



FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Administration Building, Morris Room

February 13, 2018

6:00 PM (Morris Room)

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

Accessory Homestay – Brad Robinson, Senior Planner

Comprehensive Plan Goal Status – James Newman, Planner

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 January 9, 2018

5 – PUBLIC HEARING

ZTA 18:01 Rezoning Fees – James Newman, Planner

6 – PRESENTATIONS

None

7 – SITE DEVELOPMENT PLANS

None

8 – SUBDIVISIONS

None

9 – UNFINISHED BUSINESS

None

10 – NEW BUSINESS

None

11 – PUBLIC COMMENTS #2 (3 minutes each)

12 – ADJOURN

Jason Stewart

Planning/Zoning Administrator Review

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

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

PLEDGE OF ALLEGIANCE

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

ORDER

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

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: February 13, 2018
Re: Planning Director's Report

Board of Supervisors Actions:

January 31, 2018

SUP 17:05 Jackson's Automotive Services LLC – A request for a special use permit to construct an automobile repair service establishment, with respect to 4.009 acres of Tax Map 17, Section A, Parcel 57C. The property is located along Thomas Jefferson Parkway (Route 53) approximately 0.07 miles north of the intersection with Turkeysag Trail (State Route 1015). The parcel is zoned A-1 and is within the Rivanna Community Planning Area and the Cunningham Election District. **(Approved 5-0)**

February 7, 2018

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for January 11, 2018:

None

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Fluvanna County Administration Building, Morris Room
January 9, 2018
7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Sue Cotellessa
Howard Lagomarsino
Tony O'Brien, Board of Supervisors Representative

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: **None**

Open the Regular Session at 7: 00pm (Mr. Jason Stewart, Planning and Zoning Administrator)
The Pledge of Allegiance followed by a Moment of Silence.

2018 Organizational Meeting of the Fluvanna County Planning Commission

- **Election of Chairman**

Zimmer moved to elect Barry Bibb as Chairman of the Fluvanna County Planning Commission for the calendar year of 2018. Cotellessa seconded the motion and the vote carried with a vote of 4-0-1. Abstained: Bibb

- **Election of Vice Chairman**

Johnson moved to elect Ed Zimmer as Vice Chairman of the Fluvanna County Planning Commission for the calendar year of 2018. Cotellessa seconded the motion and the vote carried with a vote of 4-0-1. Abstained: Zimmer

Lagomarsino made a motion to close nominations. Cotellessa seconded the motion and the vote carried with a vote of 5-0

- **Selection of Dates for the Commission Meetings**

Cotellessa moved to accept the selected dates of the Fluvanna County Planning Commission meetings for the calendar year of 2018 with August being on the first Tuesday of the month instead of the second Tuesday of the month. Seconded by Lagomarsino the motion carried with a vote of 5-0.

- **Resolution entitled "Organizational Meeting of the Fluvanna County Planning Commission 2018"**

On a motion by Zimmer, seconded by Johnson, and carried with a vote of 5-0
The "Organizational Meeting of the Fluvanna County Planning Commission 2018" resolution was adopted.

- **Adoption of the Planning Commission By-Laws and Rules of Procedure**

Johnson moved to adopt the Fluvanna County Planning Commission By-Laws and Rules of Procedure for 2018. Lagomarsino seconded the motion and the vote carried with a vote of 5-0.

Director's Report: Mr. Stewart

Board of Supervisors Actions:

December 20, 2017

- I. **SUP 17:04 – The Light Academy** – A request to establish an Educational Facility with respect to 10 acres of Tax Map 39, Section A, Parcel 48. The property is zoned A-1 (Agricultural, General) and located on the north side of Cunningham Road (Route 697), approximately 350 feet west of the intersection with Shores Road (Route 640). The property is located within the Rural Preservation Planning Area and the Fork Union Election District. **(Approved 4-0)**
- II. **ZMP 17:04 – Amber Hill LLC** – An ordinance to rezone, from A-1 Agricultural, General to I-2 Industrial, General, 90.17 acres of Tax Map 4, Section A, Parcel 27A. The property is located along Memory Lane (State Route 698), approximately 0.35 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Rural Residential Planning Area and the Palmyra Election District. **(Approved 4-0)**

Board of Zoning Appeals Actions:

None

Technical Review Committee for December 14, 2017:

- I. **ZMP 17:05 – 2428 Richmond Road LLC** – A request to rezone, from A-1 Agricultural, General to I-2 Industrial, General, 29.4 acres of Tax Map 4, Section A, Parcel 27. The property is located along Richmond Road (U.S. Route 250),

approximately 0.16 miles west of the intersection of Zion Road (State Route 627) and Memory Lane (State Route 698). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

