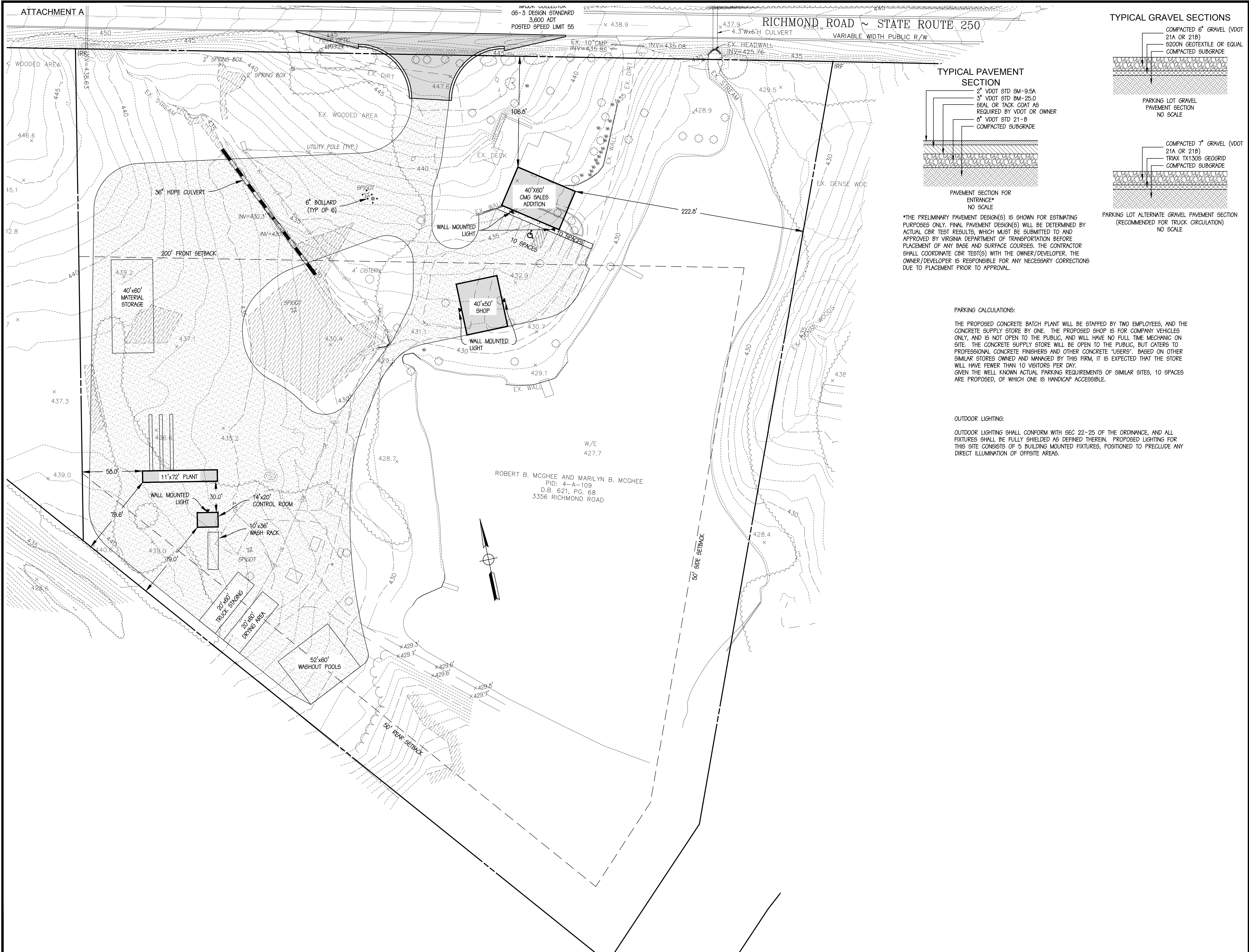
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SHEET TITLE

DEMOLITION PLAN

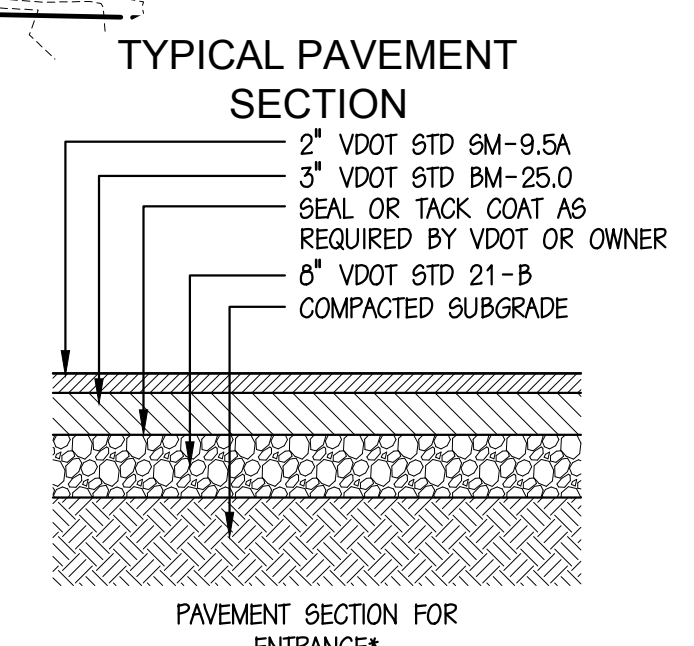


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MINOR COLLECTOR
 66-3 DESIGN STANDARD
 3,600 ADT
 POSTED SPEED LIMIT 55

RICHMOND ROAD ~ STATE ROUTE 250
 VARIABLE WIDTH PUBLIC R/W



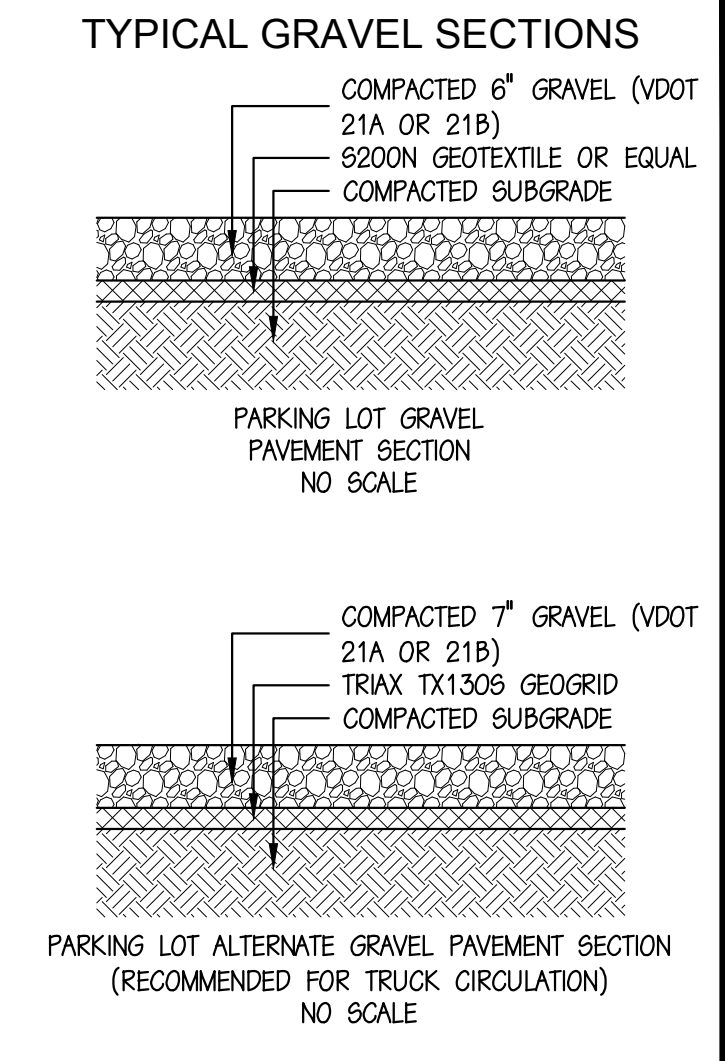
*THE PRELIMINARY PAVEMENT DESIGN(S) IS SHOWN FOR ESTIMATING PURPOSES ONLY. FINAL PAVEMENT DESIGN(S) WILL BE DETERMINED BY ACTUAL CBR TEST RESULTS, WHICH MUST BE SUBMITTED TO AND APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION BEFORE PLACEMENT OF ANY BASE AND SURFACE COURSES. THE CONTRACTOR SHALL COORDINATE CBR TEST(S) WITH THE OWNER/DEVELOPER. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ANY NECESSARY CORRECTIONS DUE TO PLACEMENT PRIOR TO APPROVAL.

