



# FLUVANNA COUNTY PLANNING COMMISSION

## REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

May 7, 2019

7:00 PM (Circuit Court Room)

### TAB AGENDA ITEMS

**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 April 9, 2019

**5 – PUBLIC HEARINGS**

SUP 19:03 – Michael Brookman – Holly Steele, Planner

ZMP 18:01 – Steven & Codie Peters / Colonial Circle – Brad Robinson, Senior Planner

SUP 18:05 – Steven & Codie Peters / Colonial Circle Density – Brad Robinson, Senior Planner

**6 – PRESENTATIONS**

2018 Development Activity Report—Holly Steele, Planner

**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**

  
Director of Community Development 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.*

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## PLEDGE OF ALLEGIANCE

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

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## ORDER

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

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*“Responsive & Responsible Government”*

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

To: Fluvanna County Planning Commission  
From: Jason Stewart, AICP  
Date: May 7, 2019  
Re: Planning Director’s Report

## **Board of Supervisors Actions:**

April 17, 2019

**SUP 19:02 Amy and Stephen Beyer** – A request for a special use permit to convert an existing building into a “low-volume medical clinic” with respect to 3.81 acres of Tax Map 29, Section A, Parcel 89. The property is located off of Thomas Jefferson Pkwy. (State Route 53), approximately 500 feet west of the intersection with Stage Coach Hills Rd (State Route 1010). The parcel is zoned A-1 Agricultural, General and located within the Rural Residential Planning Area and the Fork Union Election District. **(Approved 5-0)**

May 1, 2019  
None

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

April 16, 2019

**BZA 19:02 – Virginia Properties LLC:** A request for a variance to Fluvanna County Code Sec.22-11-6 of the Zoning Ordinance to allow for the reduction of the minimum yard required from an agricultural district, from 50 feet to 40 feet, for the purpose of constructing a lumber storage shed with respect to 23.8 acres of Tax Map 5, Section 7, Parcel 9C. The subject property is located in the Columbia Election District along Better Living Drive (Route 1024) approximately 0.45 miles southwest of the intersection with Richmond Road (U.S. Route 250). The property is zoned I-1, Industrial, Limited and is within the Zion Crossroads Community Planning Area. **(Approved 4-0)**

## **Technical Review Committee for April 11, 2019:**

**SUP 19:03 Mike Brookman** – A request for a special use permit to construct a specialty retail store for the sale of firearms, with respect to 10.549 acres of Tax Map 52, Section 8, Parcel 2. The property is located off of James Madison Highway (State Route 15), approximately 0.1

miles east of the intersection with East River Rd. (State Route 6). The parcel is zoned A-1 Agricultural, General and located within the Rural Residential Planning Area and the Fork Union Election District.

# CODE COMPLIANCE VIOLATION STATISTICS

April - 2019

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

Case No.	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 Agreement 4/05/2018	Status Review Court 05/10/2019	Palmyra
1709-03	4-(A)-114	Herrion, Vernon L.	15 Blue Ridge Dr.	09/20/2018	Violation of SUP 04-10	Permit Pend	05/20/2019	Palmyra
1801-05	36-(A)-97	Patterson, Hilton & Carolyn	1404 West River Rd.	01/26/2018	Junk/Debris	Extended	05/02/2019	Cunningham
1803-01	4-(12)-1	Meredith, White Et Al	251 Country La.	03/02/2018	Inoperable Vehicles	Extended	05/02/2019	Palmyra
1804-03	4-(A)-109A	Bahr, Kenneth	3180 Richmond Rd.	04/10/2018	Violation of SDP 06-009	Court	03/19/2019 Defendant Guilty- Appeal 05/24/2019	Palmyra
1809-02	10-(A)-33	Edwards, Catherine	17934 James Madison Hwy.	09/14/2018	Site Plan required for SUP	Cleared	Site Plan Approved	Columbia
1810-02	49-(A)-10A	Thomas, Willis L. Jr. & Bertha	2438 & 2390 Shores Rd.	10/17/2018	Inoperable Vehicles	Pending	05/17/2019	Fork Union
1811-01	54A-(1)- 77,78B, 95, 95A	Harry, Richard T. & Donna M.	436 Saint James St.	11/09/2018	Non-permitted use, "junkyards", salvage & scrapyards"	Pending	05/09/2019 Substantial Improv.	Columbia
1811-02	9-(A)-14B	Crofton Group, Inc.	106 Crofton Plaza	11/16/2018	Amended Site Plan required	Pending	05/16/2019	Palmyra
1901-01	30-(1)-A1	Newton, Eleanor T.	1116 Thomas Jefferson Pkwy	01/07/2019	Garbage, Debris, Junk	Pending	05/07/2019	Fork Union
1901-03	30-(A)-49	Ross, Kyeasha & Scruggs	2430 Shiloh Church Rd.	01/29/2019	Garbage, Trash	Pending	05/28/2019	Fork Union
1903-02	31-(A)-67, 31-(A)-67A	Norcross, Robert L.	3127 & 3171 Courthouse Rd.	03/18/2019	Garbage, Refuse & Waste	Pending	05/17/2019	Columbia
1903-03	3-(10)-9	Cline, Donald K.	103 Mechunk Creek Dr.	03/18/2019	Garbage, Refuse & Waste	Cleared	04/10/2019	Palmyra
1903-05	8-(A)-31	CP Burns Properties, LLC.	677 Lake Monticello Rd.	03/21/2019	Junk, Inoperable Vehicles	Pending	05/21/2019	Palmyra
1903-06	17-(A)-20	Haney, David S., Sr.	6251 Thomas Jefferson Py.	03/22/2019	Garbage, Refuse & Waste	Pending	05/22/2019	Cunningham
1904-01	36-(A)-61	Tate, Scottie Lee, Et Al	186 The Cross Rd.	04/01/2019	Inoperable Vehicles	Cleared	04/15/2019	Cunningham
1904-02	3-(9)-2	Kerley, joe L. & Cyndra F.	35 Southwinds Ct.	04/04/2019	Sideyard Setback	Cleared	04/15/2019	Palmyra
1904-03	30A-(A)-21	Thomas, Elizabeth C., Et Al	165 Main St.	04/09/2019	SUP Required for Use	Pending	05/09/2019	Palmyra
1904-04	59-(A)-54	Fork Union Rentals, LLC.	928 Spring Rd.	04/10/2019	Inoperable Vehicles	Pending	05/10/2019	Fork Union
1904-05	52-(A)-65	Seay, William M.	1632 East River Rd.	04/10/2019	Garbage, Trash, Debris	Cleared	04/30/2019	Fork Union
1904-06	16-(20)-4	Scott, Michael S.	239 Ruritan Lake Rd.	04/18/2019	Inoperable Vehicles, Camping	Cleared	04/30/2019	Cunningham
1904-07	4-(A)-87	Holsapple, Denise, Et Al	2228 Oliver Creek Rd.	04/22/2019	Inoperable Vehicles, Junk	Pending	05/22/2019	Palmyra
1904-08	4-(A)-88	Page, John R. & Deborah S.	2270 Oliver Creek Rd.	04/22/2019	Inoperable Vehicles	Pending	05/22/2019	Palmyra

**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 – 36 Sites)

Compliance with Tenaska Virginia Sound Levels 04/17/2019

Signs Removed From Public Rights-Of-Way (Total – 21)

Placed and removed "Public Hearing Signs" as needed and Deliver packets to BOS, PC Members and Library



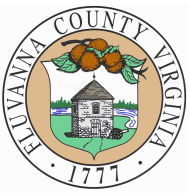
# BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

<b>Building Official:</b>	<b>Period:</b>
Kevin Zoll	March, 2019

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>BUILDING PERMITS ISSUED</b>														
<b>NEW - Single Family Detached (incl. Trades permits)</b>	2015	4	5	10	9	12	12	14	13	2	4	7	3	<b>95</b>
	2016	11	11	8	15	9	18	6	5	9	2	6	8	<b>108</b>
	2017	3	2	16	6	4	10	6	5	14	5	7	13	<b>91</b>
	2018	8	3	15	11	13	17	13	10	8	8	6	9	<b>121</b>
	2019	8	10	14	0	0	0	0	0	0	0	0	0	<b>32</b>
<b>NEW - Single Family Attached</b>	2015	2	0	0	0	0	0	0	2	0	0	0	0	<b>4</b>
	2016	0	0	0	0	0	5	0	0	0	0	0	0	<b>5</b>
	2017	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
	2018	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
	2019	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>NEW - Mobil Homes</b>	2015	0	0	0	0	1	1	0	2	0	0	0	0	<b>4</b>
	2016	0	1	0	0	0	0	0	1	0	0	0	0	<b>2</b>
	2017	0	0	0	0	2	1	0	1	0	0	0	0	<b>4</b>
	2018	0	0	1	1	0	0	0	0	0	0	0	1	<b>3</b>
	2019	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Additions and Alterations</b>	2015	21	30	38	28	21	30	22	25	23	27	35	18	<b>318</b>
	2016	13	10	31	27	29	29	15	32	31	28	27	27	<b>299</b>
	2017	29	20	29	43	20	29	32	18	23	27	43	28	<b>341</b>
	2018	19	6	10	19	8	13	26	25	32	42	22	21	<b>243</b>
	2019*	35	33	37	0	0	0	0	0	0	0	0	0	<b>105</b>
* Trade permits count not included as in previous years														
<b>Accessory Buildings</b>	2015	4	4	3	4	1	0	0	2	6	0	0	3	<b>27</b>
	2016	3	4	4	6	2	2	1	2	1	3	3	6	<b>37</b>
	2017	0	4	2	3	2	2	2	4	2	0	2	2	<b>25</b>
	2018	2	3	3	6	2	1	4	2	1	2	2	2	<b>30</b>
	2019	2	4	6	0	0	0	0	0	0	0	0	0	<b>12</b>
<b>Swimming Pools</b>	2015	0	0	0	0	0	0	0	1	1	0	0	0	<b>2</b>
	2016	0	0	0	0	0	1	1	0	0	0	0	0	<b>2</b>
	2017	0	0	0	0	0	1	1	0	0	1	1	0	<b>4</b>
	2018	0	1	1	1	0	1	2	0	1	2	0	0	<b>9</b>
	2019	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Commercial/Industrial Build/Cell Towers</b>	2015	1	0	0	0	0	0	2	0	0	1	1	1	<b>6</b>
	2016	0	0	2	2	0	0	1	0	1	1	1	1	<b>9</b>
	2017	1	2	0	0	0	0	2	2	1	1	0	0	<b>9</b>
	2018	0	0	0	0	0	2	0	0	0	0	0	0	<b>2</b>
	2019	0	0	1	0	0	0	0	0	0	0	0	0	<b>1</b>
<b>TOTAL BUILDING PERMITS</b>	2015	32	39	51	41	35	43	38	45	32	32	43	25	<b>456</b>
	2016	27	26	45	50	40	55	24	40	42	34	37	42	<b>462</b>
	2017	33	28	47	52	28	43	43	30	40	34	53	43	<b>474</b>
	2018*	29	13	30	38	23	34	45	37	42	54	30	33	<b>408</b>
	2019*	45	47	58	0	0	0	0	0	0	0	0	0	<b>150</b>
* Trade permits count not included as in previous years														
<b>BUILDING VALUES FOR PERMITS ISSUED</b>														
<b>TOTAL BUILDING VALUES</b>	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	\$2,303,913	\$1,931,893	\$6,252,403	<b>\$ 38,103,260</b>
	2016	\$1,817,981	\$2,555,455	\$5,542,458	\$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	<b>\$ 36,632,112</b>
	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	<b>\$ 28,245,796</b>
	2018	\$2,541,433	\$1,075,551	\$3,544,096	\$2,513,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,729,005	\$3,637,992	\$1,791,222	\$2,169,284	\$2,421,169	<b>\$ 37,107,929</b>
	2019	\$1,991,054	\$2,502,719	\$5,639,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$ 10,133,011</b>





## TRANSACTIONS BY USER REPORT (04/01/2019 TO 04/30/2019) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
<b>Valencia Porter</b>					
<b>BR19-0063</b>					
INV-00000959	2% State Surcharge	04/01/2019	Fee Payment	Check #2086	\$13.13
	E&S: Single Family, \$125 per lot	04/01/2019	Fee Payment	Check #2086	\$125.00
	Electrical: Per SqFt	04/01/2019	Fee Payment	Check #2086	\$110.10
	HVAC: Residential (Use Groups R5) - each system	04/01/2019	Fee Payment	Check #2086	\$90.00
	New 9-1-1 Address Fee	04/01/2019	Fee Payment	Check #2086	\$90.00
	One/two fam. dwelling, R5, finished living space	04/01/2019	Fee Payment	Check #2086	\$330.30
	Plumbing flat fee	04/01/2019	Fee Payment	Check #2086	\$30.00
	Plumbing, per fixture	04/01/2019	Fee Payment	Check #2086	\$96.00
	Zoning Permit: \$100.00 Primary Structures	04/01/2019	Fee Payment	Check #2086	\$100.00
<b>BR19-0073</b>					
INV-00000960	2% State Surcharge	04/01/2019	Fee Payment	Check #2086	\$12.10
	E&S: Single Family, \$125 per lot	04/01/2019	Fee Payment	Check #2086	\$125.00
	Electrical: Per SqFt	04/01/2019	Fee Payment	Check #2086	\$97.20
	HVAC: Residential (Use Groups R5) - each system	04/01/2019	Fee Payment	Check #2086	\$90.00
	New 9-1-1 Address Fee	04/01/2019	Fee Payment	Check #2086	\$90.00
	One/two fam. dwelling, R5, finished living space	04/01/2019	Fee Payment	Check #2086	\$291.60
	Plumbing flat fee	04/01/2019	Fee Payment	Check #2086	\$30.00
	Plumbing, per fixture	04/01/2019	Fee Payment	Check #2086	\$96.00
	Zoning Permit: \$100.00 Primary Structures	04/01/2019	Fee Payment	Check #2086	\$100.00
<b>BR19-0076</b>					
INV-00000961	2% State Surcharge	04/01/2019	Fee Payment	Check #2086	\$11.29
	E&S: Single Family, \$125 per lot	04/01/2019	Fee Payment	Check #2086	\$125.00
	Electrical: Per SqFt	04/01/2019	Fee Payment	Check #2086	\$87.12
	Gas	04/01/2019	Fee Payment	Check #2086	\$45.00
	HVAC: Residential (Use Groups R5) - each system	04/01/2019	Fee Payment	Check #2086	\$90.00
	New 9-1-1 Address Fee	04/01/2019	Fee Payment	Check #2086	\$90.00
	One/two fam. dwelling, R5, finished living space	04/01/2019	Fee Payment	Check #2086	\$261.36
	Plumbing flat fee	04/01/2019	Fee Payment	Check #2086	\$30.00
	Plumbing, per fixture	04/01/2019	Fee Payment	Check #2086	\$96.00
	Zoning Permit: \$100.00 Primary Structures	04/01/2019	Fee Payment	Check #2086	\$100.00
<b>BR19-0078</b>					
INV-00000962	2% State Surcharge	04/01/2019	Fee Payment	Check #2086	\$12.97
	E&S: Single Family, \$125 per lot	04/01/2019	Fee Payment	Check #2086	\$125.00
	Electrical: Per SqFt	04/01/2019	Fee Payment	Check #2086	\$108.18
	HVAC: Residential (Use Groups R5) - each system	04/01/2019	Fee Payment	Check #2086	\$90.00
	New 9-1-1 Address Fee	04/01/2019	Fee Payment	Check #2086	\$90.00
	One/two fam. dwelling, R5, finished living space	04/01/2019	Fee Payment	Check #2086	\$324.54
	Plumbing flat fee	04/01/2019	Fee Payment	Check #2086	\$30.00
	Plumbing, per fixture	04/01/2019	Fee Payment	Check #2086	\$96.00
	Zoning Permit: \$100.00 Primary Structures	04/01/2019	Fee Payment	Check #2086	\$100.00
<b>BR19-0085</b>					
INV-00000984	2% State Surcharge	04/01/2019	Fee Payment	Check #1003	\$3.16
	Storage structure, unfinished interior, res SqFt	04/01/2019	Fee Payment	Check #1003	\$108.00
	Zoning Permit: \$50.00 Accessory Buildings	04/01/2019	Fee Payment	Check #1003	\$50.00