- II. **SUP 17:05 Jackson's Automotive Services LLC** – A request for a special use permit to construct an automobile repair service establishment, with respect to 4.009 acres of Tax Map 17, Section A, Parcel 57C. The property is located along Thomas Jefferson Parkway (Route 53) approximately 0.07 miles north of the intersection with Turkeysag Trail (State Route 1015). The parcel is zoned A-1 and is within the Rivanna Community Planning Area and the Cunningham Election District.
- III. **SDP 17:09 – Lake Monticello Pool Replacement** – A sketch plan to replace the existing pool structure at Lake Monticello community with a new pool structure, with respect to approximately 7.5 acres of Tax Map 18A, Section 1, Parcel 70B. The parcel is zoned R-4 Residential Limited District. The property is located at the intersection of Club Lane and Ashlawn Boulevard. The parcel is within the Rivanna Community Planning Area and the Rivanna Election District.
- IV. **SDP 17:10 – Cunningham Methodist Church** – A sketch plan to establish an approximately 3,238 sq ft Assembly Hall, with respect to approximately 3.3 acres of Tax Map 18, Section A, Parcel 15. The parcel is zoned A-1 Agricultural General. The property is located approximately 600 feet north of the intersection of Thomas Jefferson Parkway (Rt. 53) and Ruritan Lake Road (Rt. 619). The parcel is within the Rural Residential Community Planning Area and the Cunningham Election District.

Public Comments:

None

Approval of Minutes

Minutes of December 12, 2017

Motion:

Zimmer made a motion to approve the minutes of December 12, 2017 Planning Commission meeting with one correction to the third motion of ZMP 17:04 from carried to failed. Seconded by Johnson. The motion was approved with a vote of 5-0 AYE: Cotellessa, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: ABSENT: None

Public Hearing:

SUP 17:05 Jackson Automotive – Brad Robinson, Senior Planner

Request for a special use permit to establish an automobile repair service establishment on Tax Map 17, Section A, Parcel 57C; Rivanna Community Planning Area; Automobile repair service establishment is defined as "A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting."; 60' x 100' building with six (6) bays proposed for general repair of vehicles; Vehicles awaiting repair to be parked to the rear of the building.

Lagomarsino: Asked about the location.

Zimmer: It's within the growth area.

Cotellessa: I assume the applicant has seen the conditions in the staff report. One of them being, not more than five (5) vehicles waiting for service shall be stored on the property outside of normal business hours. There looks to be 46 spaces available, if no more than five are parked plus normal customer parking

Robinson: We wanted to leave that open for discussion with the applicant

Cotellessa: There are no Saturday hours at the moment, is that open to being changed?

Applicant: I don't intend to work Saturdays.

Zimmer: I think it's important to remember these conditions are binding.

Cotellessa: Do we have a height of the building?

Applicant: 18ft walls, 20ft at the most.

Applicant: Gave the planning commission a description of himself and what he's looking to do at his automotive shop.

Bibb: How many employees do you look to have?

Applicant: I would like to start with 3-5. I also want to have a shuttle in order to drive customers to work while there waiting for their vehicle to be serviced.

Bibb: Is five operable vehicle spaces going to be enough?

Applicant: No, but ideally it would be a start.

Zimmer: So would you like to change that number? **Applicant:** Yes

Payne: The language in the condition means the number of vehicles only applies to after business hours.

Bibb: What number are you thinking?

Applicant: I would like to do the number of allowed parking spots.

Justin Shimp; Engineer: I would suggest if you have parking in the front let the back be for the cars being serviced or stored and leave the parking in the front open to customers. Our concept plan is for 22 cars.

Applicant: Some vehicles may have to stay overnight if parts need to be ordered.

Zimmer: I think inside or behind the building would be better language.

Cotellessa: There was mention of lighting, so that customers coming in after dark that were leaving cars could see. If they are directed to the back, then the lighting will need to be directed that way also.

Payne: I would word this; Vehicles waiting for service shall be stored in or behind the building outside normal business hours.

Public Comments

Susie Morris 6840 Thomas Jefferson Parkway: If someone only has an established business with only one bay, it seems they are really going out on a limb for a six bay establishment. At any time, he could have 10 to 20 or more vehicles at a time and dealing with up to 45 cars a day.

He says he wants to make it for convenience so people won't have to drive, but he needs to assume people would travel the same distance to the new shop. In that area, yes, it's across from a development but that's now designated A-1. I think the Carrot group are all compatible to handle what would be coming to those businesses. You have residential and a much greater number when you live by a residence and it's going to make it much easier to want to work weekends.

Cotellessa: In the A-1 district vehicle, repair facilities are allowed as a special use permit. We just have to make sure it's compatible.

Zimmer: I think the applicant understands the concerns of the number of vehicles which I believe we have addressed.