PARKING CALCULATIONS:

THE PROPOSED CONCRETE BATCH PLANT WILL BE STAFFED BY TWO EMPLOYEES, AND THE CONCRETE SUPPLY STORE BY ONE. THE PROPOSED SHOP IS FOR COMPANY VEHICLES ONLY, AND IS NOT OPEN TO THE PUBLIC, AND WILL HAVE NO FULL TIME MECHANIC ON SITE. THE CONCRETE SUPPLY STORE WILL BE OPEN TO THE PUBLIC, BUT CATER TO PROFESSIONAL CONCRETE FINISHERS AND OTHER CONCRETE "USERS". BASED ON OTHER SIMILAR STORES OWNED AND MANAGED BY THIS FIRM, IT IS EXPECTED THAT THE STORE WILL HAVE FEWER THAN 10 VISITORS PER DAY. GIVEN THE WELL KNOWN ACTUAL PARKING REQUIREMENTS OF SIMILAR SITES, 10 SPACES ARE PROPOSED, OF WHICH ONE IS HANDICAP ACCESSIBLE.

OUTDOOR LIGHTING:

OUTDOOR LIGHTING SHALL CONFORM WITH SEC 22-25 OF THE ORDINANCE, AND ALL FIXTURES SHALL BE FULLY SHIELDED AS DEFINED THEREIN. PROPOSED LIGHTING FOR THIS SITE CONSISTS OF 5 BUILDING MOUNTED FIXTURES, POSITIONED TO PRECLUDE ANY DIRECT ILLUMINATION OF OFFSITE AREAS.



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27 GREEN HILL DRIVE, FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986
 EMAIL: pro@perkins-orrison.com

PO BOX 1567 17 W. NELSON STREET LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: pro@perkins-orrison.com

CONSULTANTS

SEAL:

JOB:

WILSON REDI MIX
 CONCRETE BATCH PLANT
 SKETCH PLAN
 PALMYRA MAGISTERIAL DISTRICT
 FLUVANNA COUNTY, VIRGINIA

CLIENT: WILSON REDI MIX

MARK	DATE	DESCRIPTION
1	07/05/2017	PER CLIENT

ISSUE: 05/01/2017
 CONTOUR INTERVAL: 1'
 DESIGNED BY: RHO
 DRAWN BY: PWS
 CHECKED BY: RHO

SHEET TITLE

SITE PLAN

GRAPHIC SCALE
 0 40 80
 1"=40'

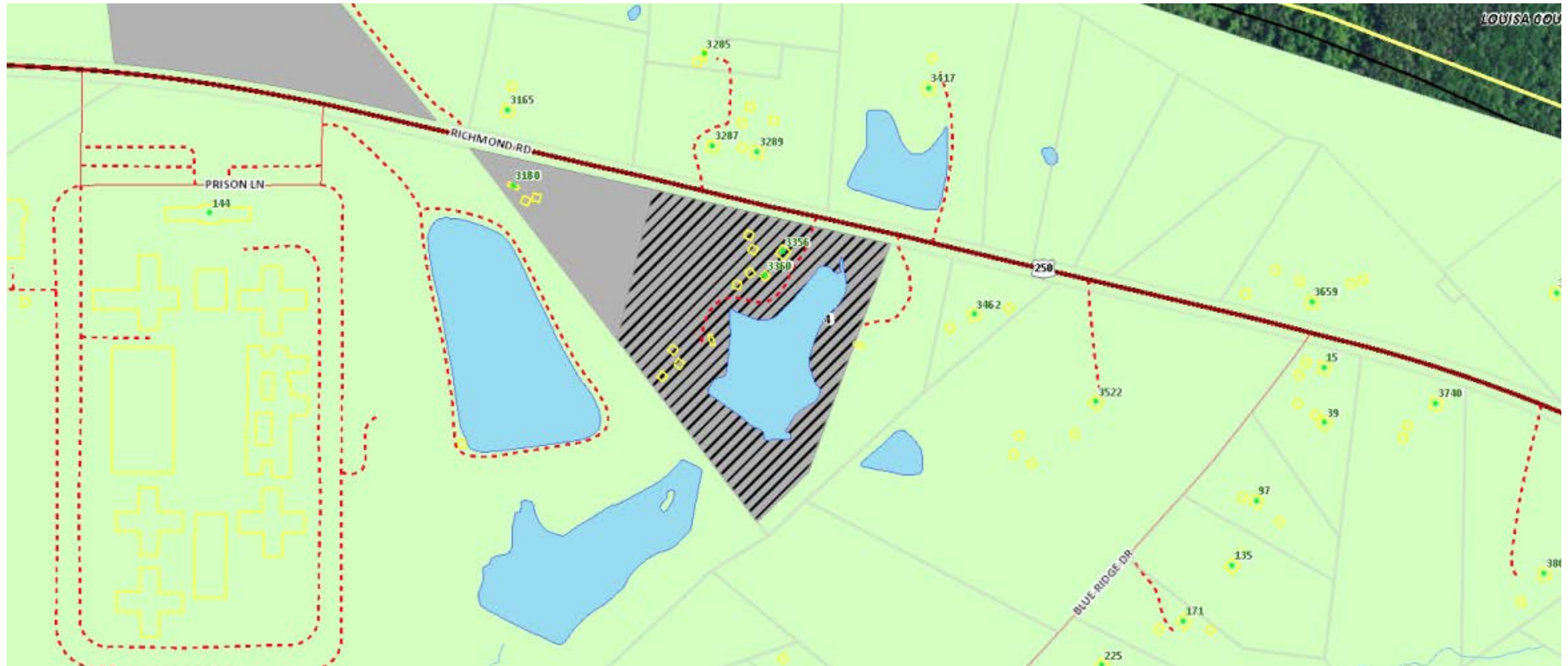
SHEET NO: 17059 SHEET NO: 4 OF 4

I:_P\2017\17059\Drawing\Civil\Sheets\17059 - 4_Site Plan.dwg - Thu, 6 Jul 2017 - 16:29

ATTACHMENT B



ATTACHMENT B



ZONING KEY

Grey= I-1

Striped Grey = I-2

Green= A-1



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

May 26, 2017

Russell Orrison
17 W. Nelson Street
Lexington VA, 24450

Delivered via email to rorrison@perkins-orrison.com

Re: SDP 17:04- Conmat Properties LLC

Tax Map: 4, Section A, Parcel 109

Dear Mr. Orrison:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 11, 2017:

1. Planning Staff: Current site plan shows concrete pads outside of the setback, however, this will become a moot point if our proposed changes to the zoning ordinance are passed. No other comments at this time.
2. Fire Chief had no comments
3. The Department of Forestry stated they have no comments
4. Health Dept. stated they have no comments.
5. The Chamber of Commerce stated they have no comments
6. Erosion and Sediment Control: The applicant has expressed interest in repairing the primary/emergency spillway channel associated with the existing pond dam as well as removing woody growth from the dam, both as pond maintenance activity. As long as the pond remains completely separate from the site work required for the batch plant the maintenance work can proceed without an E&SC Plan.
7. VDOT has reviewed the trip generation and turn lane warrant analysis that was provided by Perkins & Orrison as well as the sketch plan for the Wilson Ready Mix Concrete Batch Plant off Rte. 250 and based on the scope of the proposed development (concrete batch plant, shop and retail sale of concrete related supplies/tools) the trip generation is reasonable and left and right turn lanes are not required. As shown on the sketch plan, 50 ft. entrance and exit tapers are included in the commercial entrance design. As discussed at the TRC Meeting, the posted speed limit on Rte. 250 is 55 mph, therefore the minimum Intersection Sight Distance is 610 ft. to the east and west of the proposed entrance. Graphically demonstrate horizontally and vertically (provide plan and profile)

ATTACHMENT C

of the sight lines demonstrating that the minimum 610 ft. of Intersection Sight Distance is available. VDOT recommends that the engineer show the maximum amount of sight distance that is available (3.5 ft. Height of Eye and 3.5 ft. Height of Object) to the east and west to provide reassurance that the proposed entrance exceeds the minimum Intersection Sight Distance requirements

The Planning Commission will have a meeting to discuss this item at their Tuesday, July 11, 2017 meeting. Your attendance is required at this meeting.