## TRANSACTIONS BY USER REPORT (04/01/2019 TO 04/30/2019)

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
<b>BR19-0099</b>					
INV-00000980	2% State Surcharge	04/01/2019	Fee Payment	Check #1981	\$15.03
	E&S: Single Family, \$125 per lot	04/01/2019	Fee Payment	Check #1981	\$125.00
	Electrical: Per SqFt	04/01/2019	Fee Payment	Check #1981	\$111.42
	Gas	04/01/2019	Fee Payment	Check #1981	\$45.00
	HVAC: Residential (Use Groups R5) - each system	04/01/2019	Fee Payment	Check #1981	\$180.00
	New 9-1-1 Address Fee	04/01/2019	Fee Payment	Check #1981	\$90.00
	One/two fam. dwelling, R5, finished living space	04/01/2019	Fee Payment	Check #1981	\$334.26
	Plumbing flat fee	04/01/2019	Fee Payment	Check #1981	\$30.00
	Plumbing, per fixture	04/01/2019	Fee Payment	Check #1981	\$96.00
	Zoning Permit: \$100.00 Primary Structures	04/01/2019	Fee Payment	Check #1981	\$100.00
<b>BR19-0102</b>					
INV-00001002	2% State Surcharge	04/17/2019	Fee Payment	Check #030688	\$3.80
	Basement, unfinished space	04/17/2019	Fee Payment	Check #030688	\$45.00
	Electrical: Base fee	04/17/2019	Fee Payment	Check #030688	\$45.00
	Zoning Permit: \$100.00 Primary Structures	04/17/2019	Fee Payment	Check #030688	\$100.00
<b>BR19-0105</b>					
INV-00001004	2% State Surcharge	04/17/2019	Fee Payment	Check #2098	\$0.90
	Basement, unfinished space	04/17/2019	Fee Payment	Check #2098	\$45.00
<b>BR19-0111</b>					
INV-00001003	2% State Surcharge	04/17/2019	Fee Payment	Check #1983	\$2.88
	Electrical: Base fee	04/17/2019	Fee Payment	Check #1983	\$45.00
	One/two fam. dwelling, R5, finished living space	04/17/2019	Fee Payment	Check #1983	\$45.00
	Plumbing flat fee	04/17/2019	Fee Payment	Check #1983	\$30.00
	Plumbing, per fixture	04/17/2019	Fee Payment	Check #1983	\$24.00
<b>BR19-0117</b>					
INV-00001014	2% State Surcharge	04/17/2019	Fee Payment	Cash	\$1.90
	Storage structure, unfinished interior, res SqFt	04/17/2019	Fee Payment	Cash	\$45.00
	Zoning Permit: \$50.00 Accessory Buildings	04/17/2019	Fee Payment	Cash	\$50.00
<b>BZA19:0003</b>					
INV-00000951	Sign Deposit for Public Hearing	04/01/2019	Fee Payment	Check #2766	\$90.00
	Variance	04/01/2019	Fee Payment	Check #2767	\$550.00
<b>BZA19:0004</b>					
INV-00000955	Sign Deposit for Public Hearing	04/17/2019	Fee Payment	Check #3722	\$90.00
	Variance	04/01/2019	Fee Payment	Check #3711	\$550.00
<b>ER19-0108</b>					
INV-00001019	2% State Surcharge	04/22/2019	Fee Payment	Check #002176	\$0.90
	Electrical: Base fee	04/22/2019	Fee Payment	Check #002176	\$45.00
<b>GP19-0031</b>					
INV-00000956	2% State Surcharge	04/01/2019	Fee Payment	Cash	\$0.90
	HVAC: All other mechanical permits	04/01/2019	Fee Payment	Cash	\$45.00
<b>GP19-0048</b>					
INV-00000999	2% State Surcharge	04/16/2019	Fee Payment	Cash	\$0.90
	HVAC: All other mechanical permits	04/16/2019	Fee Payment	Cash	\$45.00
<b>SDP19:0003</b>					



## TRANSACTIONS BY USER REPORT (04/01/2019 TO 04/30/2019)

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
INV-00001009	Site Plan Review: Major Plan	04/17/2019	Fee Payment	Check #3720	\$1,100.00
<b>SUB19:0004</b>					
INV-00000952	Boundary Adjustment	04/01/2019	Fee Payment	Check #5765	\$100.00
<b>SUB19:0005</b>					
INV-00001017	Boundary Adjustment	04/22/2019	Fee Payment	Check #22711	\$100.00
INV-00001024	Subdivision: Ordinance of Vacation	04/23/2019	Fee Payment	Check #22713	\$125.00
<b>SUB19:0006</b>					
INV-00001021	Boundary Adjustment	04/23/2019	Fee Payment	Check #5513	\$100.00
<b>SUB19:0007</b>					
INV-00001026	Boundary Adjustment	04/24/2019	Fee Payment	Check #2121	\$100.00
<b>SUP19:0002</b>					
INV-00000815	Sign Deposit for Public Hearing	04/17/2019	Refund	Check #00000	(\$90.00)
<b>SUP19:0003</b>					
INV-00000954	Sign Deposit for Public Hearing	04/01/2019	Fee Payment	Check #1121	\$90.00
	Special Use Permit	04/01/2019	Fee Payment	Check #1120	\$800.00
<b>ZUP19:0004</b>					
INV-00001022	Zoning Use Permit: Telecom Tower Consult. Review	04/23/2019	Fee Payment	Check #2735	\$350.00
		04/23/2019	Fee Payment	Check #2734	\$550.00
	Zoning Use Permit: Telecommunications Towers	04/23/2019	Fee Payment	Check #2735	\$550.00

**VALENCIA PORTER**

**TOTAL CASH: \$188.70**  
**TOTAL CHECK: \$10,794.24**  
**TOTAL REFUND: (\$90.00)**  
**NET TOTAL: \$10,892.94**

**GRAND TOTALS**

**TOTAL CASH: \$188.70**  
**TOTAL CHECK: \$10,794.24**  
**TOTAL REFUND: (\$90.00)**  
**NET TOTAL: \$10,892.94**



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# COUNTY OF FLUVANNA

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P.O. Box 540  
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Fax (434) 591-1911  
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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 19:03  
**Tax Map:** Tax Map 52, Section 8, Parcel 2

**From:** Holly Steele  
**District:** Fork Union  
**Date:** May 7, 2019

**General Information:** This request is to be heard by the Planning Commission on Tuesday, May 7, 2019 at 7:00 p.m. in the Circuit Court Room of the Fluvanna County Courthouse.

**Owner/Applicant:** Mike Brookman

**Representative:** Brian Sabri, *Roudabush, Gale, and Associates*

**Requested Action:** A request for a special use permit to construct a specialty retail store for the sale of firearms, with respect to 10.549 acres of Tax Map 52, Section 8, Parcel 2. (Attachment A)

**Location:** The property is located off of James Madison Highway (State Route 15), approximately 0.1 miles east of the intersection with East River Rd. (State Route 6). (Attachment B)

**Existing Zoning:** A-1, Agricultural General (Attachment C)

**Existing Land Use:** Vacant Land

**Planning Area:** Rural Residential Planning Area

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

**Zoning History:** None

## **Comprehensive Plan:**

### **Land Use Chapter:**

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

*“Rural residential areas are linked to the rural cluster community element and general surround the six community planning areas. Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Some mixed-use development may be possible at a very small, rural neighborhood scale, but most development is single-family or two-family residential projects with limited commercial uses.”*

At the proposed location, this new building will be largely, if not entirely, screened from James Madison Highway by a dense tree line and the property that lies in front of this parcel. There will be minimal changes to what is seen from the road and to adjoining property owners. Similarly, the building will be screened from adjacent properties by dense tree lines. Due to the low-volume, conspicuous nature of the proposed project, it appears to meet the requirement of a small, rural neighborhood scale development.

### **Economic Development:**

Goal C4: *Recruit new businesses through the Economic Development Business Plan by identifying Fluvanna’s competitive advantages, skilled workforce, necessary infrastructure, and effective marketing strategies.*

This business is currently in operation in Albemarle County and, therefore, would be a new source of economic development for the county. It would bring new people into the county in order to visit the shop and could potentially lead to new residents. Additionally, this gun shop could lead to increased tax revenue and increased traffic to stores and restaurants near the store.

### **Analysis:**

This Special Use Permit will allow for a specialty retail store for the sale of firearms, with respect to 10.549 acres of Tax Map 52, Section 8, Parcel 2. This building is not being built directly on the roadway and will be largely screened by dense tree lines. It aligns with the county’s Comprehensive Plan Goal of bringing new businesses to Fluvanna County.

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

Due to this parcel not having any road frontage of its own, there will be little change to what is seen from the roadway when driving by this property. The only visual change from the roadway will be the addition of a business sign at the entrance of the property and potential clearing of the site in order to construct the building. The applicant is proposing to construct the building in the center of the property, therefore maintaining the trees on the perimeter of the property. This will

preserve the rural character of the area and protect adjoining property owners from any visual impacts.

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

This use is compatible with the by-right uses in the A-1 zoning district. There will be minimal traffic, noise, and visual impacts that will affect adjoining property owners. This specialty retail store will be compatible with residential, commercial, agricultural, civic, and industrial uses that are permitted by-right in the A-1 zone.

### **Neighborhood Meeting:**

There were (3) attendees at the April 10, 2019 neighborhood meeting, including staff. The representative from the Fork Union Animal Clinic asked questions regarding noise, signage, and traffic. More information can be found in Attachment D.

### **Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, April 11, 2019:

1. Chamber of Commerce: No comments.
2. Department of Forestry: Responded via email on Tuesday, April 9<sup>th</sup> with no comments.
3. Erosion and Sediment Control: No comments.
4. Fire Chief: Inquired as to whether or not the applicant would have powder and other reloading supplies in the building due to the flammability of those materials. Chief Brent commented that there would be no access issues with this property as presented. He would like to be informed if there is a fire alarm installed in the building. Additionally, he questioned whether or not the property could be included on the Fork Union Sanitary District's water source instead of digging a well.
5. Environmental Health Dept.: No comments.
6. Sheriff's Office: Responded via email on April 9, 2019 with no comments.
7. Public Works: No comments.
8. VDOT: Requested trip generation numbers for the store and animal clinic. Additionally, wanted to know whether or not the store would be considered commercial or low-volume commercial. However, VDOT commented that all of this information could be provided at the time the site development plan was submitted. VDOT had no issues with the way that the property tapers down towards the driveway. There is adequate sight distances of 500+ feet on each side of the entrance. VDOT did warn that the applicant be careful when placing their sign as to not obstruct sight distances on either side of the entrance. Paving

will not be required since it is a private drive. There are no immediately present drainage issues with the entrance. VDOT does need the adjusted peak hour traffic flow information from the applicant or Roudabush since the hours of operation will be altered.

9. Patricia Eager, Board of Supervisors: Questioned about the location of the gun shop and wanted to know if adjoining property owners had any concerns. Mrs. Eager wanted to know what concerns were brought up at the neighborhood meeting.
10. Emergency Services: No comments.
11. Building Official: No comments.
12. Communications Officer: Questioned whether or not this building would have an alarm system. Additionally, wanted to be informed about the security alarm and fire alarm systems once they are installed.

### **Conclusion:**

The Planning Commission should consider that this will be a low-intensity use and will bring economic development to the county. Additionally, this development will be largely screened from the road and adjoining property owners.

### **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. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
5. Hours of operation shall be between 10:00 am and 6:00 pm Monday through Saturday.
6. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
7. All outdoor storage of materials shall be screened from the view of public roads, rights-of-way, and adjacent properties as required by Sec. 22-24-7 3. iii of the zoning ordinance.
8. The facility shall be constructed and receive final inspection from the Fluvanna County Department of Building Inspections within two (2) years of the date of approval of the special use permit or the SUP approval will expire and require a new SUP;
9. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.”

**Suggested Motion:**

I move that the Planning Commission recommend approval/denial/deferral of SUP 19:03, a request for a special use permit to construct a specialty retail store for the sale of firearms, with respect to 10.549 acres of Tax Map 52, Section 8, Parcel 2; [if approved] subject to the nine (9) conditions listed in the staff report.