Lagomarsino: I think there's a need for an auto repair shop.

Johnson: Have we had any complaints from local residents? **Robinson:** No

Recommended Conditions:

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. The site must meet the requirements set forth by the Virginia Department of Health.
4. ~~Not more than five (5) vehicles waiting for service shall be stored on the property outside of normal business hours.~~
4. Vehicles waiting for service shall be stored in or behind the building outside normal business hours.
5. Hours of operation for the site shall be from 7 am to 6 pm Monday-Friday.
6. All noise generated by this activity shall be limited to maximum daytime level of 60 dB at the property line.
7. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code.
8. Used motor oil, coolants, discarded automotive parts and tires shall be recycled or disposed of in accordance with State and local laws.
9. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
10. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
11. 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.

Motion:

Cotellessa made a motion that the Planning Commission recommend approval of SUP 17:05, a request to establish an automobile repair service establishment with respect to 4.009 acres of Tax Map 17, Section A, Parcel 57C, [if approved] subject to the eleven (11) conditions listed in the staff report. With a change of condition number #4 being vehicles waiting for service shall be stored in or behind the building outside normal business hours.

**Seconded by Zimmer. The motion was approved with a vote of 5-0 AYE: Johnson, Lagomarsino, Bibb, Zimmer, and Cotellessa
NAY: None ABSTAIN: None ABSENT: None**

PRESENTATIONS:

None

Site Development Plans:

SDP 17:09 Lake Monticello Pool Replacement – James Newman, Planner

A sketch plan to replace the existing pool structure at Lake Monticello community with a new pool structure, with respect to approximately 7.5 acres of Tax Map 18A, Section 1, Parcel 70B. The property is located at the intersection of Club Lane and Ashlawn Boulevard.

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;
4. Store chlorine and other hazardous materials in a dry, secure environment

Motion

Zimmer made a motion to approve SDP 17:09, a sketch plan to replace the existing pool structure at Lake Monticello community with a new pool structure, with respect to approximately 7.5 acres of Tax Map 18A, Section 1, Parcel 70B, subject to the four (4) conditions listed in the staff report.

**Seconded by Johnson. The motion was approved with a vote of 5-0 AYE: Johnson, Lagomarsino, Bibb, Zimmer, and Cotellessa
NAY: None ABSTAIN: None ABSENT: None**

SDP 17-10 Cunningham United Methodist Church – James Newman, Planner

A sketch plan to establish an approximately 3,238 sq ft Assembly Hall, with respect to approximately 3.3 acres of Tax Map 18, Section A, Parcel 15, A-1 Agricultural General. Assembly Hall for communal gatherings, No new parking, some changes to sidewalks. May add on a kitchen in the future, if budget allows. Appears to broadly meet the requirements of the Fluvanna County Zoning Ordinance.

Cotellessa: On the application, it states it will be used as an educational facility, not an assembly hall, which is a separate SUP use. Therefore, I wonder what the actual use will be.

Architect; Bill Owens: It's just an open use space. We do plan to build classrooms later. It would also be divided for Sunday school classrooms.

Cotellessa: In the Staff recommended conditions, it talks about meeting the site plan requirements and that includes landscaping and lighting which the applicant says they can't afford at this time, so how will that work?

Newman: Right now, they have issues with the budget for the landscaping. They currently have existing tree coverage to the north and the south, which is fine since they're not doing any new parking.

Zimmer: Unless they were to move that buffer.

Cotellessa: And the additional square footage doesn't require additional parking?

Newman: Correct.

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;

Motion:

Johnson made a motion to approve SDP 17:10, a sketch plan to establish an approximately 3,238 sq. ft. Assembly Hall, with respect to approximately 3.3 acres of Tax Map 18, Section A, Parcel 15 subject to the three (3) conditions listed in the staff report. Seconded by Lagomarsino. The motion was approved with a vote of 5-0 AYE: Johnson, Lagomarsino, Bibb, Zimmer, and Cotellessa NAY: None ABSTAIN: None ABSENT: None

Subdivisions:

None

Unfinished Business:

Strategic Zoning Authorization – James Newman, Planner

Draft Language of proposed amendment to County Code:

Sec. 20-4-8. Roll-back taxes generally.

(A).....

(D) Except as provided in subsection (E) of this section, real property rezoned to a more intensive use, at the request of the owner or his agent, shall be subject to the roll-back tax at the time the zoning is changed. Real property rezoned to a more intensive use before July 1, 1988, at the request of the owner or his agent, shall be subject to the roll-back tax at the time the qualifying use is changed to a nonqualifying use. No real property rezoned to a more intensive use at the request of the owner or his agent shall be eligible for taxation and assessment under this article; provided, that these provisions shall not be applicable to any rezoning which is required for the establishment, continuation or expansion of a qualifying use. If the property is subsequently rezoned to agricultural, horticultural or open space, it shall be eligible for consideration for assessment and taxation under this article only after three (3) years have passed since the rezoning was effective.