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

Sincerely,
James Newman
Planner
Dept. of Planning & Zoning

cc: File

Attachment Our Service



We believe in our commitment to deliver **"Integrity in Concrete"** and this starts with Service to our Customers.

An experienced dispatcher will take your order and schedule the delivery of concrete products to your job site in a safe, timely and efficient manner. *This is the cornerstone of our business.*

Our drivers know the value and importance of customer service and are trained to the industry's highest standards.

From the moment your order is batched at our enclosed Con-E-Co concrete plant to the arrival of your material, we are proud to earn your business every time.



Our Products

We have a variety of **"Ready Mix"** products, designed to meet your specifications and we take pride in their quality. We are an approved VDOT plant with Virginia Department of Highways approved mixes for State work when required.

A State approved concrete technician and batcher can assist you with the selection of our products to meet your requirements. We offer a variety of other products and admixtures to the concrete industry from our sister companies **"Construction Materials"** and **"Rockingham Steel"** including: Colors, sealers, stamps, JCF's, Fibers, rebar, wire, tools and concrete forming accessories.



Our Commitment to the Environment

Our Con-E-Co Lo Pro plant has been designed and built to exacting standards using the latest computerized batching technologies. This plant is fully enclosed and incorporates dust collection systems to protect our environment.

Our plant utilizes a self contained washout system which is designed to recycle wash water and eliminate run off and waste. The regular service intervals of our equipment and environmentally designed building makes this one of the most sustainable concrete plants in the Shenandoah Valley.

Our **"Integrity in Concrete"** is also a commitment to the Environment and Leeds projects. **Green Earth**, our sister company, accepts our waste and C&D products.



Memberships & Affiliations

Virginia Ready Mix
Concrete Association



AUGUSTA COUNTY
Home Builders Association



Attachment D

DeFrankly Speaking

PAT HEALY: MAN OF CONCRETE



Joe DeFrank, one of our regional sales managers, brings years of concrete equipment experience to the job, so we asked him to share his knowledge with all our customers. Each installment of "DeFrankly Speaking" contains Joe's favorite money-saving tips and technical advice.

I recently had the opportunity to sit down with a good friend and former co-worker in the ready mix industry, John Patrick Healy, known to his friends as Pat. It was great to visit with Pat and his wife Judy in their home town of Bel Air, Maryland.

Pat Healy is a guy you don't forget once you've met him. He attended Notre Dame on a 1956 football scholarship, and still has the commanding presence of an athlete. To this day he works out on a regular basis and is an avid golfer.

Born and raised Irish Catholic in Springfield, Illinois, Pat and his twin brother Michael were raised by their father Harry with the help of close family friends and nuns after their mother, a schoolteacher, died during childbirth. Harry, a regional manager at Lehigh Cement, raised the boys as "honorable gentlemen" despite having to travel for business.

Pat became an outstanding athlete in high school, playing basketball, baseball, football and also boxing and wrestling. He earned many awards and recognitions, especially in baseball and football.

After an unfortunate knee injury in his junior year at Notre Dame, Pat went on to graduate with a degree in business in 1960. His first job was with Shell Oil Company as a sales representative, but soon he was offered a position with the Arundel Corporation, the company that started his career in the ready mix industry.

Eventually, Pat settled in as a regional sales manager for mixer body manufacturer Challenge Cook Brothers in California, overseeing 13 dealers around the country until they closed in 1989.

I had the opportunity to meet Pat and travel with him through the 1990s after he became the East Coast fleet sales representative for McNeilus Companies in 1991. He introduced me to many people in the industry, and a few special ones from outside of it.

Thanks to Pat's friendships with sports celebrities, I met Johnny Unitas, former quarterback of the Baltimore Colts and Riddick Bowe, former boxing heavyweight champion. For those of you who know Pat well, you can imagine Pat joking with Riddick while trying to spar with him in front of one of our customers. My money would be on Pat.

Judy and Pat have been married for 45 years, and they are proud parents of four sons. Crosby owns an Irish pub in Baltimore called "The Life of Reilly," Michael is a PGA pro in Maryland, Brian is regional sales manager for a dental supply company, and Tim continues the family's 70 years in the industry as a territory sales manager for BASF's admixture division.



Pat Healy, Regional Fleet Sales Representative for McNeilus



Wilson's LO-PRO 12 features two conveyors charging four aggregate compartments.

Wilson Ready Mix

continued from page 1

With more than a dozen employees and seventeen rear-discharge mixer trucks including Peterbilts and Macks, the company is on a growth plan designed to meet demand both current and anticipated. Characterizing the company as flexible, nimble and adaptive, Wilson says "We plow a little differently over here. We're accustomed to hard work."

He wants the company to be known for combining small-business friendliness—"We are able to treat customers in almost a family kind of way"—with the resources of a larger company. As a member of Rockingham Ready Mix Group, Wilson Ready Mix can offer the products and services of sister companies Construction Materials Group, Green Earth and Rockingham Steel. "It provides affiliations that give us a larger footprint and large-pour capability, as well as a more comprehensive range of products and services," says Wilson.

Serving an area that covers Augusta, Albemarle, Greene, Madison, Orange, Louisa, Nelson and Rockbridge Counties, Wilson seeks to project an image of competence and environmental sustainability. For example, the new CON-E-CO plant in Fishersville is fully enclosed, and with a CON-E-CO PJ-1400 central dust collection unit it emits virtually no dust to the outside. A plant in Charlottesville—formerly Valley Ready Mix, recently acquired from Ennstone—is a fully enclosed, late-model Steelfields, with fully paved lot and a Schwing RA 60 concrete reclaim system. Both have COMMANDbatch batching controls from Command Alkon and Infern-O-Therm water heaters, and Wilson plans to try Infern-O-Therm's new stack economizer in the fall to reduce fuel use by recycling waste heat into process water.

Wilson is working with sister company Green Earth, a recycler of

interesting technologies coming on line right now. It's a very exciting time to be in the concrete business."

Future growth

In order to serve the rural markets in western and northern Augusta County, Wilson recently acquired a plant near Mount Sidney, a Stevens, which is operated seasonally. Explaining the strategic decision to locate the CON-E-CO plant near Fishersville, Wilson says "[it] seems to be insulated from current national patterns. Most of the 80% growth forecast for Augusta County is scheduled to occur within five miles of Fishersville proper."

In contrast to the more rural Shenandoah Valley and Augusta County areas, Charlottesville is more residential and urban in nature. "With the University of Virginia there as a major economic driver, business parks are bringing in national and international companies for research and development in aerospace, biotechnology and other fields," says Wilson. "We are currently bidding on a number of municipal jobs in both markets."

"One of our more interesting projects is supplying concrete for the construction of the Defense Intelligence Agency's new 170,000 square foot Joint Use Intelligence Analysis Facility, or JUIAF, being built north of Charlottesville," says Bollinger. "The Department of Defense estimates that this project will bring 1,500 long-term jobs to our area."

With employees who are certified through both ACI and the Virginia DOT, Wilson says his company is prepared for commercial jobs as well as the residential and agricultural projects he anticipates.

The company holds regular safety meetings with drivers. "We're constantly doing training and education," Wilson says. "Recently our drivers in Charlottesville were approved on a government project that required background checks and additional safety training that included spill prevention training."

To Mark Wilson, the future holds great promise. "One of the most important things I learned from my father is, never say 'can't'. Where others see doom and gloom, I see opportunity. Where others are backing off, I just work a little bit harder."