**Attachments:**

- A – Application and Site Plan
- B – Aerial Map
- C – Zoning Map
- D – Neighborhood Meeting Information

Cc: File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Attachment A  
Received  
APR 01 2019  
Fluvanna County

Owner of Record: Prometheus Trust  
Address: P.O. Box 699 Fork Union, Virginia 23055  
Phone: 434-531-7844 Fax: \_\_\_\_\_  
Email: mike@acfstore.com

Applicant of Record: Mike Brookman  
Address: 6690 JAMES MADISON HWY FORK UNION VA 23055  
Phone: 434-531-7844 Fax: \_\_\_\_\_  
Email: mike@acfstore.com

Representative: Roudabush Gale & Associates, Inc. Agent: Brian Sabri  
Address: 914 Monticello Rd, Charlottesville, VA 22902  
Phone: (434) 977-0205 Fax: \_\_\_\_\_  
Email: bsabri@roudabush.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.

Tax Map and Parcel(s) 52-8-2, 52-8-4, 52-8-5

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:  
N.A.

Acreeage 17.907 Zoning A-1

Deed Book and Page: Book 310-594

Location of Parcel: 6690 James Madison Hwy Fork Union VA 23055

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Specialty Retail Store for the Sale of Firearms/Apartment for Owners use only.

\*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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

Date: 04/01/2019 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 1st day of April, 2019

Notary Public: Alexis Nicole Shields Register # 7765836

My commission expires: 07/31/2022

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



Office Use Only	
Date Received: 4/1/19	Pre-Application Meeting: PH Sign Deposit Received: 4/1/19 Check # 1121 = \$90
\$800.00 fee plus mailing costs paid: 4/1/19 Check # 1120 = \$800	Application #: SUP 19-0003
Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:	
Telecommunications Tower fee plus mailing costs paid:	Telecom Consultant Review fee paid:
Election District: Fork Union	Planning Area: Rural Residential
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing:
Decision:	Decision:

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

The applicant would like to build a specialty retail store for the sale of firearms which includes an access drive and a parking lot. Access to the subject property will be made via an existing 18' paved driveway shared with the Fork Union Animal Clinic. The project proposes to extend the existing driveway to provide access to the proposed store.

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

The subject property is an ideal location for the proposed retail store. The owner has selected this site because of its location on Route 15 and Route 6. Per the County Code section 22-4-2.2 the proposed retail store is among uses that are permitted by special use permit.

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

There will be no significant impact on adjacent property. Access to the subject property will be made via a 50' ingress and egress easement granted by the adjacent property owner Wonderwood Dev. LLC. The existing paved driveway connecting to Fork Union Animal clinic will be extended into the subject property and will provide vehicular access to the proposed store. The applicant will not impact large portions of vegetation along the property boundaries in an effort to buffer the retail use from adjacent properties in agricultural zoning districts.

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

The proposed use will help to meet County demand for firearms. Additionally, the store will provide a source of employment and tax revenue to the County.

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

See attached Plot Plan.



Animal Clinic

Existing 50'  
Ingress/Egress  
Easement

Proposed 20'  
Wide Paved Drive  
890± Linear Feet

Subject  
Property  
Boundary

PROPOSED  
STORE (40'x70')

50' SETBACK

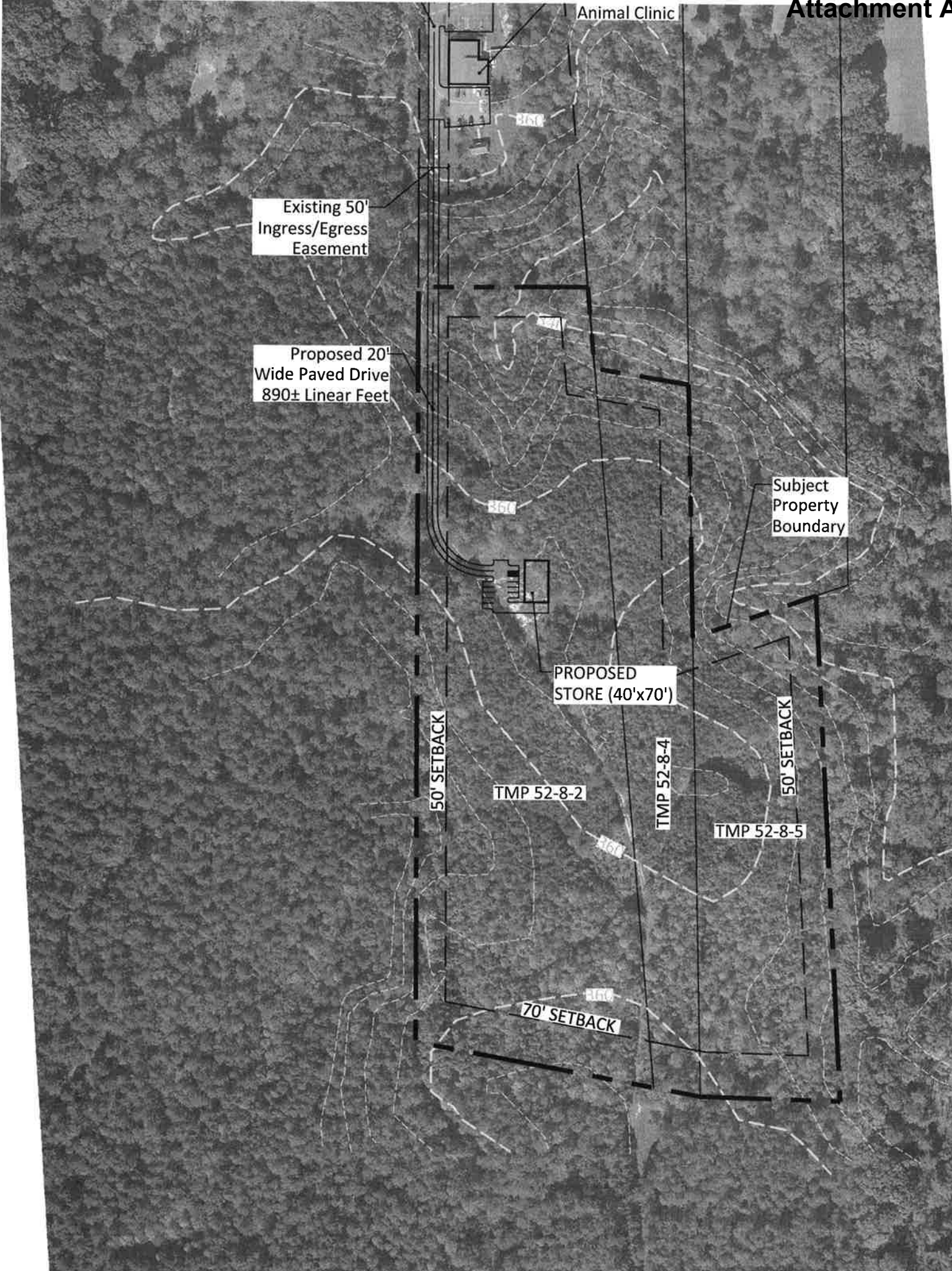
TMP 52-8-2

TMP 52-8-4

50' SETBACK

TMP 52-8-5

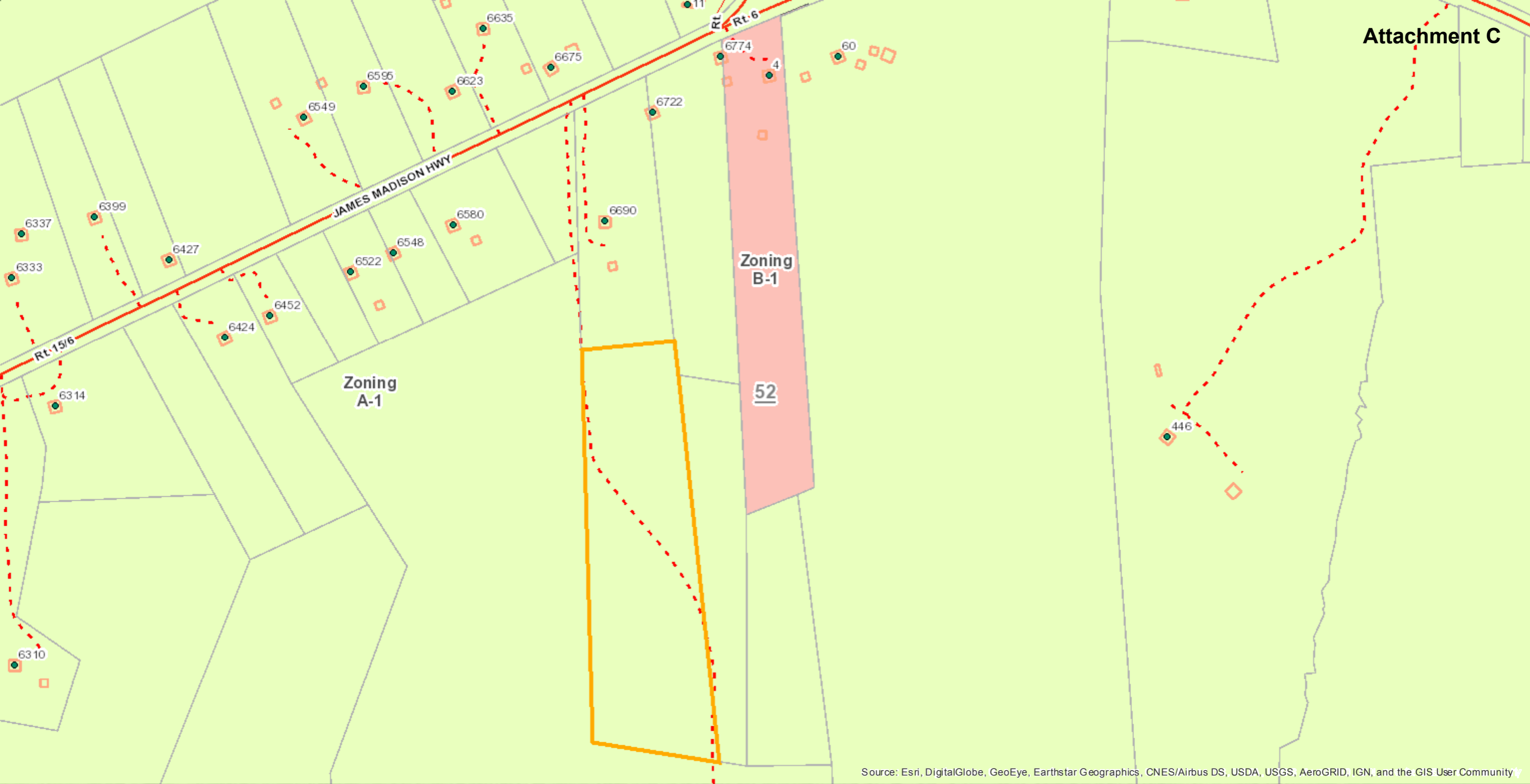
70' SETBACK













# Neighborhood Meeting

April 10, 2019

Name	Address	City/State/Zip	Reason for Attending
MILCE BROOKMAN	PO Box 699 FORK UNION, VA 23055		LAND meetings
Candice Waycaster	6690 James Madison Hwy	Fork Union, VA 23055	Acquiring prop.

**SUP 19:03 Neighborhood Meeting Notes**

April 10, 2019, 4:30 p.m.

Morris Room, County Administration Building

Attendees: 3 (including staff)

Questions/Comments

- Will there be noise coming from the building? Specifically from guns being fired?
- How much traffic can be expected?
- Is there enough room for a sign without being in the VDOT right-of-way and without blocking the Fork Union Animal Clinic sign?
-



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## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** ZMP 18:01  
**Tax Map:** Tax Map 8, Section A, Parcel A14A

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** May 7, 2019

**General Information:** This request is to be heard by the Planning Commission on Tuesday, May 7, 2019 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner:** Steven L. & Codie C. Peters

**Applicant:** Steven L. & Codie C. Peters

**Representative:** Shimp Engineering

**Requested Action:** To amend the Fluvanna County Zoning Map with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community. (Attachment A)

**Location:** The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District. (Attachment B)

**Existing Zoning:** A-1 Agricultural, General and B-1 Business, General (Attachment C)

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

**Existing Land Use:** Vacant/undeveloped

**Planning Area:** Rivanna Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1 and R-4, Residential Limited.

**Zoning History:** ZMP 15:02 was approved October 21, 2015 for approximately 21.5 acres of Tax Map 8-A-A14A. (Attachment D)

**Timeline of events:**

- Application received December 3, 2018
- Technical Review Committee meeting held December 13, 2018
- Planning Commission work session held January 8, 2019
- Neighborhood meeting held January 16, 2019
- Planning Commission voted 5-0 on February 12, 2019 to defer public hearing to the next meeting due to the traffic analysis being incomplete
- Planning Commission voted 5-0 on March 12, 2019 to approve applicant's request to defer (traffic analysis still underway)
- Completed traffic analysis forwarded to VDOT on March 26, 2019
- VDOT comments received on April 19, 2019

**Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.
6. Fire Chief had the following questions or comments (applicant responses italicized):
  - Would like for the distance between fire hydrants to be 800 feet or less.
  - What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
  - Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
  - Fire Chief stated he would prefer not to have hammerheads as the terminus for streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.
7. Health Dept. has not provided any comments at the date of this letter.

8. Sheriff's Office did not have any comments.
9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

In response to the comments from the Fire Chief, the applicant revised the master plan and removed all hammerhead cul-de-sacs.