(E) Notwithstanding the provisions of subsection (D), above, in the case of property located within the Zion Crossroads Community Planning Area as designated in the then current Comprehensive Plan, (i) when a change in zoning of real estate to a more intensive use at the request of the owner or his agent occurs, roll-back taxes shall not become due solely because the change in zoning is for specific more intensive uses set forth in the ordinance, (ii) such real estate may remain eligible for use value assessment and taxation, in accordance with the provisions of this article, as long as the use by which it qualified does not change to a nonqualifying use, and (iii) no roll-back tax shall become due with respect to the real estate until such time as the use by which it qualified changes to a nonqualifying use.

Motion:

Zimmer made a motion to recommend that the Board of Supervisors approve the proposed amendment to Section 20-4-8 of the Fluvanna County Code concerning roll-back taxes, as part of the Strategic Zoning initiative as presented by staff. Seconded by Cotellessa. The motion was approved with a vote of 5-0 AYE: Johnson, Lagomarsino, Bibb, Zimmer, and Cotellessa NAY: None ABSTAIN: None ABSENT: None

New Business:

None

Public Comments:

None

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of January 9, 2018 at 7:52 pm.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

**TRANSACTIONS BY USER REPORT (01/01/2018 TO 01/31/2018)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT**

Selected Users: Stephanie Keuther

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Stephanie Keuther					
BZA18:0001					
INV-00000003	Sign Deposit for Public Hearing	01/11/2018	Fee Payment	Check #1237	\$90.00
	Variance	01/11/2018	Fee Payment	Check #1237	\$550.00
MSC18:0001					
INV-00000001	Sign Permit	01/10/2018	Fee Payment	Check #3912	\$155.00
MSC18:0002					
INV-00000002	Sign Permit	01/11/2018	Fee Payment	Check #46944	\$155.00
SUB18:0001					
INV-00000004	Boundary Adjustment	01/11/2018	Fee Payment	Check #1218	\$100.00
SUB18:0002					
INV-00000008	Subdivision: GIS Fee (per lot)	01/23/2018	Fee Payment	Check #53850	\$750.00
	Subdivision: Minor	01/23/2018	Fee Payment	Check #53850	\$1,500.00
SUB18:0003					
INV-00000010	Boundary Adjustment	01/25/2018	Fee Payment	Check #2035	\$100.00
ZUP18:0001					
INV-00000011	Special Use Permit: Telecom Tower Consult. Review	01/29/2018	Fee Payment	Check #074913	\$900.00
STEPHANIE KEUTHER				TOTAL CHECK:	\$4,300.00
				NET TOTAL:	\$4,300.00
GRAND TOTALS				TOTAL CHECK:	\$4,300.00
				NET TOTAL:	\$4,300.00



BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Kevin Zoll	November, 2017

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached	2015	4	5	10	9	12	12	14	13	2	4	7	3	95
	2016	11	11	8	15	9	18	6	5	9	2	6	8	108
	2017	3	2	16	6	4	10	6	5	14	5	7		78
NEW - Single Family Attached	2015	2	0	0	0	0	0	0	2	0	0	0	0	4
	2016	0	0	0	0	0	0	0	0	0	0	2	0	2
	2017	0	0	0	0	0	0	0	0	0	0	0		0
NEW - Mobil Homes	2015	0	0	0	0	1	1	0	2	0	0	0	0	4
	2016	0	1	0	0	0	0	0	1	0	0	0	0	2
	2017	0	0	0	0	2	1	0	1	0	0		1	5
Additions and Alterations	2015	21	30	38	28	21	30	22	25	23	27	35	18	318
	2016	13	10	31	27	29	29	15	32	31	28	27	27	299
	2017	29	20	29	43	20	29	32	18	23	27	43		313
Accessory Buildings	2015	4	4	3	4	1	0	0	2	6	0	0	3	27
	2016	3	4	4	6	2	2	1	2	1	3	3	6	37
	2017	0	4	2	3	2	2	2	4	2	0	2		23
Swimming Pools	2015	0	0	0	0	0	0	0	1	1	0	0	0	2
	2016	0	0	0	0	0	1	1	0	0	1	1	0	4
	2017	0	1	1	0	0	1	0	0	0	0	0	0	3
Commercial/Industrial Build/Cell Towers	2015	1	0	0	0	0	0	2	0	0	1	1	1	6
	2016	0	0	2	2	0	0	1	0	1	1	1	1	9
	2017	1	2	0	0	0	0	2	2	0	1	0		8
Land Disturbing Permits	2015	6	5	9	10	10	12	15	16	3	5	10	5	106
	2016	12	11	8	14	10	17	7	6	11	3	9	9	117
	2017	3	2	17	7	7	9	6	6	15	7	7		86
TOTAL PERMITS	2015	38	39	51	41	35	43	38	45	32	32	43	25	456
	2016	27	26	45	50	40	50	24	40	42	35	40	42	461
	2017	36	31	65	59	35	43	42	30	39	40	60		480
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2015	1,384,631	1,560,716	2,916,520	3,567,237	2,999,918	4,280,357	5,272,378	3,107,731	2,625,563	2,203,913	1,931,893	6,252,403	\$ 38,103,260
	2016	1,817,981	2,555,455	5,552,458	3,711,821	2,447,891	5,181,921	3,611,179	1,817,783	3,089,971	1,889,279	2,028,590	2,937,783	\$ 36,642,112
	2017	857,767	827,724	4,859,777	2,066,132	1,512,789	3,676,118	1,904,915	2,359,988	2,846,545	1,957,646	1,897,110		\$ 24,766,511
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2015	105	137	146	214	113	232	193	181	208	206	149	149	2033
	2016	116	91	153	157	155	214	249	230	197	181	184	172	2099
	2017	159	144	171	141	177	152	202	182	153	183	181		1845
FEES COLLECTED														
Building Permits	2015	\$6,731	\$8,351	\$13,711	\$16,037	\$13,508	\$16,628	\$14,931	\$18,895	\$10,411	\$8,558	\$10,381	\$9,575	\$ 147,717
	2016	\$11,850	\$11,954	\$11,576	\$14,889	\$8,447	\$18,588	\$12,947	\$7,537	\$11,285	\$12,548	\$8,361	\$11,213	\$ 141,193
	2017	\$4,060	\$3,660	\$22,692	\$9,249	\$6,703	\$11,948	\$9,494	\$7,790	\$13,169	\$6,895	\$9,022		\$ 104,682
Land Disturbing Permits	2015	\$1,775	\$875	\$1,425	\$3,425	\$1,750	\$1,850	\$2,325	\$3,338	\$1,085	\$2,819	\$10,450	\$2,298	\$ 33,414
	2016	\$3,200	\$2,575	\$1,700	\$1,950	\$2,250	\$2,200	\$4,020	\$875	\$28,074	\$2,000	\$1,450	\$1,200	\$ 51,494
	2017	\$475	\$800	\$7,000	\$1,523	\$2,366	\$2,425	\$1,733	\$7,784	\$2,100	\$2,050	\$1,000	\$0	\$ 29,255
Zoning Permits/ Proffers	2015	\$1,200	\$1,000	\$1,650	\$2,600	\$1,500	\$1,850	\$1,850	\$2,400	\$1,650	\$1,050	\$950	\$1,700	\$ 18,500
	2016	\$1,150	\$1,250	\$1,800	\$2,450	\$1,650	\$2,700	\$1,150	\$1,150	\$1,900	\$1,050	\$900	\$850	\$ 18,950
	2017	\$400	\$1,000	\$2,400	\$950	\$1,500	\$1,800	\$1,245	\$1,250	\$1,600	\$1,000	\$1,250	\$0	\$ 14,395
TOTAL FEES	2015	\$ 9,706	\$10,226	\$16,786	\$22,062	\$16,758	\$20,328	\$19,106	\$24,632	\$13,146	\$12,427	\$21,731	\$12,722	\$ 199,631
	2016	\$16,200	\$15,779	\$15,076	\$19,289	\$12,347	\$23,488	\$18,117	\$9,562	\$41,259	\$15,348	\$11,411	\$13,763	\$ 211,637
	2017	\$ 4,935	\$ 5,460	\$32,092	\$11,722	\$10,569	\$16,173	\$12,472	\$16,824	\$16,869	\$ 9,945	\$11,272	\$ -	\$ 148,333



BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Kevin Zoll	December, 2017

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached	2015	4	5	10	9	12	12	14	13	2	4	7	3	95
	2016	11	11	8	15	9	18	6	5	9	2	6	8	108
	2017	3	2	16	6	4	10	6	5	14	5	7	13	91
NEW - Single Family Attached	2015	2	0	0	0	0	0	0	2	0	0	0	0	4
	2016	0	0	0	0	0	0	0	0	0	0	2	0	2
	2017	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW - Mobil Homes	2015	0	0	0	0	1	1	0	2	0	0	0	0	4
	2016	0	1	0	0	0	0	0	1	0	0	0	0	2
	2017	0	0	0	0	2	1	0	1	0	0	0	0	4
Additions and Alterations	2015	21	30	38	28	21	30	22	25	23	27	35	18	318
	2016	13	10	31	27	29	29	15	32	31	28	27	27	299
	2017	29	20	29	43	20	29	32	18	23	27	43	28	341
Accessory Buildings	2015	4	4	3	4	1	0	0	2	6	0	0	3	27
	2016	3	4	4	6	2	2	1	2	1	3	3	6	37
	2017	0	4	2	3	2	2	2	4	2	0	2	2	25
Swimming Pools	2015	0	0	0	0	0	0	0	1	1	0	0	0	2
	2016	0	0	0	0	0	1	1	0	0	1	1	0	4
	2017	0	1	1	0	0	1	0	0	0	0	0	0	3
Commercial/Industrial Build/Cell Towers	2015	1	0	0	0	0	0	2	0	0	1	1	1	6
	2016	0	0	2	2	0	0	1	0	1	1	1	1	9
	2017	1	2	0	0	0	0	2	2	0	1	0	0	8
Land Disturbing Permits	2015	6	5	9	10	10	12	15	16	3	5	10	5	106
	2016	12	11	8	14	10	17	7	6	11	3	9	9	117
	2017	3	2	17	7	7	9	6	6	15	7	7	14	100
TOTAL PERMITS	2015	38	39	51	41	35	43	38	45	32	32	43	25	456
	2016	27	26	45	50	40	50	24	40	42	35	40	42	461
	2017	36	31	65	59	35	43	42	30	39	40	60	85	565
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2015	1,384,631	1,560,716	2,916,520	3,567,237	2,999,918	4,280,357	5,272,378	3,107,731	2,625,563	2,203,913	1,931,893	6,252,403	\$ 38,103,260
	2016	1,817,981	2,555,455	5,552,458	3,711,821	2,447,891	5,181,921	3,611,179	1,817,783	3,089,971	1,889,279	2,028,590	2,937,783	\$ 36,642,112
	2017	857,767	827,724	4,859,777	2,066,132	1,512,789	3,676,118	1,904,915	2,359,988	2,846,545	1,957,646	1,897,110	3,479,285	\$ 28,245,796
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2015	105	137	146	214	113	232	193	181	208	206	149	149	2033
	2016	116	91	153	157	155	214	249	230	197	181	184	172	2099
	2017	159	144	171	141	177	152	202	182	153	183	181	169	2014
FEES COLLECTED														
Building Permits	2015	\$ 6,731	\$ 8,351	\$ 13,711	\$ 16,037	\$ 13,508	\$ 16,628	\$ 14,931	\$ 18,895	\$ 10,411	\$ 8,558	\$ 10,381	\$ 9,575	\$ 147,717
	2016	\$ 11,850	\$ 11,954	\$ 11,576	\$ 14,889	\$ 8,447	\$ 18,588	\$ 12,947	\$ 7,537	\$ 11,285	\$ 12,548	\$ 8,361	\$ 11,213	\$ 141,193
	2017	\$ 4,060	\$ 3,660	\$ 22,692	\$ 9,249	\$ 6,703	\$ 11,948	\$ 9,494	\$ 7,790	\$ 13,169	\$ 6,895	\$ 9,022	\$ 12,886	\$ 117,568
Land Disturbing Permits	2015	\$ 1,775	\$ 875	\$ 1,425	\$ 3,425	\$ 1,750	\$ 1,850	\$ 2,325	\$ 3,338	\$ 1,085	\$ 2,819	\$ 10,450	\$ 2,298	\$ 33,414
	2016	\$ 3,200	\$ 2,575	\$ 1,700	\$ 1,950	\$ 2,250	\$ 2,200	\$ 4,020	\$ 875	\$ 28,074	\$ 2,000	\$ 1,450	\$ 1,200	\$ 51,494
	2017	\$ 475	\$ 800	\$ 7,000	\$ 1,523	\$ 2,366	\$ 2,425	\$ 1,733	\$ 7,784	\$ 2,100	\$ 2,050	\$ 1,000	\$ 1,625	\$ 30,880
Zoning Permits/Proffers	2015	\$ 1,200	\$ 1,000	\$ 1,650	\$ 2,600	\$ 1,500	\$ 1,850	\$ 1,850	\$ 2,400	\$ 1,650	\$ 1,050	\$ 950	\$ 1,700	\$ 18,500
	2016	\$ 1,150	\$ 1,250	\$ 1,800	\$ 2,450	\$ 1,650	\$ 2,700	\$ 1,150	\$ 1,150	\$ 1,900	\$ 1,050	\$ 900	\$ 850	\$ 18,950
	2017	\$ 400	\$ 1,000	\$ 2,400	\$ 950	\$ 1,500	\$ 1,800	\$ 1,245	\$ 1,250	\$ 1,600	\$ 1,000	\$ 1,250	\$ 1,550	\$ 15,945
TOTAL FEES	2015	\$ 9,706	\$ 10,226	\$ 16,786	\$ 22,062	\$ 16,758	\$ 20,328	\$ 19,106	\$ 24,632	\$ 13,146	\$ 12,427	\$ 21,731	\$ 12,722	\$ 199,631
	2016	\$ 16,200	\$ 15,779	\$ 15,076	\$ 19,289	\$ 12,347	\$ 23,488	\$ 18,117	\$ 9,562	\$ 41,259	\$ 15,348	\$ 11,411	\$ 13,763	\$ 211,637
	2017	\$ 4,935	\$ 5,460	\$ 32,092	\$ 11,722	\$ 10,569	\$ 16,173	\$ 12,472	\$ 16,824	\$ 16,869	\$ 9,945	\$ 11,272	\$ 16,061	\$ 164,394