Company motto "Integrity in Concrete" represents the cornerstone of his business philosophy, says Mark Wilson.



Attachment D





COUNTY OF FLUVANNA

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www.fluvannacounty.org

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 17:06
Tax Map: Tax Map 5, Section 10, Parcel 6
And Tax Map 5, Section 23, Parcel A

From: James Newman
District: Columbia
Date: July 11, 2017

General Information: This item is scheduled to be heard by the Planning Commission on Tuesday July 11, 2017 at 7:00 p.m. in the Circuit Courtroom of the Fluvanna County Courts Building.

Owner: McConnell Properties LLC

Applicant/Representative: Peter Van Der Linde is applicant, owner is McConnell Properties LLC. Don Franco of Dominion Engineering is the Representative.

Requested Action: A site development plan request to expand an existing recycling center's mulching operation with respect to approximately 9.37 acres of Tax Map 5, Section 10, Parcel 6, and Tax Map 5, Section 23, Parcel A. (Attachment A)

Location The properties are both zoned I-1, Industrial, Limited, and are located on the south side of Richmond Road (US Route 250), approximately .8 miles from its intersection with James Madison Highway (US Route 15). The property is located within the Zion Crossroads Community Planning Area and is in the Columbia Election District. (Attachment B)

Existing Zoning: I-1, Industrial, Limited

Existing Land Use: Forested

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

Comprehensive Plan: Zion Crossroads Community Planning Area

Zoning History:

Tax Parcel 5-23-A has no zoning history.

Tax Parcel 5-10-6 was rezoned from A-1 to I-1 via application ZMP 06-10: To amend the Fluvanna County Zoning Map with respect to approximately 5.01 acres of Tax Map 5, Section 10, Parcel 6 and approximately 4.36 acres of Tax Map 5, Section 23, Parcel A containing in aggregate 9.37 acres, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited.

Planning Commission **recommended approval** of ZMP 06-10 at their December 18, 2006 meeting, 5-0.

The Board of Supervisors **approved** the rezoning at their January 17, 2007 meeting, 6-0.

Site Development Plan 07:12 for the parcel was **approved** on July 25, 2007 by the Planning Commission, 5-0, with the following conditions:

1. Prior to the issuance of any Certificate of Occupancy, the septic and water systems must have received all final approvals from the Health Department and must be ready to begin operation;
2. Provide a proposed name for the facility's access road;
3. Meeting all final site plan requirements which include but are not limited to providing parking, landscaping, tree protection, and outdoor lighting plans; and
4. Prior to final site plan approval, meeting all VDOT requirements;

A final site plan was approved in 2008.

(Attachments C and D)

Analysis:

This project is aimed at expanding the mulching operation at Van Der Linde Recycling on adjacent parcel 5-20-4. This site will have mobile machinery for mulching operations, and material piles may move as required. No new structures are proposed.

Parking/Roads

This site would not be accessed from any public roads; all access would be internal from adjacent Van Der Linde properties. No parking is proposed.

Landscaping/Screening

The applicant has stated that they wish to maintain a 20ft vegetative buffer, but that a combination of berms, fencing, and landscaping may be used as well.

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, June 8, 2017:

1. Planning Staff: Requested that access points be shown on the plans.
2. Fire Chief: Due to the recent Mulch Fire at the site, what are their plans for Fire Suppression at the new piles? Will existing fire pumps, hose lines, etc. be able to reach and handle the new piles? Also, we request good all season access for fire apparatus to these new piles. Applicant responded that they have hard-piped water from a retention pond as well as permanent pump. A 10,000 gallon tank with pumps will also be placed on site. Applicant will rotate mulch daily to allow for heat-escape, as well as configure access points to allow for use by Fire Dept.
3. The Department of Forestry stated they have no comments.
4. Health Dept. stated they have no comments.
5. The Chamber of Commerce stated they have no comments.
6. Erosion and Sediment Control: May need to have all-weather surfacing for vehicular access, but this is an item for discussion with the Virginia Department of Environmental Quality.
7. VDOT: Rte. 250 (Richmond Road) is a Major Collector with a posted speed limit of 55 mph. VDOT's 2015 Traffic Data shows an estimated Annual Average Daily Traffic (AADT) volume of 3600 vehicles and an Average Annual Weekday Traffic (AAWDT) of 3700 vehicles. VDOT's 2015 traffic estimates show that approximately 6% of the traffic on this section of Rte. 250 is truck traffic (1% two axle trucks, 4% three plus axle trucks and 1% of trucks with 1 trailer).

The recycling center's existing access road (Hunters Branch Road) is a private road that currently has a paved commercial entrance onto Rte. 250 with approximately 140 ft. of Taper and 150 ft. of Right Turn Lane.

The east radius of the existing paved commercial entrance onto Rte. 250 has been problematic over the past several years with mud being tracked onto Rte. 250 during wet periods of the year. The site plan should include the redesign of the eastern entrance radii

and the installation of heavy duty pavement and a stone shoulder with appropriate grading to ensure that the area has positive drainage.

Provide an entrance analysis for the existing and proposed development at full build out along with any recommended road improvements that might be necessary to support the proposed development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes on Rte. 250 from VDOT's 2015 Traffic Data. The method used for determining volumes from the existing and the new development or land use are developed using the ITE trip generation manual. This manual includes tables for many different uses based on different factor size, number of units, employees, time of day, etc. Once the trips volumes are identified they are applied to the proposed entrance and analyzed with the existing travel volume data to determine what improvements are need for the system function acceptable. Turn lanes are one of the basic tools used to improve function of the road system. Once the traffic data is identified above it is run through the warrants analysis to determine if there is enough traffic volume to require an increase in the length of the existing right turn lane and if a left turn lane is warranted. This process is described in the Road Design Manual Appendix F Access Management for Entrances and Intersection at http://www.extranet.vdot.state.va.us/locdes/Electronic_Pubs/2005%20RDM/AppendF.pdf

(Attachment F)

Conclusion:

Following TRC comments, the applicant sent in revised plans (see Attachment E). They have shown the location of the access gate (as requested by Planning Staff), and shown the location of a water tower for fire suppressions (as requested by the Fire Chief).

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 that the Planning Commission move to [approve/deny\defer] SDP 17:06, a site development plan request to expand an existing recycling center's mulching operation with respect to approximately 9.37 acres of Tax Map 5, Section 10, Parcel 6, and Tax Map 5, Section 23, Parcel A, subject to the three (3) conditions listed in the staff report.

Attachments:

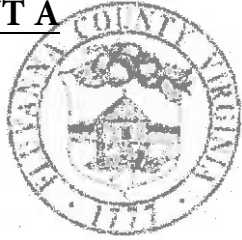
- A – Application
- B – Aerial Vicinity Map
- C - ZMP 06:10
- D - SDP 07:12
- E- Revised Site Plan
- F – TRC Letter

Copy:

File

Peter Van Der Linde at peter@vanderlinderecycling.com

Don Franco at dfranco@dominioneng.com



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

Owner of Record: McCormell Properties LLC Applicant of Record: Peter van der Linde
 E911 Address: 14106 MADISON RUN RD 22942 E911 Address: 73 HUNTER'S BRANCH RD 22974
 Phone: _____ Fax: _____ Phone: 589.1948 Fax: _____
 Email: ROYALFOUNDATIONS@GMAIL.COM Email: PETER@VANDERLINDEREPCONVLS.COM
 Representative: DON FRANCO **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: 172 S. PRANTORS DR. 22911 Is property in Agricultural Forestal District? No Yes
 Phone: 249.9641 Fax: _____ If Yes, what district: _____
 Email: DFFRANCO@DOMINIONENG.COM
 Tax Map and Parcel(s): 5-10-6 & 5-23-A Deed Book Reference: 824-608
 Acreage: 9.37 Zoning: F-1 Deed Restrictions? No Yes (Attach copy)

Location: ZION CROSSROADS INDUSTRIAL PARK
 Description of Property: PREVIOUSLY TIMBERED LAND W/ SECONDARY GROWTH
 Proposed Structure: N/A
 Dimensions of Building: N/A Lighting Standards on Site: No Yes
 # of Employees: N/A # of Parking Spaces: N/A
 Noise Limitations: N/A

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.