(Attachment E)

### **Neighborhood Meeting:**

A neighborhood meeting was held January 16, 2019. There were nine (9) attendees including staff and the applicant. The attendees had the following questions or comments:

- How many units are proposed?
- Are there any amenities?
- How many stories are the apartments?
- Are there any turning lanes along Route 618?
- What is the lot size of the single-family dwellings?
- Will something be put up along the property line behind the single family homes?
- Is an exit proposed near the adjoining driveway?
- Has anyone considered congestion along Route 53?
- There are accidents at the intersection of Martin Kings Road and Route 53
- How many parking spaces total are proposed?
- Where is water going to come from for this development?
- Adding something like this adds an issue for residents of Lake Monticello
- Where is the entrance along Route 53 in relation to driveways across the road?
- What is the price point of proposed housing?
- How much square footage of retail is proposed?
- Is the retail portion under a height limit?
- Has VDOT commented on this proposal?
- Concerned about detention ponds
- Concerned about traffic and water tables
- Concerned about safety

In addition to the neighborhood meeting, the applicant held community meetings on February 25, 2019 and April 29, 2019 at Effort Baptist Church. There were over 40 attendees at the February 25<sup>th</sup> meeting and 13 attendees at the April 29<sup>th</sup> meeting. VDOT staff was also present at the April 29<sup>th</sup> meeting.

(Attachment F)



**Statement of Intent:**

The purpose of the A-1 District is *“to conserve water and other natural resources, reduce soil erosion, protect watersheds and reduce hazards from floods; to preserve the rural character of the county; to promote existing and future farming and forestry operations; and to promote the retention of undisturbed open space.”* Additionally, *“the provisions of this district are intended to significantly limit conventional and roadside strip development, especially on major arteries and commuter routes.”*

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

The R-3 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.”*

**Analysis:**

The applicant is requesting to rezone 61.95 acres of Tax Map 8, Section A, Parcel A14A from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community. The subject property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618).

The applicant is proposing a mixed-use development to be known as Colonial Circle that will contain both commercial and residential uses. The commercial area will be located primarily along Lake Monticello Road with the remainder of the property containing various residential uses including single-family detached, single-family attached, two-family, multi-family and townhouse dwellings. The existing T-intersection of Thomas Jefferson Parkway and Lake Monticello Road is proposed by VDOT to be reconfigured into a roundabout as approved by a 2015 application for transportation funding. Construction on this project is scheduled to begin during the fall of 2019. The master plan shows the proposed development with this project completed.

In accordance with Sec. 22-7-2, requests for a residential planned community must be accompanied by a master plan which governs the site after R-3 zoning is established. The master plan may be amended with approval by the Planning Commission. Sec. 22-7-10.E states that uses in a residential planned community shall be permissible only in the general location shown on the approved Master Plan as previously set forth.

The development will consist of five (5) sections shown as blocks on the master plan as follows:

- Block A      Open Space (15.2 acres)
- Block B      Single-Family Detached and Two-Family Dwellings (4.9 acres, 40 units)

Block C	Single-Family Detached, Two-Family, Single-Family Attached and Townhouse Dwellings (18.7 acres, 128 units)
Block D	Single-Family Attached, Townhouse and Multi-Family Dwellings (9.5 acres, 250 units)
Block E	Commercial (12.4 acres)

The maximum number of residential units proposed is 418 units which equates to approximately 6.9 units per acre. In accordance with Sec. 22-7-8, the maximum gross residential density permitted by right in the R-3 district is 2.9 units per acre, with a special use permit required for density between 3 and 10 units per acre. The by right density would allow the applicant approximately 179 units. Because the proposed number of units exceeds by right density, the applicant has also submitted a special use permit application (#SUP 18:05) which is being reviewed concurrently with this request. Approval of the special use permit would be subject to approval of this rezoning request.

The commercial retail area is proposed to have a maximum of 81,000 square feet allocated between several buildings of various sizes. The applicant has indicated potential uses in this area could include a gas station, car wash, laundromat, restaurant and a grocery store. All of these uses except a restaurant would require a separate special use permit approval at the time of their proposal in accordance with Sec. 22-7-9.2. All uses that are permitted by right are outlined in Sec. 22-7-9.1. Some commercial uses permitted by right include financial institutions, medical clinics, offices, pharmacies, small and general restaurants, and retail stores, among others.

Sec. 22-7-4 requires the development to contain a minimum of 25% for open space. The applicant has proposed 15.2 acres of open space which meets this requirement. In addition to providing open space, Sec. 22-7-12 requires a residential planned community with 101 or more residential units to have a minimum of eight acres of active recreation, and the applicant is required to provide three active recreation facilities from Group A and B below, and one facility from Group C below, as follows:

- 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

The development will contain a combination of public and private roads as permitted by Section 22-7-4. The residential sections will be served by public roads while the commercial section may contain a private road. Public roads will be required to be designed and constructed to VDOT

standards. All private roads and shared parking areas will be governed and maintained by a homeowners association which will be required with the final master plan.

With regard to traffic external to the development, the master plan proposes a total of six entrances onto adjacent state roads: two entrances along Lake Monticello Road (State Route 618), one entrance at the roundabout, and three entrances along Route 53. Three of the six entrances are proposed as right-in/right-out only intersections that would prohibit left turn movement from Route 53 or Lake Monticello Road. VDOT traffic data from 2017 indicates Route 53 from the Albemarle County line to Ruritan Lake Road (State Route 660) had an average daily traffic volume of 7000 vehicles, while Lake Monticello Road from Route 53 to South Boston Road (State Route 600) had an average daily traffic volume of 3100 vehicles. This rezoning request does not meet the thresholds that require a traffic impact analysis in accordance with Code of Virginia 15.2-2222.1. However, VDOT did request the applicant to analyze how this development would affect a previous study conducted in 2016 for the proposed roundabout which did not include Colonial Circle at that time, in order to ensure the roundabout and entrances are adequate for the additional traffic generated by the proposed residential development. The principal findings from this study are:

1. No turn lanes or tapers are required for the right-in/right-out entrances (identified as Entrances 2 and 4).
2. A 200' left turn storage lane is warranted at three entrances (identified as Entrances 1, 5 and 6). No right turn lane or taper is warranted at any of these three entrances.
3. The roundabout entrance (identified as Entrance 3) will operate at level of service (LOS) B in 2025 build conditions, with all approaches operating at LOS B or better. (*Level of service is used to determine how well a transportation facility is operating from a traveler's perspective, with LOS A representing the best operating conditions, and LOS F the worst.*)

For purposes of the traffic analysis, the entrances were numbered 1 to 6 with progression from the entrance sighted furthest east on Lake Monticello Road as Entrance 1 toward the entrance sighted furthest north on Route 53 as Entrance 6.

Since initial submittal of this application, the applicant did revise the master plan to relocate the entrance sighted furthest north along Route 53 (Entrance 6) further south in response to concerns from adjoining property owners about its original proximity to their driveways and properties.

Sec. 22-7-4 states that a preliminary master plan must contain information regarding the adequate provision for general sewer, storm drainage, and water supply. The property is located within Aqua Virginia's service area who has expressed an interest in providing water and wastewater utility service provided terms and conditions for such an agreement are negotiated and all governmental approvals and permits are obtained. An "intent to serve" letter from Aqua Virginia to the applicant was included with the application at initial submittal.

If the rezoning and special use permit requests are approved, this development will then be subject to County site plan and subdivision review processes prior to the commencement of any site improvements or construction.

(Attachment G)

### **Comprehensive Plan:**

#### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area. According to this chapter, *“the area is traditionally neighborhood residential, with primarily single-family detached dwellings. Surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth.”* Several priorities from previous studies for this area include:

- *To increase traffic safety and improve flow at key intersections.*
- *To enhance existing commercial centers in appearance, design, and available services, focusing on “village center” concepts.*
- *To provide housing choices for a variety of age groups and income levels, appropriate to the area.*
- *To preserve the rural character of the surrounding area and protect natural resources.*

The Rivanna Community Planning Area is the most developed planning area in the county and contains a mixture of residential and commercial uses to serve the population. A variety of retail, food service and professional service oriented businesses are located in and around the Rivanna CPA.

#### **Economic Development Chapter:**

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”*.

Implementation Goals and Strategies:

#### **B To protect rural areas through economic development.**

- (4) Offer incentives for building mixed-income housing, with an emphasis on workforce and affordable housing, in the community planning areas to maximize the use of existing transportation corridors, creating the level of density needed for attracting mixed-use development and creating vibrant, diverse, and healthy neighborhoods.

#### **Housing Chapter:**

According to this chapter, *“the addition of more multifamily units to the housing mix would increase Fluvanna’s housing options and availability.”* With regard to planning for an aging population, *“smaller homes to own or rent designed with seniors in mind should be encouraged*

*in the planning process. As the population of the county continues to age, mobility will become a prominent issue. Rural seniors who are no longer able to drive face serious obstacles in accessing food and medical care. Fluvanna is certain to remain rural and automobile dependent, but creating options for non-drivers (compact, walkable areas, neighborhoods with mixed uses, and access to transit) is essential for allowing residents to thrive here throughout their lives.”* This chapter also encourages that “*any rezoning application should be viewed as an opportunity to create some affordable housing (e.g., 15-20 percent of the units in the project).*”

#### Implementation Goals and Strategies:

**A To provide for most of the county’s future housing needs within the community planning areas.**

- (3) Encourage housing in close proximity to commercial development so that the need for transportation to work is lessened.

**B To provide a variety of well-planned housing choices.**

- (2) Allow for a mix of housing types and densities in individual developments (single and multifamily) as appropriate for the area and existing or planned infrastructure.

#### **Conclusion:**

When reviewing this rezoning application, the Planning Commission should take into consideration any potential adverse impacts that the development may have on the Lake Monticello area. Traffic will be an important consideration since the Rivanna CPA is the most populated planning area in the county. This project appears to meet the intent of the R-3 district’s design criteria and aspects by incorporating a variety of land uses and densities.

The subject property is located within a designated growth area but it is also important to consider that “*it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.*”

The applicant has made an effort to listen to concerns from adjoining property owners and the surrounding community and adjust the site design based on their feedback. The applicant also held community meetings to help inform and update them about the project.

#### **Suggested Motion:**

I move that the Planning Commission recommend approval/denial/deferral of ZMP 18:01, a request to amend the Fluvanna County Zoning Map with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community.

**Attachments:**

- A – Application, narrative and APO letter
- B – Aerial vicinity map
- C – Existing zoning map
- D – ZMP 15:02 approval letter
- E – TRC letter
- F – Neighborhood Meeting sign-in sheet and comments
- G – Proposed master plan
- H – Traffic impact analysis and emails
- I – Email from Fluvanna County Public Schools
- J – Correspondence from citizens
- K – Proposed ordinance

Copy: Steven L. and Codie C. Peters, Owner/Applicant – [auburnhillfarm@earthlink.net](mailto:auburnhillfarm@earthlink.net)  
Shimp Engineering, Representative – [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com) and [kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)  
File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

**Owner of Record:** Steven L. & Codie C. Peters      **Applicant of Record:** Steven Peters  
Address: 2390 Auburn Hill Farm Charlottesville, Va 22902      Address: same as owner  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_      Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: auburnhillfarm@earthlink.net      Email: same as owner

**Representative:** Shimp Engineering  
Address: 912 E. High St. Charlottesville, Va 22902  
Phone: (434)227-5140      Fax: \_\_\_\_\_  
Email: justin@shimp-engineering.com, kelsey@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.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:  
\_\_\_\_\_  
\_\_\_\_\_

**Tax Map and Parcel(s)** 8-A-A14A  
**Acreeage** 61.95      **Current Zoning** A-1 / B-1

Is parcel in Land Use Valuation Program?  No  Yes

**Location of Parcel:** intersection of Rt 53 and Rt 618

**Deed Book and Page:** \_\_\_\_\_  
If any Deed Restrictions, please attach a copy

**Requested Zoning** R-3      **Proposed Use of Property** mixed use development with variety of housing types and various commercial uses

**Affidavit to Accompany Petition for Rezoning**

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request. I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 12/5/2018      Signature of Owner/Applicant: *[Signature]*  
Subscribed and sworn to before me this 5 day of December, 2018      Register # 7776374  
My commission expires: 3/31/2022      Notary Public: *[Signature]*, Nicole M. Scro

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

**Office Use Only**  
Date Received: 12-6-18      Pre-Application Meeting: \_\_\_\_\_      PH Sign Deposit Received: 12-6-18      Application #: ZMP 18:01  
\$1,000 fee paid: ✓ #2776      Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:  
Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:

Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: April 25 + May 2, 2019	Advertisement Dates:
APO Notification: April 22, 2019	APO Notification:
Date of Hearing: May 7, 2019	Date of Hearing:
Decision:	Decision:





COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

Name: Steven Peters  
Address: 2390 Auburn Hill Farm  
City: Charlottesville  
State: VA Zip Code: 22902

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

[Signature] Applicant Signature      30 Nov 2018 Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>18</u> : 0/ ZTA _____ :	
\$90 deposit paid per sign*: <u>✓ #2776 \$90</u>	Approximate date to be returned:





**Commonwealth of Virginia**  
**County of Fluvanna**  
**Rezoning Application Checklist**

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

Applicant must supply	Staff Checklist
Completed Rezoning Application signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
<ul style="list-style-type: none"> <li>• Statement on proposed use of property and reason for rezoning</li> <li>• Ten (10) copies of plats showing existing and proposed improvements (if applicable)</li> <li>• Deed restrictions (if applicable)</li> <li>• Copy of the Tax Map showing the site (preferred)</li> <li>• General Location Map (preferred)</li> </ul>	
Supporting photographs are not required, but suggested for evidence	

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

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content:	
<ul style="list-style-type: none"> <li>• Technical Review Committee review and comment</li> <li>• Determine all adjacent property owners</li> <li>• Placed as a Public Hearing on the next available agenda of the Planning Commission.</li> </ul>	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> <li>• Applicant</li> <li>• All adjacent property owners</li> <li>• Local Newspaper advertisement</li> </ul>	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> <li>• General information regarding the application</li> <li>• Any information concerning utilities or transportation</li> <li>• Consistency with good planning practices</li> <li>• Consistency with the comprehensive plan</li> <li>• Consistency with adjacent land use</li> <li>• Any detriments to the health, safety and welfare of the community.</li> </ul>	

### For Applicant

The Rezoning Application fee is made payable to the **County of Fluvanna**.

### Meetings for the processing of the application

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

#### Process:

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

### **Applicant or a representative must appear at the scheduled hearings.**

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

### Board Actions

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

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

With **approval**, the development may proceed.