CODE COMPLIANCE VIOLATION STATISTICS

January - 2018

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)	11/3/2016	Junk/Inoperable Vehicle	Court	Circuit Court Appeal Final Disposition set for 04/05/2018	Palmyra
1709-03	4-(A)-114	Herrion, Vernon L.	15 Blue Ridge Dr.	9/20/2017	Violation of SUP 04-10	Permit Pend	02/20/2018	Palmyra
1710-01	43-(A)-39	Partusch, Brian D.	4855 Stage Junction Rd.	10/17/2017	Improper Use - Junkyard	Extended	02/17/2018	Columbia
1801-01	18A-(1)-204	Worley, James C. & Dawn M	30 Stonewall Rd.	01/08/2018	Junkyard	Cleared	n/a	Rivanna
1801-02	36-(A)-92B	Davis, Audrey & Kidd, Doris	100 Ridgecrest Ln.	01/17/2018	Dumping/Junk	Cleared	n/a	Cunningham
1801-03	28-(A)-14B	Beach, Timothy R. & Leigh A	571 Rhode School Lane	01/19/2018	Burning Plastic & Chemicals	Cleared DEQ	n/a	Cunningham
1801-04	4-(48)-2	Liberty Homes, Inc.	227 Kathys Ln.	01/24/2018	Construction Trash/Debris	Cleared	n/a	Palmyra
1801-05	36-(A)-97	Patterson, Hilton & Carolyn	1404 West River Rd.	01/26/2018	Junk/Debris	Extended	02/26/2018	Cunningham

STATUS DEFINITIONS*

Board - Case is pending Board Approval	Court Pending - Summons to be issued	Permit Pending - Applied for Permit to Abate Violation
Cleared - Violation Abated	Extended - Extension Given/Making Progress to Abate Violations	Rezoning - Property is in Rezoning Process
Court - Case is before Judge	Pending - Violation Notice Sent	SUP Pending - SUP Application made to Abate Violation

MISCELLANEOUS ACTIONS / TASKS

Biosolids Applied and Signs Displayed (Total – 33 Sites)

Compliance with Tenaska Virginia Sound Levels 01/17/2017

Signs Removed From Public Rights-Of-Way (Total – 42)

Placed and removed "Public Hearing Signs" as needed

Deliver packets to BOS, PC Members and Library

Circuit Court research of Transcontinental Gas Pipeline Corp., TM: 26-(A)-22 for determination of correct parcel size with Commissioner of Revenue office.

Evaluate Fluvanna County Code and Zoning Ordinance (Re: Chapter 10, Article 1 and Article 4, Sec.15-4-1) and attend BOS discussions



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: ZTA 18:01

From: James Newman
Date: February 13, 2018

General Information: This request is to be heard by the Fluvanna County Planning Commission on Tuesday February 13, 2018 at 7:00 pm in the Morris Room of the County Administration Building

Applicant/Representative: Fluvanna County

Requested Action: Amend the Fluvanna County Zoning Ordinance

- Amend Fluvanna County Code Section 22-17-7. The proposed amendment reduces the rezoning fee by eliminating the \$50-per-acre charge, so as to aid in the economic development of the county.

Background

Project Timeline:

Item discussed by the Planning Commission at their work session on December 12, 2017.

Analysis

The proposed amendments amend the Fluvanna County Zoning Ordinance. The amendments are made to reduce the rezoning fee to a flat fee of \$1,000, plus mailing costs. The \$50-per-acre cost would be stricken from the Ordinance.

Comprehensive Plan

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

Chapter 2 Goals:

A.1: "Develop new zoning and subdivision regulations that will further the desired growth patterns and property uses, and to protect the rural preservation area..."

D.2 "Encourage the establishment of new local business and support existing local business in village cores."

Chapter 5 Goal:

C.6.: “Streamline the application and permitting process by working with business to help them locate in the appropriate area of the county...”