Peter van der Linde Applicant Name (Please Print) Peter van der Linde Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>6/1/17</u>	Fee Paid: <u>\$1,250.00</u>	Application #: <u>SDP 17 : 006</u>
Election District: <u>Columbia</u>	Planning Area: <u>Zion Crossroads 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		



Major Site Development Plan - Sketch Plan Checklist

Developed from the Zoning Ordinance April 1, 2006

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

Project Name: van der Linde Recycling - Mulching Operations
 Tax Map(s) and Parcel Number(s): TMP 5-10-6 & 5-23-A
 Individual and Firm Completing Checklist: Don Franco, Dominion Engineering
 Signature of Person Completing Checklist: [Signature]
 Date: 6-1-17

Administration:

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

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

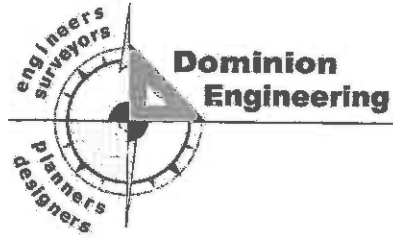
- A general analysis of the site, showing existing slopes, drainageways, tree stands, site features and amenities to be preserved, conservation areas, historic features, & the like [22-23-8.A.5.a]
- Approximate location and size of the buildings [22-23-8.A.5.b]
- General points of access [22-23-8.A.5.c]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

COUNTY STAFF ONLY

Staff: [Signature]
 Date Received: June 1 17
 Date Reviewed: June 1 17

Additional Notes:
[Signature]

ATTACHMENT A



172 South Pantops Drive
Charlottesville, VA 22911

434.979.8121 (p)
434.979.1681 (f)
DominionEng.com

April 2, 2013

Mr. James Newman
County Planner
Fluvanna County
123 Main Street
Palmyra, Virginia 22963

**RE: *van der Linde Recycling – Mulching Operation
TMP 5-10-6 & 5-23-A, Fluvanna County, Virginia***

Dear Mr. Newman:

Attached please find our Major Site Development Plan – Sketch Plan package. The submittal includes:

- a. Completed Major Site Plan Application
- b. Written Authorization from Owner
- c. Major Site Plan Application Fee
- d. Major Site Development Plan – Sketch Plan Checklist
- e. Sketch Plan Fee
- f. Ten (10) 11"x17" sketch plans
- g. Three (3) 24"x36" sketch plans

As discussed, the land sets up nicely for this use. I want to emphasize a couple of points that may not be explicit from the sketch plan. These are:

1. Access will be internal to the recycling facility. No access will be established directly to either of the adjacent public streets.
2. Clearing is required to remove the brush and secondary growth that has overtaken the once open field; however, we do not intend to do any site grading or intentional change in ground cover. We say intentional since we recognize that over time, the mulching operation will cover the site with a layer of mulch.
3. Clearing will be performed from the center of the site towards the perimeters. As the clearing approaches adjacent residential properties and the public streets, selective clearing of undergrowth may take place, but we will preserve a minimum 20' wooded buffer. This does not preclude the owner from working with the County and adjacent neighbors to enhance the 20' buffer or replace it with a combination of berms, fencing and landscaping to establish a more solid buffer that helps screen the operations.
4. A potential storm water management (SWM) pond is shown should it end up being required during final site plan review. We recognize that construction of the facility will require grading and may require disturbance within the buffer depending upon the final siting of the facility.
5. The sketch plan identifies two material streams which will be processed. The first is the processed wooden construction material from the recycled thru the construction and demolition process. The second is stumps, logs and brush. This material stream will require an additional processing step to "clip" or cut the items to an appropriate size and to help ensure they can be properly processed.

ATTACHMENT A



172 South Pantops Drive
Charlottesville, VA 22911

434.979.8121 (p)
434.979.1681 (f)
DominionEng.com

6. The clipping machine and the group of four machines which form the core of the operation are movable. The plan shows the general areas where we anticipate the intake piles and machine can be located; however, these items can shift within the site.
7. The prepared mulch piles are located to provide additional buffering to the adjacent parcels and Route 250. They may shift over time as a function of sales and processing.

We look forward to working with the County staff and PC on this project. Please do not hesitate to contact me with your questions and concerns.

Sincerely,

A handwritten signature in black ink, appearing to be 'D. Franco', is located below the 'Sincerely,' text.

Don Franco, P.E

434.249.9641(c)
dfranco@dominioneng.com

Attachments
Cc: Peter van der Linde

ATTACHMENT A

Bob McConnell

From: Pete van der Linde <pete@vanderlinder Recycling.com>
Sent: Wednesday, May 31, 2017 1:24 PM
To: Bob McConnell
Cc: Don Franco

Mr. James Newman

County Planner

Fluvanna County

123 Main street

RE: TMAP S-10-B & S-23-A, Fluvanna County, Virginia

Dear Mr. Newman:

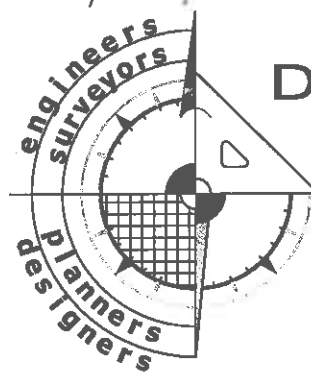
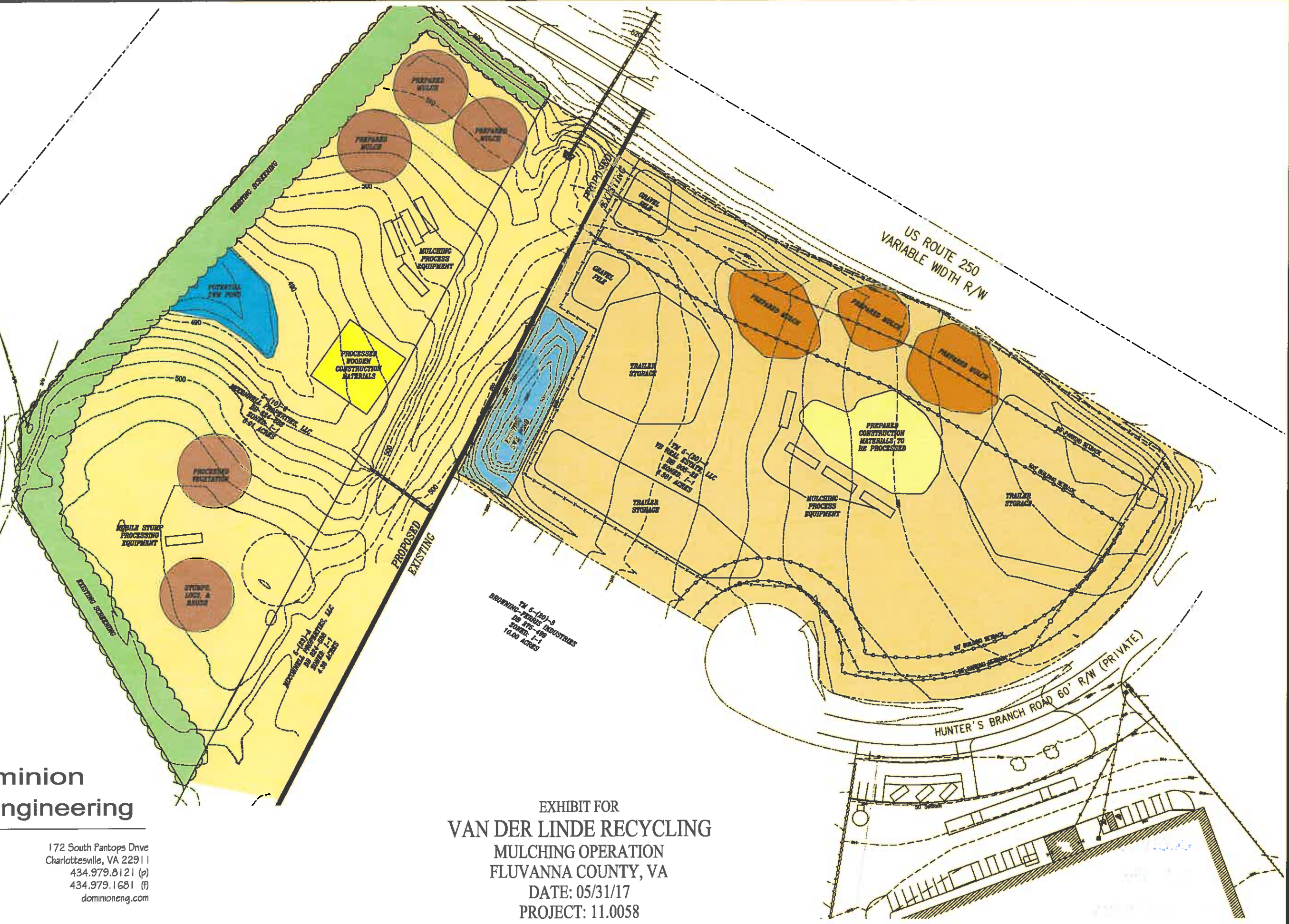
As the owner of record of the above referenced parcels, I am designating van der Linde Recycling and Mr. Peter van der Linde as authorized agents for all matters concerning the proposed extension of their operations onto my property.