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

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



PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

**TMP: 8-A-A14A  
Colonial Circle R-3 Zoning Request  
and Special Use Permit for up to 10 DUA  
Project Narrative  
December 3, 2018**

**Project Proposal:**

This proposal is to rezone 61.95 acres from A-1 (40.45 acres) and B-1 (21.5 acres) to R-3 with a special use permit for density of up to 10 Dwelling Units Per Acre. The site is located on the northeast corner of the intersection of S.R. 53 (Thomas Jefferson Parkway) and S.R. 618 (Lake Monticello Road). A roundabout is proposed by VDOT to replace the existing T-intersection adjacent to this site and this proposal assumes (as did the previous 21.5 acre commercial rezoning for this site) a completed roundabout by VDOT. Proposed phasing of the site includes the construction of the roundabout by VDOT.

**Property Description/  
Existing Conditions:**

Tax Map 8-A-A14A  
61.95 acres  
Vacant  
2-10% existing slopes  
85-90% 1-2 year "scrub growth" (the site was recently logged)  
A-1 (40.45 acres) and B-1 (21.5 acres) zoning  
Existing wetlands have not been located on the site

**Proposed Use:**

R-3 Application Plan with a maximum development of:  
81,000 square feet commercial  
40 Single Family Detached Dwelling Units  
128 Single Family Detached + Townhome  
250 Townhomes + Multi-Family Units  
Walkable neighborhood design components  
Landscape Buffers along Lake Monticello Road and Th. Jefferson Pkwy  
6.9 Dwelling Units Per Acre (density calculated using 60.7 acres as property total, assuming 1.25 acres is dedicated to VDOT for ROW dedication)

Received  
DEC 03 2018  
Wavanna County

**Surrounding Uses / List of Adjoiners:**

TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-((A))	A14A	Heinberg, Benjamin A. & Elizabeth B.	A-1	Agricultural (Easement)
8-((A))	11	Spradlin, Lindsay L. & Wife	A-1	Residential

**Consistency with Comprehensive Plan:**

Figure LU-13 on page 50 of the comprehensive plan designates this site as Neighborhood Mixed-Use (8-10 dwelling units per acre) while Figure LU-14 on page 51 designates this site as Neighborhood Residential with a proposed density of 4-8 dwelling units per acre. This site contains an approved 21.5 acre regional use (shopping center) and the Rivanna Community Plan recommends "clustering development around existing centers to preserve rural areas".

This zoning will achieve all four priorities (page 52), identified by Lake Monticello residents, for improving quality of life for residents inside and outside of Lake Monticello:

- To increase traffic safety and improve flow at key intersections.
- To enhance existing commercial centers in appearance, design, and available services focusing on "village center" concepts.
- To provide housing choices for a variety of age groups and income levels, appropriate to the area.
- To preserve the rural character of the surrounding area and protect natural resources..

Received  
 DEC 03 2003  
 Fluvanna County



Shimp Engineering  
912 E. High St.  
Charlottesville, VA 22902

December 3, 2018

Mr. Brad Robinson  
Fluvanna County Planning and Zoning  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963

**RE: Rezoning 2018-\_\_\_\_\_ Transmittal Letter, and Special Use Permit for Density of up to 10 DUA  
TMP 8-A-A14A**

Dear Mr. Robinson,

Please find ten (10) copies of the application plan and a project narrative included in this submittal for the Colonial Circle Rezoning and Special Use Permit Request for up to ten (10) Dwelling Units Per Acre. Sheet C8 "Consistency with the Comprehensive Plan" is included in the application plan and additionally is included as a separate 11x17 exhibit to show the planning maps in color. The Special Use Permit application requires a sketch plan on letter or tabloid size paper, however, due to the size of the property and the scale of the development, the project design is difficult to discern on smaller sized plots. Full-size plots have been provided to meet this requirement. Please let me know if you still would like smaller copies to conduct your review.

Please find hard copies of required application documents included in this submittal. Additionally, an "intent to serve" letter has been provided from Aqua Virginia. Aqua most recently reviewed the plan when it showed a maximum of 400 dwelling units; the plan has been updated to show a maximum of 418 dwelling units. We will work to get an updated letter from Aqua to address this change. It is our understanding a Special Use Permit will be required for major utilities. A special use permit will be submitted to accommodate a sewer to service the site and we will submit an application for this special use permit in the future. If you require any additional information to complete your review of the rezoning and special use permit request, please let me know at your earliest convenience. I look forward to working with you throughout this process.

Respectfully,

Kelsey Schlein

Received  
DEC 03 2018

Fluvanna County



October 27, 2018

By Electronic Delivery:

Kelsey Schlein, Shimp Engineering, P.C.  
Colonial Circle R-3 Layout  
201 E. Main Street, Ste M  
Charlottesville, Virginia 22902  
[kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)

**Re: Proposal Colonial Circle R-3 Layout, Fluvanna County, Virginia**

Dear Ms. Schlein;

Aqua Virginia (“Aqua”) has reviewed the Residential Planned Community (R-3) Master Plan for Colonial Circle dated November 25, 2018, with a proposed 400 residential units and 81,000 SF of commercial space, located adjacent to the Lake Monticello utility service area. The developer has contacted Aqua with a request to provide water and wastewater utility service. Aqua has interest in doing so provided that the terms and conditions for such an agreement, including capacity, flows, monetary terms and other key terms, are negotiated into a final agreement and all required governmental approvals and permits are obtained.

Aqua Virginia, Inc., is a regulated Virginia public service corporation that is a wholly-owned subsidiary of Aqua America, Inc., a publicly-traded company whose shares are listed on the New York Stock Exchange under the ticker symbol “WTR”. Aqua is one of the nation’s largest investor owned water and wastewater utilities, founded in 1886, now serving more than three million people in eight states. Aqua has a market capitalization over \$6 billion. In Virginia, Aqua serves 173 communities and delivers services to over 80,000 residents. Aqua has a distinguished record and leads the industry in operating efficiency. We continuously invest using scale and experience to provide the most cost-effective utility services possible. Aqua and our utility rates are regulated by the Virginia State Corporation Commission (the “SCC”), the Virginia Department of Health (the “VDH”), and the Virginia Department of Environmental Quality (the “DEQ”).

Should you have any questions or need to reach me, please call 804.310.0398 or email [CLParkerIV@AquaAmerica.com](mailto:CLParkerIV@AquaAmerica.com).

Respectfully submitted,

A handwritten signature in blue ink that reads "Clifton L. Parker, IV".

Clifton L. Parker, IV, PE  
Director, Business Development  
Aqua Virginia, Inc.

Received  
OCT 0 0 2018  
Fluvanna County



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## COUNTY OF FLUVANNA

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

December 7, 2018

Justin Shimp, P.E.  
Shimp Engineering  
201 E. Main Street  
Charlottesville, VA 22902

Delivered via email to [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

Dear Mr. Shimp:

Pursuant to Sec. 22-7-3 (b) of Article 7 of the Fluvanna County Zoning Ordinance, the rezoning application (ZMP 18:01) and the Special Use Permit application (SUP 18:05) for Colonial Circle are hereby deemed to be complete applications.

Planning staff is reviewing these applications, and will provide comments at the Technical Review Committee meeting that is scheduled for Thursday, December 13, 2018 at 10 a.m. in the Fluvanna County Administration Building Morris Room.

If you have any questions, do not hesitate to contact me at (434) 591-1910 or [jstewart@fluvannacounty.org](mailto:jstewart@fluvannacounty.org).

Sincerely,

Jason M. Stewart, AICP  
Director of Planning & Community Development

Copy: File

Kelsey Schlein, Shimp Engineering – [kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)





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Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

**MEMORANDUM**

**Date:** May 1, 2019  
**From:** Valencia Porter  
**To:** Jason Stewart  
**Subject:** Planning Commission Meeting

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Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the May 7, 2019 Planning Commission Meeting.





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# COUNTY OF FLUVANNA

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## Attachment A

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

### NOTICE OF PUBLIC HEARING

April 22, 2019

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

**Re: Public Hearing on ZMP 18:01 & SUP 18:05**

Dear «Name»:

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

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Tuesday, May 7, 2019</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

The applicant or applicant's representative will be present at the Planning Commission meeting for the rezoning and special use permit requests that are described as follows:

**ZMP 18:01 Steven L. & Codie C. Peters / Colonial Circle** – A request to rezone, from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community, 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

**SUP 18:05 Steven L. & Codie C. Peters / Colonial Circle Density** – A request to increase density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

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

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

Sincerely,

A handwritten signature in black ink that reads "Jason Stewart". The signature is written in a cursive style with a large initial 'J' and a long, sweeping underline.

Jason Stewart  
Planning and Zoning Administrator





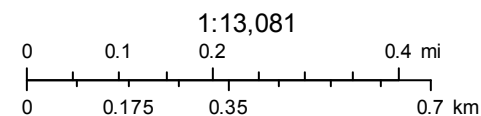
# Fluvanna County, VA WebGIS Parcels - PIN: 8 A A14A



February 7, 2019

**Roads**

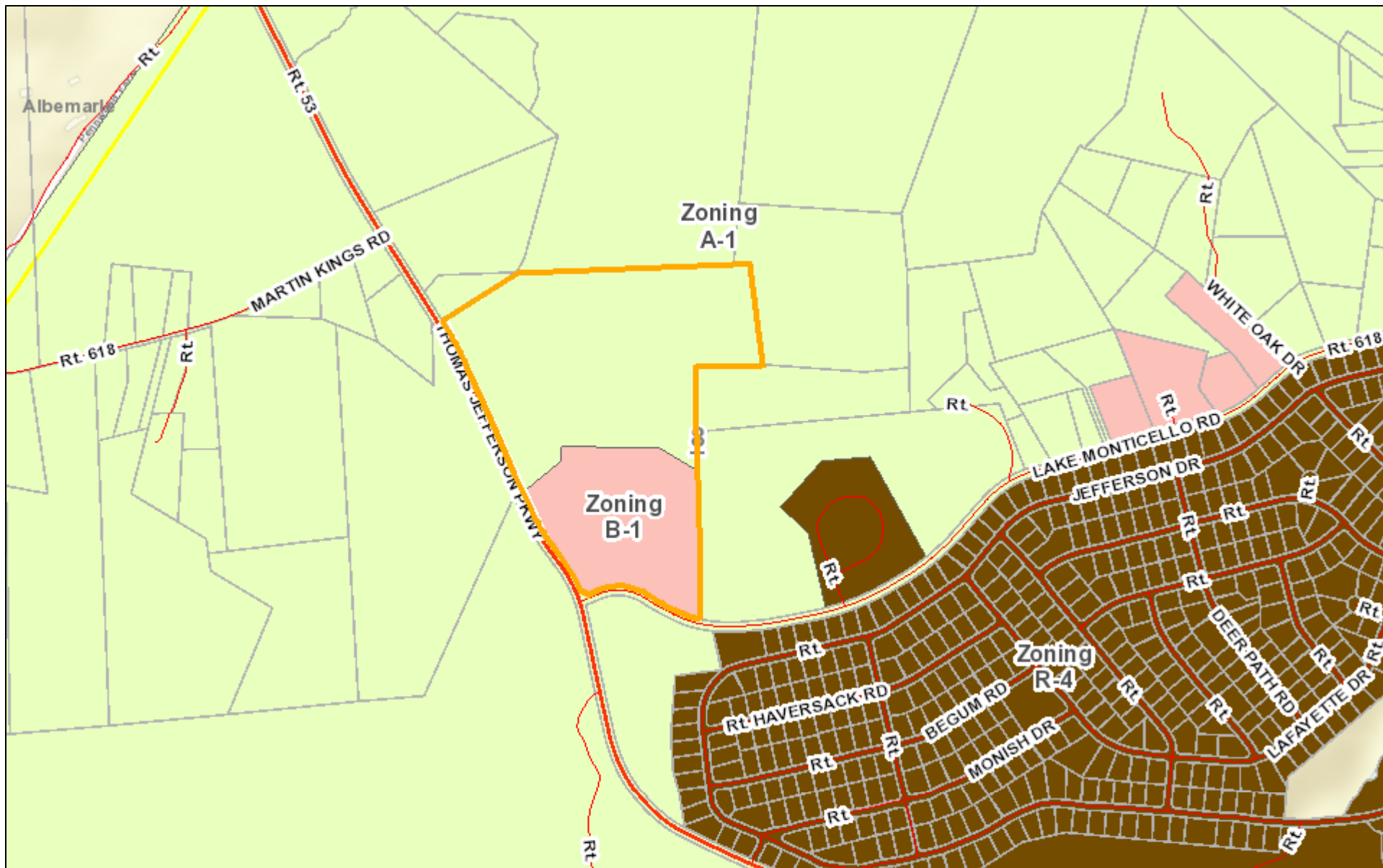
- |  |            |  |           |  |                      |  |                 |
|--|------------|--|-----------|--|----------------------|--|-----------------|
|  | Interstate |  | Secondary |  | Place Names          |  | Tax Map Grid    |
|  | Primary    |  | Other     |  | Town Boundary        |  | County Boundary |
|  | Parcels    |  | Railroads |  | Surrounding Counties |  |                 |



Virginia Geographic Information Network (VGIN)  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,



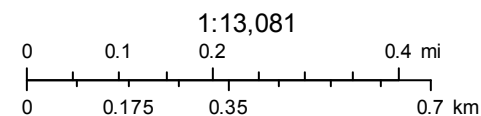
# Fluvanna County, VA WebGIS Parcels - PIN: 8 A A14A



February 7, 2019

**Roads**

- |  |            |  |               |  |                      |
|--|------------|--|---------------|--|----------------------|
|  | Secondary  |  | Place Names   |  | Tax Map Grid         |
|  | Interstate |  | Town Boundary |  | County Boundary      |
|  | Primary    |  | Parcels       |  | Surrounding Counties |
|  |            |  | Railroads     |  |                      |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



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**COUNTY OF FLUVANNA**

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

October 22, 2015

Steven L. Peters  
2390 Auburn Hill Farm  
Charlottesville, VA 22902

**Re: ZMP 15:02 – Rezoning from A-1 to B-1  
a portion of Tax Map 8-A-A14A**

Dear Mr. Peters:

Please accept this letter as notification of the action taken on October 21, 2015 by the Board of Supervisors with regard to the request referenced above. Your request to amend the Fluvanna County Zoning Map with respect to approximately 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General, to B-1, Business, General (conditional) was **approved (5-0)** by the Board of Supervisors.