Conclusion

The proposed amendment to the Fluvanna County Zoning Ordinance will:

- Provides an incentive for economic development by making it cheaper to rezone property
- Make the Zoning Ordinance conform with the goals of the 2015 Comprehensive Plan

Suggested Motion

I move that the Planning Commission recommend [*approval/denial/deferral*] of ZTA 17:04, an amendment and accompanying resolution to the Fluvanna County Zoning Ordinance to amend Chapter 22, Article 17 of the Fluvanna County Code By Certain Amendments to Sections and Subsection 22-17-7, Thereof, Amending the Fluvanna County Zoning Ordinance. The public purpose of these amendments is to aid in the economic development of the County

Attachments: A: Zoning Chapter 22, Article 17, Section 7, proposed changes

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Sections 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended, by the addition thereto of a Section 22-17-7 as follows:

Sec. 22-17-7. – Fees

The following schedule of fees shall be applicable for zoning submittals and shall supersede any schedule of fees heretofore adopted:

Site Plan Review

Sketch Plan	\$ 150.00
Minor Plan	\$ 550.00
Major Plan	\$1,100.00
Amendment of Plan	\$ 150.00
<u>Landscape Plan Review*</u>	\$ 50.00
<u>Outdoor Lighting Plan Review*</u>	\$ 50.00
<u>Tree Protection Plan Review*</u>	\$ 50.00

* If not part of a site plan review

Special Use Permit

	\$ 800.00 plus Mailing costs•
Amendment of Condition	\$ 400.00 plus Mailing costs•
Telecommunications Towers	\$1,500.00 plus mailing costs• \$5,500.00 w/consultant review
Mobile Home	\$ 350.00 plus mailing costs•
Permit Extension (Mobile Home)	\$ 200.00 plus mailing costs•

Rezoning

	\$1,000.00 plus \$50.00 per acre plus mailing costs•
Proffer or Master Plan Amendment	\$750.00 plus mailing costs•

Zoning Text Amendment

Map	\$550.00 \$750.00 plus \$ 50.00 per acre
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Variance

Appeal of Administrator	\$550.00 plus mailing costs• \$125.00
BZA Interpretation of Map	\$ 50.00

Zoning Permit

	\$100.00 Primary Structures \$ 50.00 Accessory Bldgs.
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<u>Sign Permit</u>	\$155.00
<u>Copy of Ordinances</u> ••	\$ 30.00
<u>Comprehensive Plan</u> ••	\$ 50.00
<u>Tax Map Book</u> ••	\$ 30.00
<u>Request for Temporary Exception</u> <u>Outdoor Light Control</u>	\$ 50.00
<u>Street Sign Installation</u>	\$200.00 per intersection
<u>Sign Deposit for Public Hearing</u>	\$ 90.00 per sign

•Mailing Costs – \$20.00 per Adjacent Property Owner (APO) after 1st 15 APO's, Certified Mail,

••Available on-line for free

And be it further resolved that the public purpose for the proposed amendments is to codify and update the fees to be paid for certain reviews required by the zoning ordinance.

And be it further resolved that the proposed amendment be, and it is hereby, referred to the Planning Commission.

DRAFT

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FLUVANNA COUNTY that the Fluvanna County Code be, and it is hereby, amended, in Section 20-4-8, as follows:

Sec. 20-4-8. Roll-back taxes generally.

(A).....

1. *(D) Except as provided in subsection (E) of this section, real property rezoned to a more intensive use, at the request of the owner or his agent, shall be subject to the roll-back tax at the time the zoning is changed. Real property rezoned to a more intensive use before July 1, 1988, at the request of the owner or his agent, shall be subject to the roll-back tax at the time the qualifying use is changed to a nonqualifying use. No real property rezoned to a more intensive use at the request of the owner or his agent shall be eligible for taxation and assessment under this article; provided, that these provisions shall not be applicable to any rezoning which is required for the establishment, continuation or expansion of a qualifying use. If the property is subsequently rezoned to agricultural, horticultural or open space, it shall be eligible for consideration for assessment and taxation under this article only after three (3) years have passed since the rezoning was effective.*

(E) Notwithstanding the provisions of subsection (D), above, in the case of property located within the Zion Crossroads Urban Development Area as designated in the then current Comprehensive Plan, (i) when a change in zoning of real estate to a more intensive use at the request of the owner or his agent occurs, roll-back taxes shall not become due solely because the change in zoning is for specific more intensive uses set forth in the ordinance, (ii) such real estate may remain eligible for use value assessment and taxation, in accordance with the provisions of this article, as long as the use by which it qualified does not change to a nonqualifying use, and (iii) no roll-back tax shall become due with respect to the real estate until such time as the use by which it qualified changes to a nonqualifying use.