Sincerely,



Robert McConnell

ATTACHMENT A



**Dominion
Engineering**

172 South Pantops Drive
 Charlottesville, VA 22911
 434.979.8121 (p)
 434.979.1681 (f)
 dominioneng.com

EXHIBIT FOR
VAN DER LINDE RECYCLING
 MULCHING OPERATION
 FLUVANNA COUNTY, VA
 DATE: 05/31/17
 PROJECT: 11.0058

ATTACHMENT B



ATTACHMENT B



Zoning Key

Green=A-1

Gray= I-1

Gray Striped= I-2

Pink = B-1



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

Steven Biel

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

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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: ZMP 06:10

Tax Map: Tax Map 5, Section 10, Parcel 6
Tax Map 5, Section 23, Parcel A

From: Andy Sorrell

District: Palmyra

Date: December 18, 2006

General Information:

This request is to be heard by the Planning Commission on Monday, December 18, 2006 at 7:30 pm in the Circuit Courtroom in the New Courthouse. The applicant or authorized representative is required to attend.

Owner/Applicant:

Southern Development - Mr. Frank Ballif

Representative:

Dominion Development Resources

Requested Action:

To amend the Fluvanna County Zoning Map with respect to approximately 5.01 acres of Tax Map 5, Section 10, Parcel 6 and approximately 4.36 acres of Tax Map 5, Section 23, Parcel A containing in aggregate 9.37 acres, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited (Attachment A).

Location:

The affected property is located on the south side of Route 250 (Richmond Road) approximately 0.17 of a mile east of its intersection with Troy Road (Rt. 631) (Attachment B).

Existing Zoning:

A-1, Agricultural, General

Proposed Zoning:

I-1, Industrial, Limited

Existing Land Use:

Residential (Attachment B)

Adjacent Land Use:

Residential to the west and southwest and industrial to the east and southeast.

Comprehensive Plan:

This parcel is located within the Zion Crossroads Community Planning Area. The Comprehensive Plan indicates this planning area as one suitable for areas to be zoned for industrial/commercial uses.

ATTACHMENT C

<u>Zoning History:</u>	None
<u>Submitted Proffers:</u>	None
<u>Statement of Intent:</u>	The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district.

The Statement of Intent for the I-1, Industrial, Limited Zoning District is as follows:

“The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and /or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”

Analysis:

Applicant desires to rezone this property to locate additional light industrial uses to the County. The applicant does not have a specific user in mind at this time other than uses allowed by-right in the I-1 zoning district. The applicant has provided a sketch indicated one possible layout of an industrial building with enclosed storage yard (Attachment D). This is to demonstrate that the property could accommodate an industrial use. **Please note that this sketch has not been proffered and as such, if rezoned, actually site layout may be completely different than shown.**

If successfully rezoned, the development of the property would be subject to a site development plan which would detail such items as parking, landscaping, lighting, and tree protection.

When reviewing a rezoning request, staff considers the impact the proposed zoning district could have on adjoining properties in addition to the intent of the proposed zoning district and the recommendations of the Comprehensive Plan. I-1, Industrial, Limited zoning allows for limited light industrial uses that protect and foster adjacent residential property while at the same time allowing light industry to locate near a labor supply. Staff feels this site is an appropriate one for industrial zoning as it is located on an adequate transportation network (Route 250) and within the Zion Crossroads Community Planning Area.

Development of the property will require a commercial entrance and 100’ deceleration lane and 150 foot taper as requested by VDOT from Route 250. There is no entrance proposed from Route 631 (Troy Road). The Fire Dept. has indicated there is an adequate water supply at the adjacent Women’s Prison in case of emergency. There is currently a residential mobile home on the property (parcel 6) that is planned to be removed upon development of the property. The property is to be served by new well and septic systems, and the applicant has indicated that the existing well and septic systems may not be suitable for new development. It is planned that the site be connected to the regional sewage plant that will be constructed on Tax Map 5-7-9C. No streams or wetlands have been found on site.

Recommendation:

It is the opinion of staff that the location and intended use of the property is consistent with the recommendations of the Comprehensive Plan and Zoning Ordinance. Therefore, staff recommends **approval** of ZMP 06:10. The proposed ordinance amending the zoning map is attached (E).

Suggested Motion:

Madam Chairperson, because this request meets the intent of the Comprehensive Plan and Zoning Ordinance, I move that the Planning Commission recommend **approval** of the attached ordinance for ZMP 06:10, a request to amend the Fluvanna County Zoning Map with respect to approximately 5.01 acres of Tax Map 5, Section 10, Parcel 6 and approximately 4.36 acres of Tax Map 5, Section 23, Parcel A containing in aggregate 9.37 acres, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited, to the Fluvanna County Board of Supervisors.

Attachments:

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Applicant Narrative
- D – Sketch Plan
- E – Proposed Ordinance

Copy:

Applicant – Mr. Frank Ballif, Southern Development, 170 South Pantops Drive, Charlottesville, VA 22911



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

Tracey Shiflett

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

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 07:12
Tax Map: Tax Map 5, Section 10, Parcel 6
Tax Map 5, Section 23, Parcel A

From: Bryant Phillips
District: Palmyra
Date: July 25, 2007

- General Information:** This request is scheduled to be heard at the Wednesday, July 25, 2007 Planning Commission meeting to be held in the Circuit Courtroom in the New County Courthouse at 7:30 pm. The applicant or authorized representative is required to attend.
- Owner/Applicant:** Keith Lancaster, Ballif Investments, LLC
- Representative:** Kelly Strickland, Dominion Development Resources
- Requested Action:** Approval of a sketch plan for development of two (2) 11,250 square foot warehouse and office buildings on a 9.37 acre parcel (Attachment A).
- Location:** The property is located on the south side of Route 250 (Richmond Road) about 900 feet east of its intersection with Route 631 (Troy Road) (Attachment B).
- Existing Zoning:** I-1, Industrial, Limited
- Existing Land Use:** Vacant Lot
- Adjacent Land Uses:** I-1, Industrial, Limited and A-1, Agricultural, General
- Comprehensive Plan:** The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area.
- Zoning History:** The property was rezoned on December 18, 2006 from A-1, Agricultural to I-1, Industrial, Limited, by ZMP 06:10.
- Analysis:**

The applicant is requesting sketch plan approval of a major site development plan of I-1 zoned undeveloped property. The property is approximately 9.37 acres in size and would contain two

ATTACHMENT D

11,250 square foot office and warehouse buildings (Attachment C1). The property is located to the south of Zion Station and to the north of the Zion Crossroads Industrial Park.