We will return the \$90.00 public notice sign deposit fee.

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

Sincerely,

Steve Tugwell  
Senior Planner

Copy: File





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## COUNTY OF FLUVANNA

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

December 14, 2018

Justin Shimp, P.E.  
Shimp Engineering  
201 E. Main Street  
Charlottesville, VA 22902

Delivered via email to [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

**Re: ZMP 18:01 and SUP 18:05 – Colonial Circle**  
**Tax Map: 8, Section A, Parcel A14A**

Dear Mr. Shimp:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.
6. Fire Chief had the following questions or comments (applicant responses italicized):
  - Would like for the distance between fire hydrants to be 800 feet or less.
  - What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
  - Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
  - Fire Chief stated he would prefer not to have hammerheads as the terminus for streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.

7. Health Dept. has not provided any comments at the date of this letter.
8. Sheriff's Office did not have any comments.
9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

The Planning Commission will discuss this item during their 6 p.m. work session on Tuesday, January 8, 2019. Your attendance is required at this meeting.

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

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File



# Neighborhood Meeting Sign-In Sheet

Meeting Date: January 16, 2019

Name	Address	City/State/Zip	Reason for Attending
Angie Cooke	41 Ashlawn Blvd. (LMOA)	Palmyra, VA 22963	Information/Questions
Ben Heinberg	8271 TJ Pkwy	Chville, VA 22902	~
Tom Braithwaite	48 Wildwood Dr	Palmyra VA 22963	INFO
Crystal Shifflett	8268 Thomas Jeff Pkwy	Chville VA 22902	Info
Samantha Wilcox	8294 Thomas Jeff Pkwy	Chville VA 22902	Info
LINDSAY SPADLIN	8281 THOMAS JEFF. PKWY	CHVILLE VA 22902	INFO

## **ZMP 18:01 Neighborhood Meeting Notes**

January 16, 2019, 4:30 p.m.

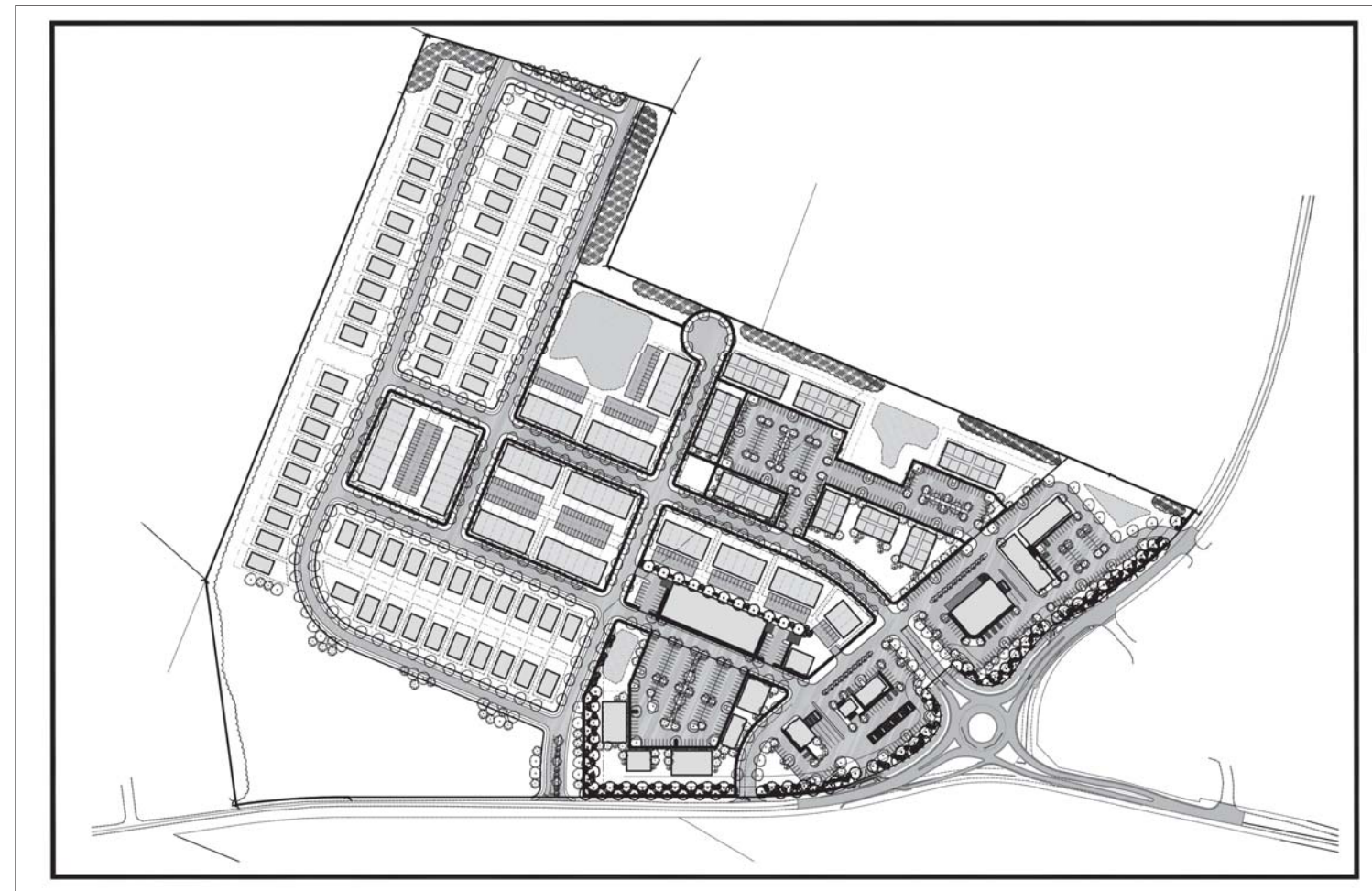
Morris Room, County Administration Building

Attendees: 9 (including staff)

### Questions/Comments

- How many units are proposed?
- Are there any amenities?
- How many stories are the apartments?
- Are there any turning lanes along Route 618?
- What is the lot size of the single-family dwellings?
- Will something be put up along the property line behind the single family homes?
- Is an exit proposed near the driveway?
- Has anyone considered congestion along Route 53?
- There are accidents at the intersection of Martin Kings Road and Route 53
- How many parking spaces total are proposed?
- Where is water going to come from for this development?
- Adding something like this adds an issue for residents of Lake Monticello
- Where is the entrance along Route 53 in relation to driveways across the road?
- What is the price point of proposed housing?
- How much square footage of retail is proposed?
- Is the retail portion under a height limit?
- Has VDOT commented on this proposal?
- Concerned about detention ponds
- Concerned about traffic and water tables
- Concerned about safety

# RESIDENTIAL PLANNED COMMUNITY (R-3) PRELIMINARY MASTER PLAN FOR COLONIAL CIRCLE



REZONING APPLICATION PLAN FOR:  
TAX MAP 8-((A)) PARCEL A14(A)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: December 3, 2018  
REVISED: January 3, 2019  
CURRENT REVISION DATE: April 3, 2019



912 EAST HIGH STREET : CHARLOTTESVILLE, VA 22902 : (434) 227-5140

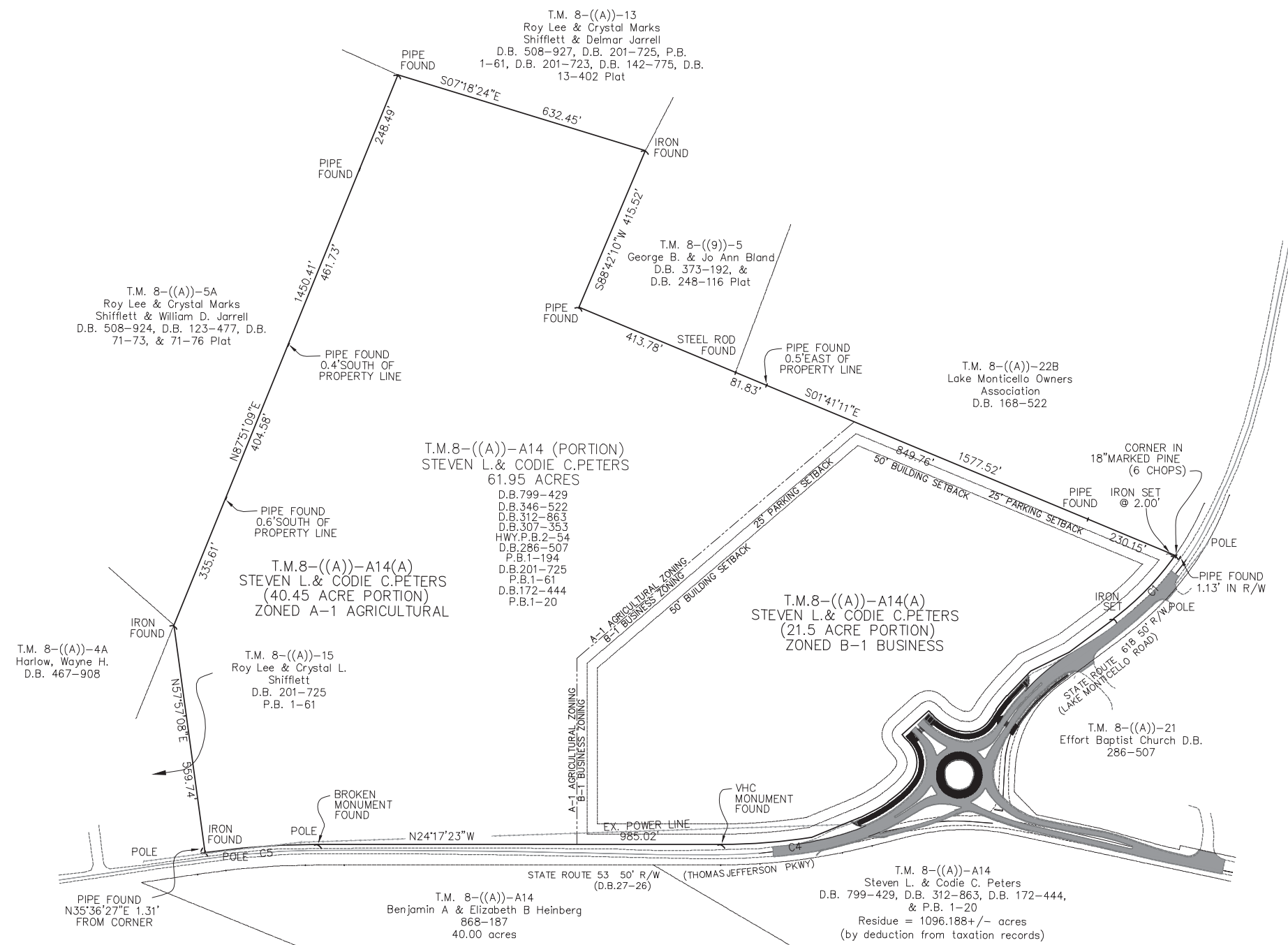
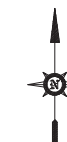
## SHEET INDEX

- C1 - COVER SHEET
- C2 - EXISTING BOUNDARY / ZONING CONDITIONS
- C3 - EXISTING CONDITIONS / DEMOLITION
- C4 - CONCEPTUAL PLAN OF DEVELOPMENT
- C5 - BLOCK GUIDELINES
- C6 - ENGINEERING GUIDELINES
- C7 - DESIGN GUIDELINES / DETAILS / SECTIONS
- C8 - CONSISTENCY WITH COMPREHENSIVE PLAN

VICINITY MAP: (created from Google Earth)



SCALE: 1" = 1,000'

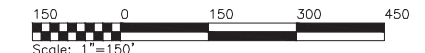


EXISTING CONDITIONS NOTES:

- BOUNDARY SURVEY INFORMATION PROVIDED BY ROGER W. RAY & ASSOCIATES, CHARLOTTEVILLE VA.
- TOPOGRAPHY (4 FT INTERVALS) PROVIDED BY FLUVANNA COUNTY GIS MAPPING.
- ZMP 15:02, CREATING A 21.5 ACRE B-1 COMMERCIAL DISTRICT ON THE SITE, WAS APPROVED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS ON OCTOBER 21, 2015.
- THE SITE LIES WITHIN THE RIVANNA COMMUNITY PLANNING AREA.
- THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
- STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
- IMPROVEMENTS SHOWN AT THE INTERSECTION OF S.R. 53 AND S.R. 618, IN CONJUNCTION WITH THIS APPLICATION PLAN, REFLECT PRELIMINARY CONSTRUCTION DRAWINGS AS PROVIDED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ADJOINING PARCEL INFORMATION				
TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-(A)	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-(A)	4A	Harlow, Wayne H.	A-1	Residential
8-(A)	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(A)	23	Marks, Edward	A-1	Agricultural
8-(A)	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-(A)	22B	Lake Monticello Owners Association	R-4	Campground
8-(A)	21	Effort Baptist Church	A-1	Church
8-(A)	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-(A)	A14A	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-(A)	11	Spradlin, Lindsay L. & Wife	A-1	Residential

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18°04'45"	685.28	216.23	109.02	215.34	N70°03'04"W
C2	50°44'24"	319.65	283.07	151.57	273.91	N86°22'53"W
C3	15°44'03"	598.00	164.22	82.63	163.70	N30°25'21"W
C4	13°59'59"	1407.50	343.91	172.82	343.06	N31°17'23"W
C5	8°14'28"	1934.86	278.30	139.39	278.06	N28°18'45"W



EXISTING BOUNDARY / ZONING CONDITIONS

Rev #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:

**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

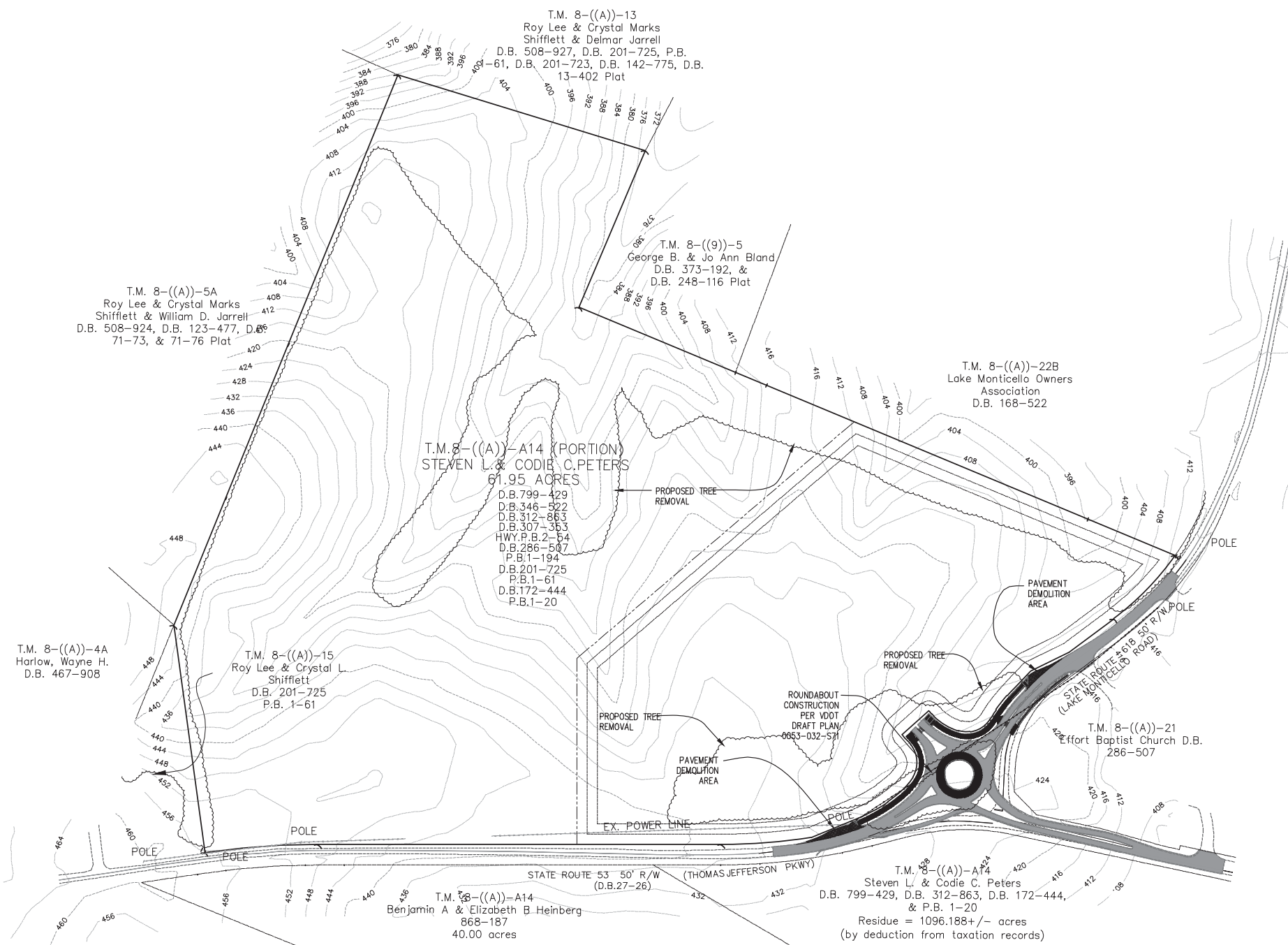
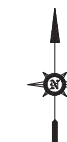
Date: 12/03/2018  
 Scale: 1"=150'  
 Sheet No. 2 OF 8  
 File No. 15.011



VICINITY MAP: (created from Google Earth)



SCALE: 1" = 1,000'

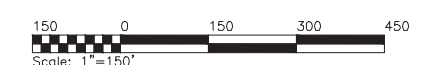


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ADJOINING PARCEL INFORMATION				
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8-((9))	5	Bland, George B. & Jo Ann	A-1	Residential
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C5	8'14'28"	1934.86	278.30	139.39	278.06	N28°18'45"W



EXISTING CONDITIONS / DEMOLITION

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

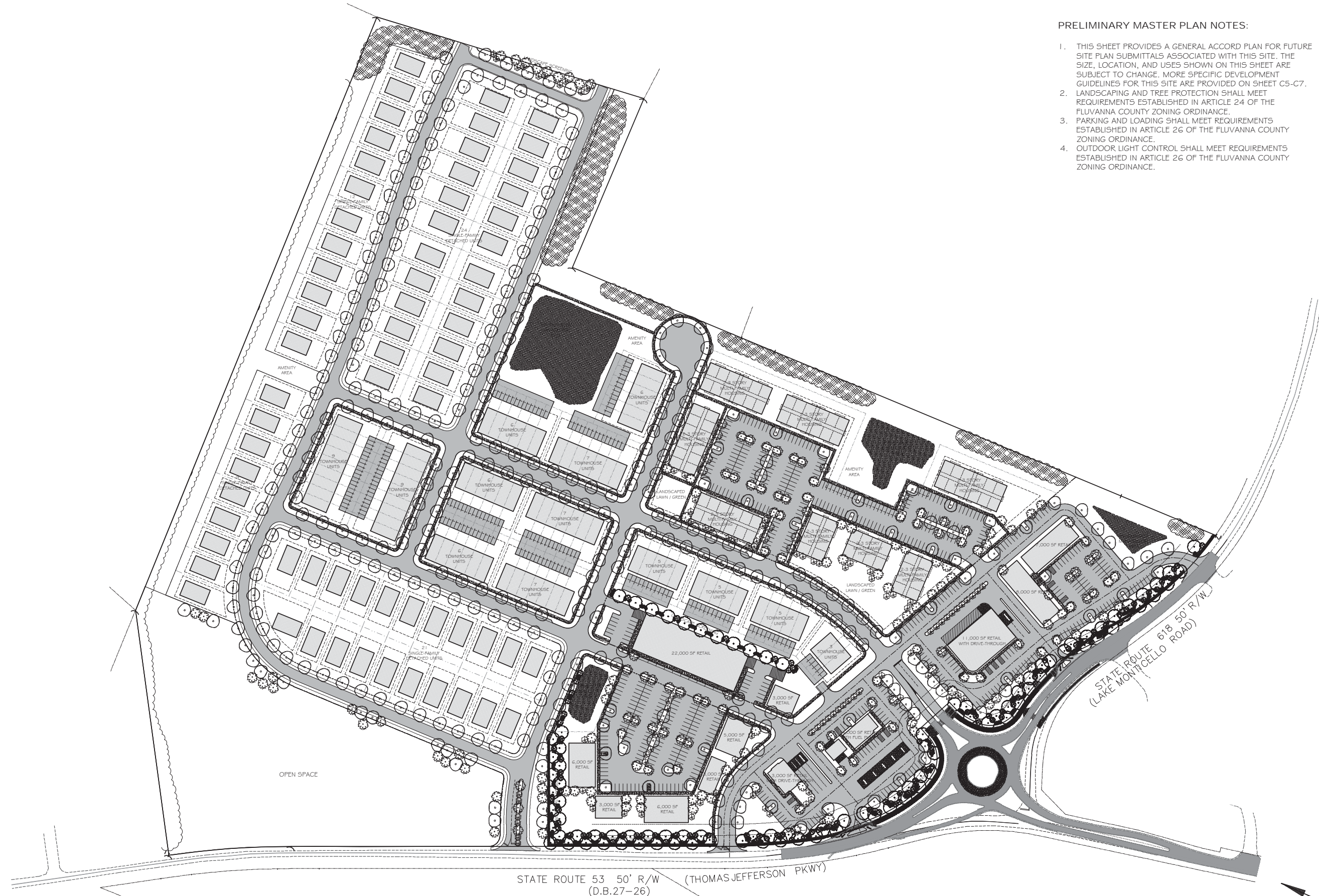
Rev #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

Date: 12/03/2018  
 Scale: 1" = 150'  
 Sheet No. 3 OF 8  
 File No. 15.011



PRELIMINARY MASTER PLAN NOTES:

1. THIS SHEET PROVIDES A GENERAL ACCORD PLAN FOR FUTURE SITE PLAN SUBMITTALS ASSOCIATED WITH THIS SITE. THE SIZE, LOCATION, AND USES SHOWN ON THIS SHEET ARE SUBJECT TO CHANGE. MORE SPECIFIC DEVELOPMENT GUIDELINES FOR THIS SITE ARE PROVIDED ON SHEET C5-C7.
2. LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
3. PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
4. OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.



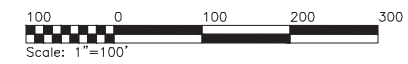
**SHIMP ENGINEERING, P.C.**  
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
 912 EAST HIGH STREET  
 CHARLOTTEVILLE, VA 22902  
 PHONE: (434) 297-5140  
 JUSTIN@SHIMP-ENGINEERING.COM

CONCEPTUAL PLAN OF DEVELOPMENT

Rev. #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	1" = 100'
Sheet No.	4 OF 8
File No.	15.011





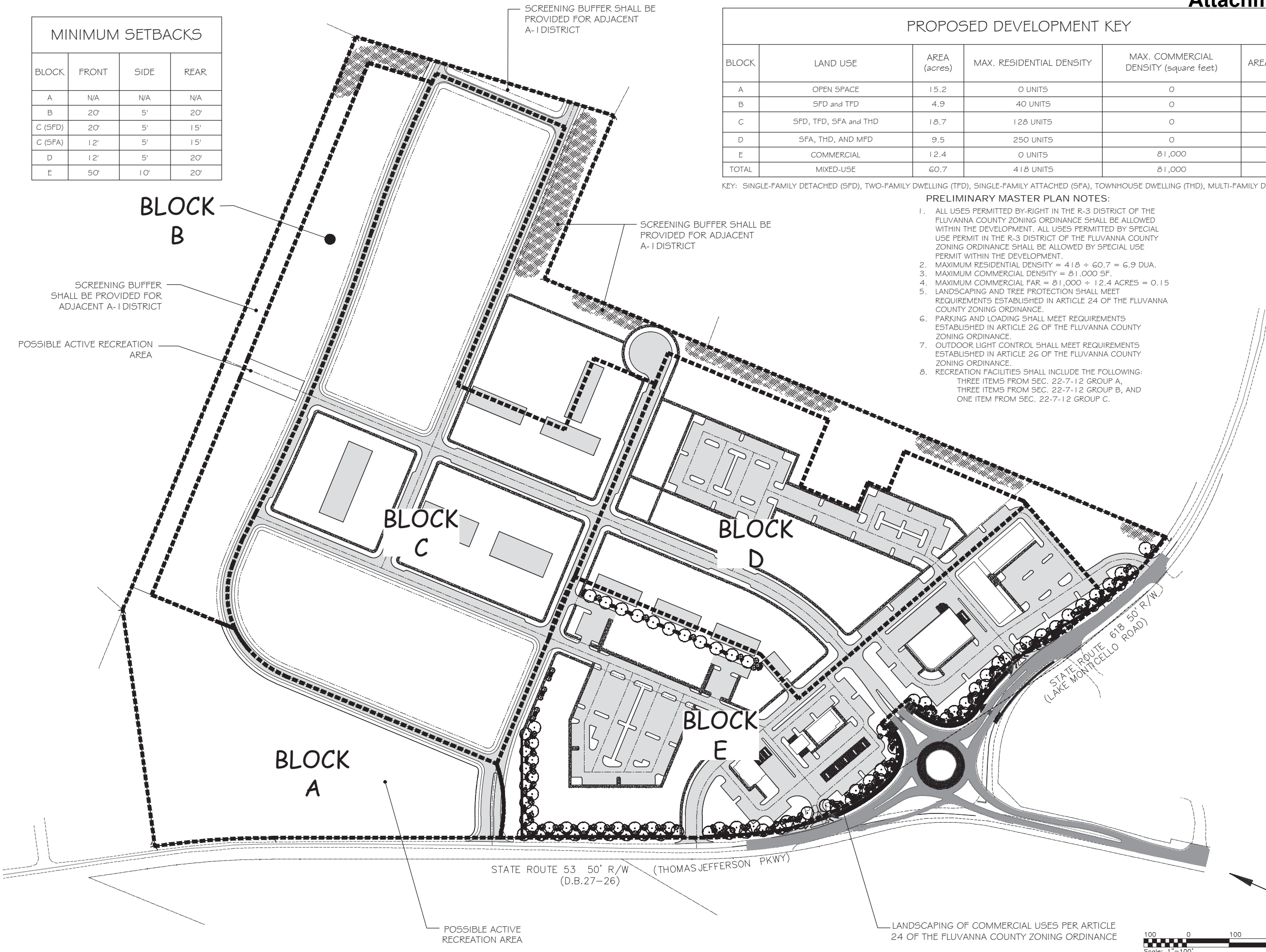
MINIMUM SETBACKS			
BLOCK	FRONT	SIDE	REAR
A	N/A	N/A	N/A
B	20'	5'	20'
C (SFD)	20'	5'	15'
C (SFA)	12'	5'	15'
D	12'	5'	20'
E	50'	10'	20'

PROPOSED DEVELOPMENT KEY					
BLOCK	LAND USE	AREA (acres)	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY (square feet)	AREA (% total)
A	OPEN SPACE	15.2	0 UNITS	0	25.0
B	SFD and TFD	4.9	40 UNITS	0	8.1
C	SFD, TFD, SFA and THD	18.7	128 UNITS	0	30.8
D	SFA, THD, AND MFD	9.5	250 UNITS	0	15.7
E	COMMERCIAL	12.4	0 UNITS	81,000	20.4
TOTAL	MIXED-USE	60.7	418 UNITS	81,000	100.0

KEY: SINGLE-FAMILY DETACHED (SFD), TWO-FAMILY DWELLING (TFD), SINGLE-FAMILY ATTACHED (SFA), TOWNHOUSE DWELLING (THD), MULTI-FAMILY DWELLING (MFD)

**PRELIMINARY MASTER PLAN NOTES:**

- ALL USES PERMITTED BY-RIGHT IN THE R-3 DISTRICT OF THE FLUVANNA COUNTY ZONING ORDINANCE SHALL BE ALLOWED WITHIN THE DEVELOPMENT. ALL USES PERMITTED BY SPECIAL USE PERMIT IN THE R-3 DISTRICT OF THE FLUVANNA COUNTY ZONING ORDINANCE SHALL BE ALLOWED BY SPECIAL USE PERMIT WITHIN THE DEVELOPMENT.
- MAXIMUM RESIDENTIAL DENSITY =  $418 \div 60.7 = 6.9$  DUA.
- MAXIMUM COMMERCIAL DENSITY = 81,000 SF.
- MAXIMUM COMMERCIAL FAR =  $81,000 \div 12.4 \text{ ACRES} = 0.15$
- LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
- RECREATION FACILITIES SHALL INCLUDE THE FOLLOWING:  
 THREE ITEMS FROM SEC. 22-7-12 GROUP A,  
 THREE ITEMS FROM SEC. 22-7-12 GROUP B, AND  
 ONE ITEM FROM SEC. 22-7-12 GROUP C.