Parking/ Roads

The facility's primary access would be from an access road which branches off of Route 250 (Richmond Road) (Attachment C1). At the June 14, 2007 Technical Review Committee meeting, it was mentioned that the road providing access to the site should be named due to the number of buildings it is proposed to provide access to. It was also mentioned at the TRC meeting that consideration should be given to the possible future expansion of Route 250 and what effect this may have on the future development of this site.

The submitted sketch plan shows a total of 57 parking spaces with 4 reserved as handicapped. The sketch plan also shows 4 proposed loading spaces. All of these proposed figures meet the requirements set out in the Fluvanna County Ordinance.

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Ordinance. All parking lots of five or more spaces must be screened from view of public roads, right-of-ways, and adjacent properties. Landscape buffers to be placed between the site and any public roadways are shown on the sketch plans. Shade trees are required in the parking islands and at the ends of all parking bays. Any natural areas to be retained for screening and buffering should be indicated on the final site plan.

Signage & Outdoor Lighting

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

Stormwater Management

The County Site Inspector has noted that an approved erosion and sediment control plan would be needed before the applicant can obtain a County land disturbing permit. Post-development run-off would have to be controlled and be shown on the E&S plan. Stormwater management would be provided by an onsite stormwater management pond which is shown on the sketch plan (Attachment C1).

Septic and Water Usage

The applicant has indicated on the sketch plan that private well and septic would be provided to serve the site. The Health Department stated that the existing system cannot be approved for the

ATTACHMENT D

proposed use and their records show no indication of an inspection, approval or issuance of an operation's permit for this well and septic system.

Recommendation:

Staff believes this request meets the intent of the Comprehensive Plan and Zoning Ordinance; therefore, staff recommends **approval** of SDP 07:12, with the following conditions:

1. Prior to the issuance of any Certificate of Occupancy, the septic and water systems must have received all final approvals from the Health Department and must be ready to begin operation;
2. Provide a proposed name for the facility's access road;
3. Meeting all final site plan requirements which include but are not limited to providing parking, landscaping, tree protection, and outdoor lighting plans; and
4. Prior to final site plan approval, meeting all VDOT requirements;

Suggested Motion:

Madam Chairperson, because this request meets the intent of the Comprehensive Plan and Zoning Ordinance, I move to **approve** SDP 07:12, a sketch plan for the development of two (2) 11,250 square foot office and warehouse buildings on 5.01 acres of Tax Map 5, Section 10, Parcel 6 and 4.36 acres of Tax Map 5, Section 23, Parcel A, for a total of 9.37 acres, with the conditions listed in the staff report.

Attachments:

A – Application

B – Aerial Vicinity Map

C1 – Sketch Site Plan (Proposed Improvements)

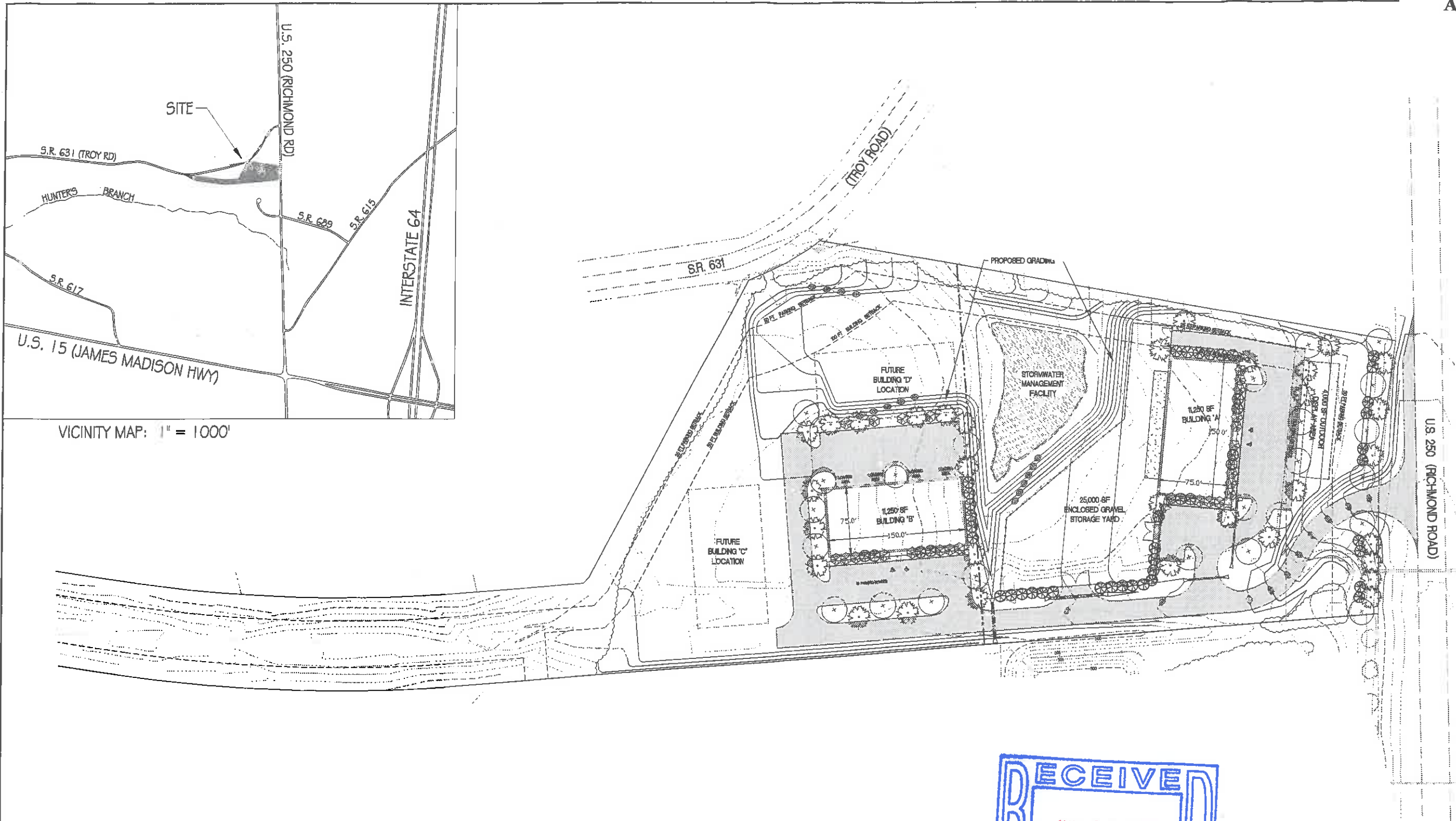
C2 – Sketch Site Plan (Existing Conditions)

C3 – Sketch Site Plan (Existing Parcel Plan)

Copy:

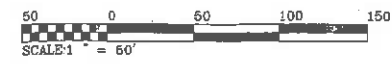
Applicant/Owner –Keith Lancaster, Ballif Investments, LLC., 170 South Pantops Dr., Charlottesville, VA 22911

Representative - Kelly Strickland, Dominion Development Resources, LLC, 172 South Pantops Drive,
Charlottesville, VA 22911



NOTES:

1. CONTRACTOR OFFICE AND WAREHOUSE SPACE IS THE PROPOSED USE FOR BUILDING "B". THE USE FOR OTHER BUILDINGS IS NOT YET DETERMINED.
2. 50-75 EMPLOYEES ARE ESTIMATED FOR THE PROPOSED USES.
3. PRIVATE WELL AND SEPTIC SHALL BE PROVIDED TO SERVE THE SITE.
4. FUTURE PUBLIC SEWER CONNECTION MAY BE AVAILABLE TO SERVE THE SITE.
5. A MAJOR SITE PLAN AMENDMENT WILL BE REQUIRED FOR ANY FUTURE DEVELOPMENT OF SITE.
6. LIGHTING REQUIREMENTS FOR PROPOSED USES HAVE NOT BEEN DETERMINED FOR THIS APPLICATION.

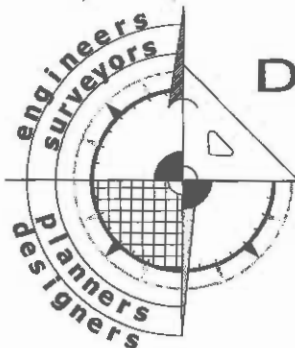
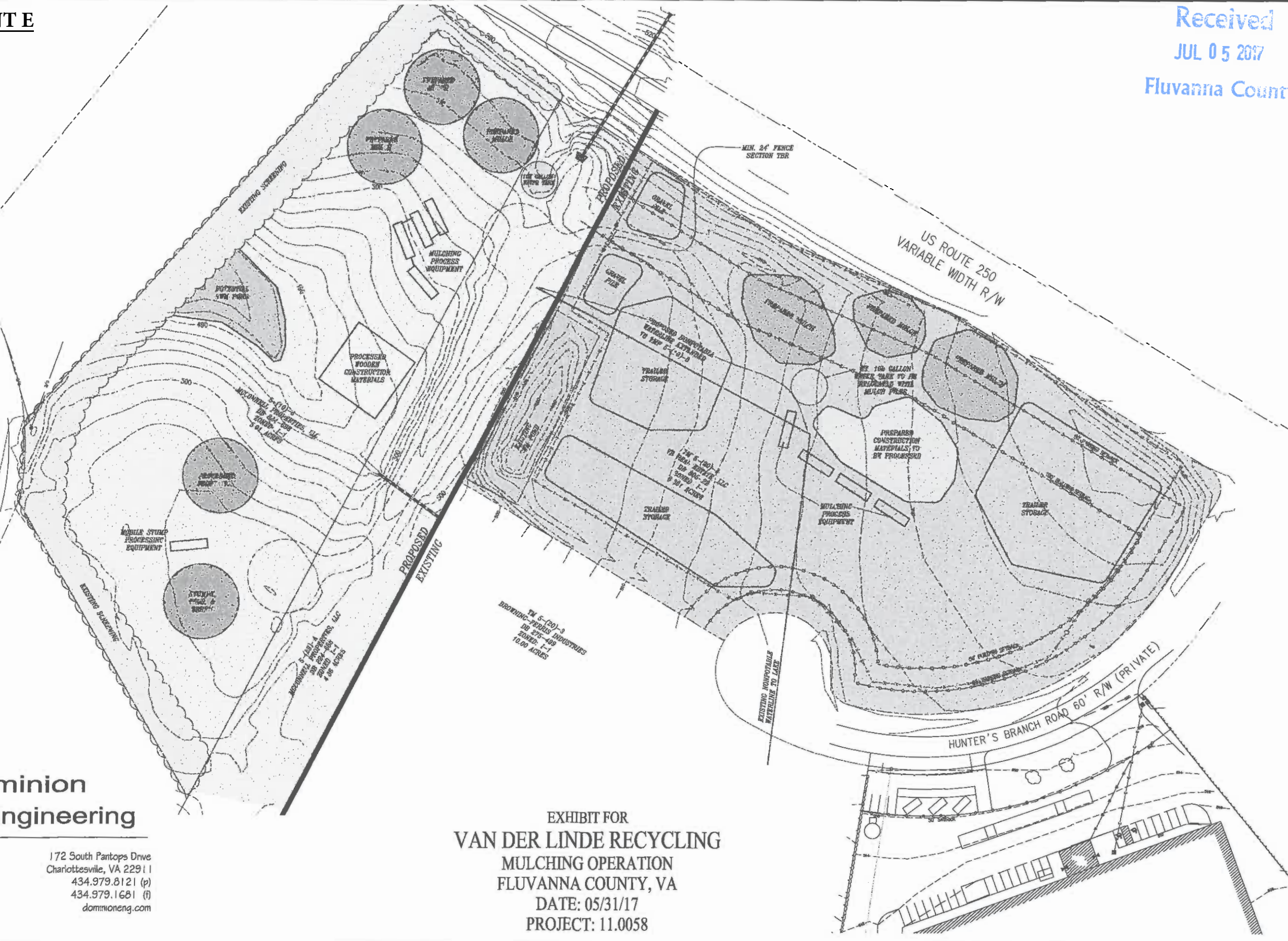


Revisions:		
NO.	DESCRIPTION	DATE
1	NEW BLDG.	06-28-07

SKETCH PLAN	
As Shown	05-29-07
Drawn By: JKS	Project No.: 70157
Checked By: JKS	
File Name: 05-10-06-SKETCH	

SITE PLAN APPLICATION
 GIBSON PROPERTY
 PALMYRA DISTRICT, FLUVANNA COUNTY, VA

Sheet No:



**Dominion
Engineering**

172 South Pantops Drive
Charlottesville, VA 22911
434.979.8121 (p)
434.979.1681 (f)
dominioneng.com

EXHIBIT FOR
**VAN DER LINDE RECYCLING
MULCHING OPERATION**
FLUVANNA COUNTY, VA
DATE: 05/31/17
PROJECT: 11.0058



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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July 5, 2017

Peter Van Der Linde
2820 Hydraulic Road
Suite 1
Charlottesville VA, 22901

Delivered via email to peter@vanderlinderecycling.com

Re: SDP 17:06- Van der Linde Recycling

Tax Map 5, Section 10, Parcel 6, and Tax Map 5, Section 23, Parcel A

Dear Mr. Van der Linde:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, June 8, 2017:

1. Planning Staff: Requested that access points be shown on the plans.
2. Fire Chief: Due to the recent Mulch Fire at the site, what are their plans for Fire Suppression at the new piles. Will existing fire pumps, hose lines, etc. be able to reach and handle the new piles. Also, we request good all season access for fire apparatus to these new piles. Applicant responded that they have hard-piped water from a retention pond as well as permanent pump. A 10,000 gallon tank with pumps will also be placed on site. Applicant will rotate mulch daily to allow for heat-escape, as well as configure access points to allow for use by Fire Dept.
3. The Department of Forestry stated they have no comments
4. Health Dept. stated they have no comments.
5. The Chamber of Commerce stated they have no comments
6. Erosion and Sediment Control: May need to have all-weather surfacing for vehicular access, but this is an item for discussion with the Virginia Department of Environmental Quality.
7. VDOT: Rte. 250 (Richmond Road) is a Major Collector with a posted speed limit of 55 mph. VDOT's 2015 Traffic Data shows an estimated Annual Average Daily Traffic (AADT) volume of 3600 vehicles and an Average Annual Weekday Traffic (AAWDT) of 3700 vehicles. VDOT's 2015 traffic estimates show that approximately 6% of the traffic on this section of Rte. 250 is truck traffic (1% two axle trucks, 4% three plus axle trucks and 1% of trucks with 1 trailer).

The recycling center's existing access road (Hunters Branch Road) is a private road that currently has a paved commercial entrance onto Rte. 250 with approximately 140 ft. of Taper and 150 ft. of Right Turn Lane.

The east radius of the existing paved commercial entrance onto Rte. 250 has been problematic over the past several years with mud being tracked onto Rte. 250 during wet periods of the year. The site plan should include the redesign of the eastern entrance radii and the installation of heavy duty pavement and a stone shoulder with appropriate grading to ensure that the area has positive drainage.

Provide an entrance analysis for the existing and proposed development at full build out along with any recommended road improvements that might be necessary to support the proposed development, VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes on Rte. 250 from VDOT's 2015 Traffic Data. The method used for determining volumes from the existing and the new development or land use are developed using the ITE trip generation manual. This manual includes tables for many different uses based on different factor size, number of units, employees, time of day, etc. Once the trips volumes are identified they are applied to the proposed entrance and analyzed with the existing travel volume data to determine what improvements are need for the system function acceptable. Turn lanes are one of the basic tools used to improve function of the road system. Once the traffic data is identified above it is run through the warrants analysis to determine if there is enough traffic volume to require an increase in the length of the existing right turn lane and if a left turn lane is warranted. This process is described in the Road Design Manual Appendix F Access Management for Entrances and Intersection at http://www.extranet.vdot.state.va.us/locdes/Electronic_Pubs/2005%20RDM/AppendF.pdf

The Planning Commission will have a meeting to discuss this item at their Tuesday, July 11, 2017 meeting. Your attendance is required at this meeting.

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

Sincerely,
James Newman
Planner
Dept. of Planning & Zoning

cc: File