BLOCK GUIDELINES		
Rev. #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	1"=100'
Sheet No.	5 OF 8
File No.	15.011

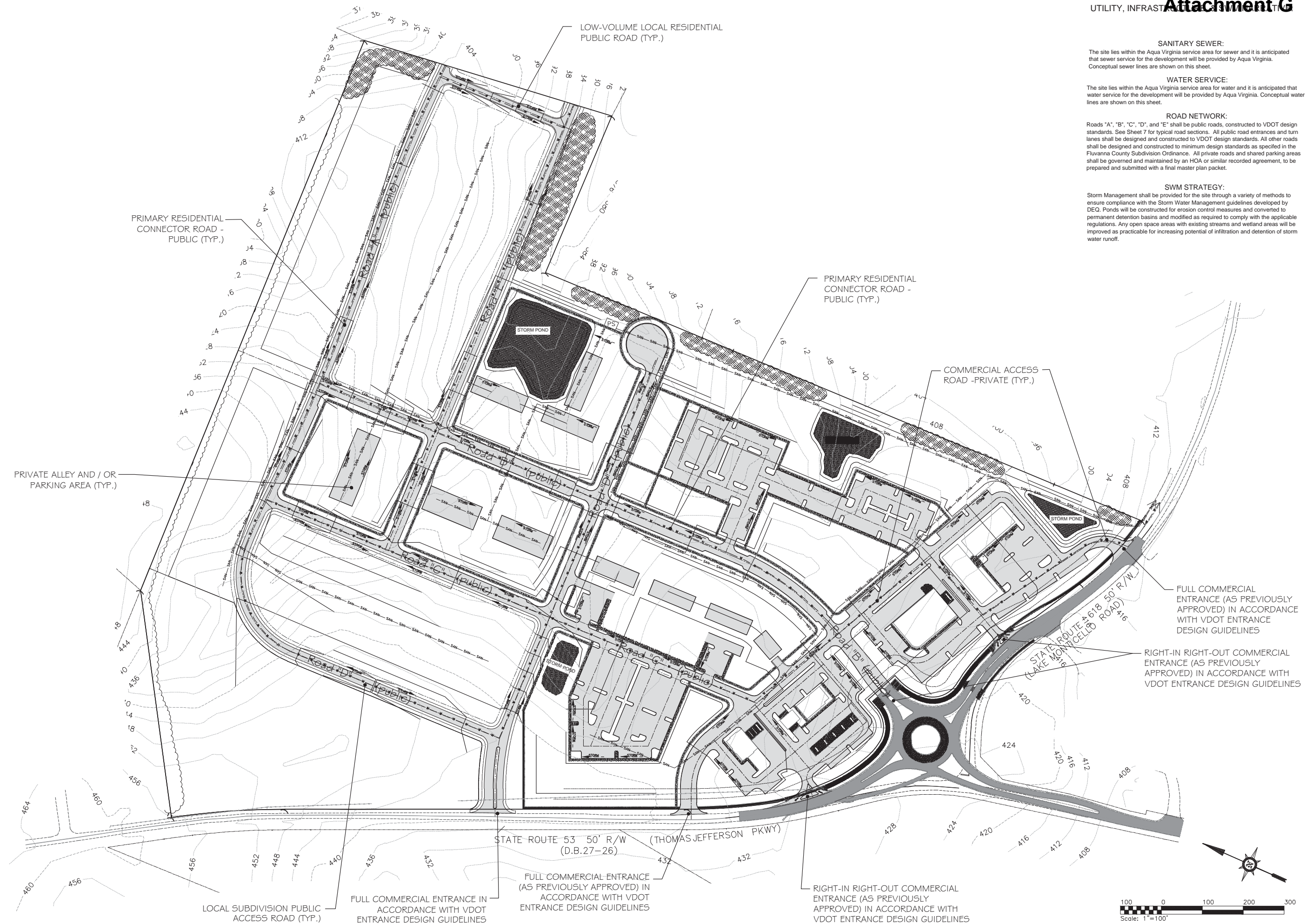


**SANITARY SEWER:**  
 The site lies within the Aqua Virginia service area for sewer and it is anticipated that sewer service for the development will be provided by Aqua Virginia. Conceptual sewer lines are shown on this sheet.

**WATER SERVICE:**  
 The site lies within the Aqua Virginia service area for water and it is anticipated that water service for the development will be provided by Aqua Virginia. Conceptual water lines are shown on this sheet.

**ROAD NETWORK:**  
 Roads "A", "B", "C", "D", and "E" shall be public roads, constructed to VDOT design standards. See Sheet 7 for typical road sections. All public road entrances and turn lanes shall be designed and constructed to VDOT design standards. All other roads shall be designed and constructed to minimum design standards as specified in the Fluvanna County Subdivision Ordinance. All private roads and shared parking areas shall be governed and maintained by an HOA or similar recorded agreement, to be prepared and submitted with a final master plan packet.

**SWM STRATEGY:**  
 Storm Management shall be provided for the site through a variety of methods to ensure compliance with the Storm Water Management guidelines developed by DEQ. Ponds will be constructed for erosion control measures and converted to permanent detention basins and modified as required to comply with the applicable regulations. Any open space areas with existing streams and wetland areas will be improved as practicable for increasing potential of infiltration and detention of storm water runoff.



ENGINEERING GUIDELINES

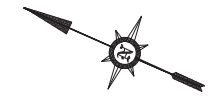
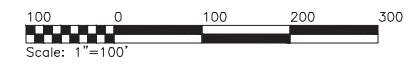
Rev #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:

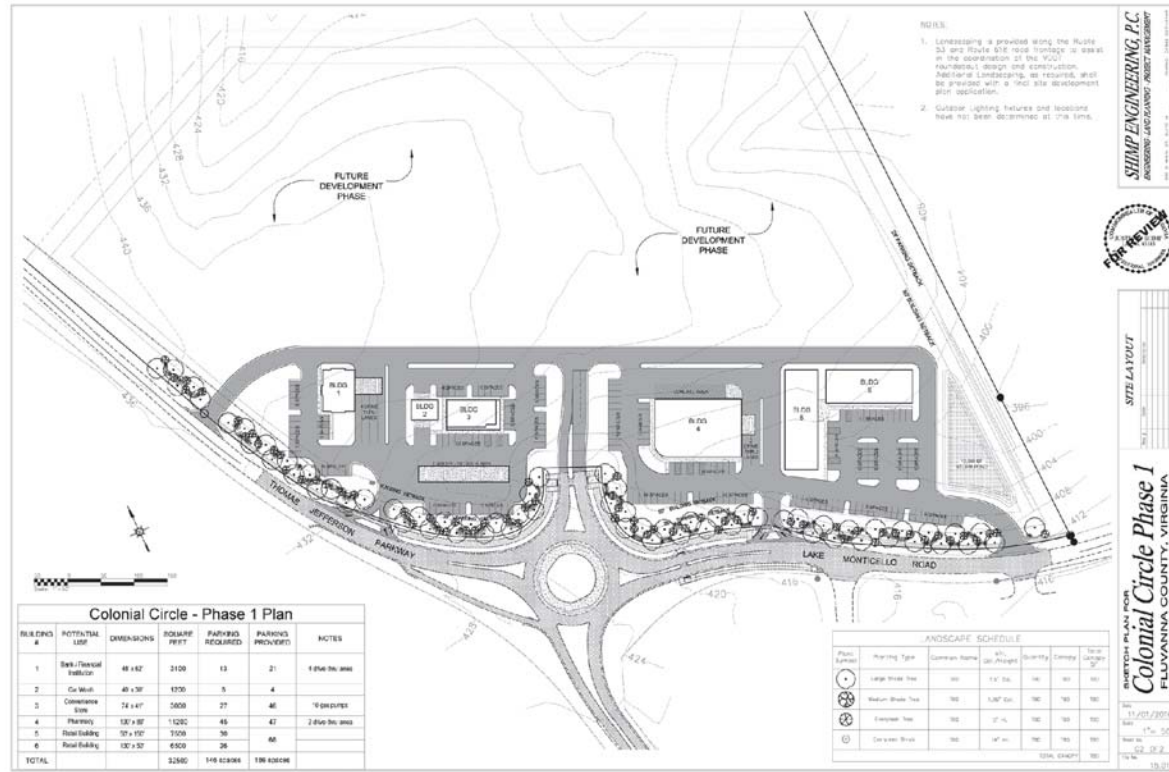
# COLONIAL CIRCLE

FLUVANNA COUNTY, VIRGINIA

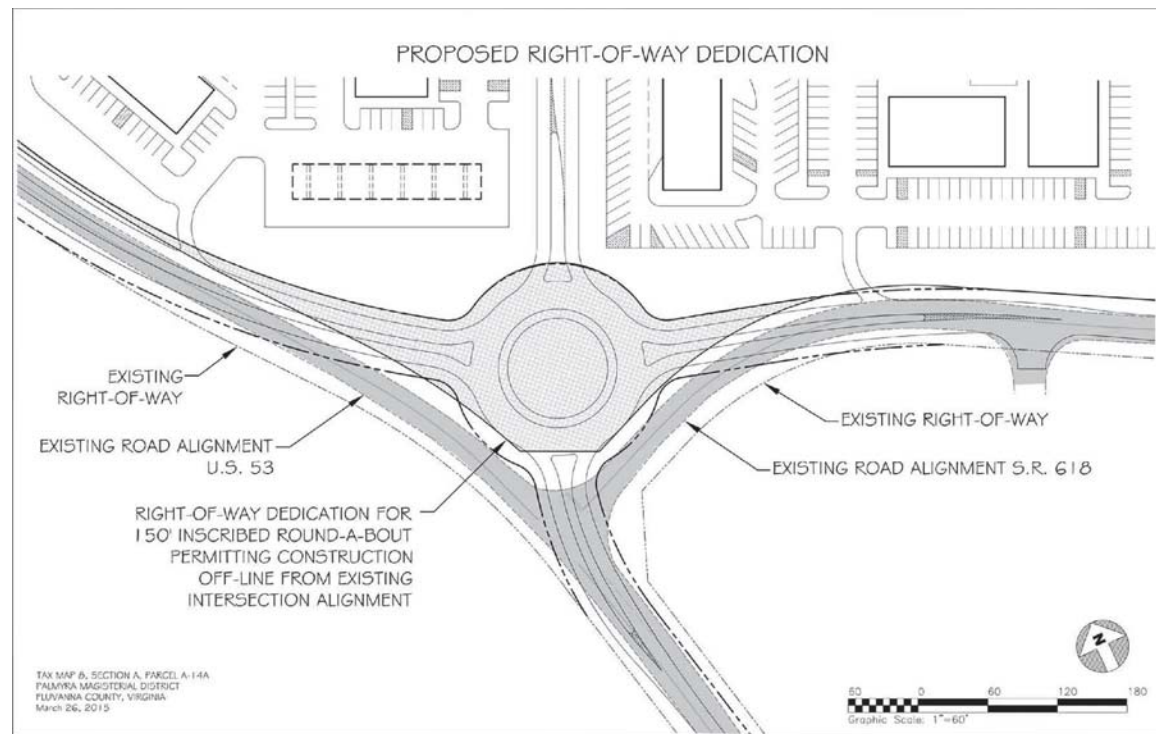
Date: 12/03/2018  
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 Sheet No. 6 OF 8  
 File No. 15.011



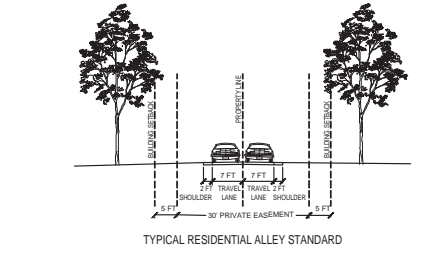
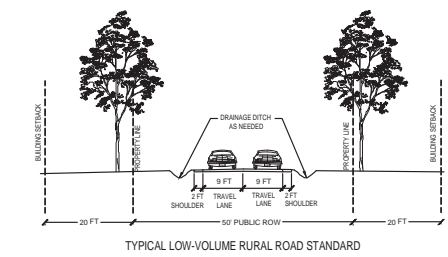
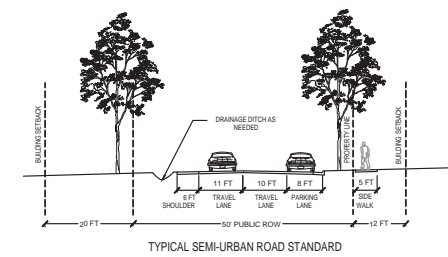
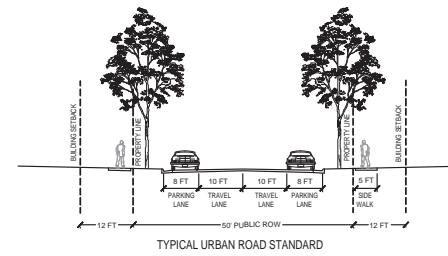
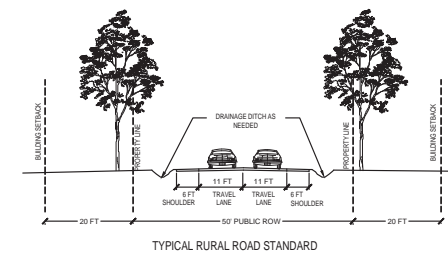




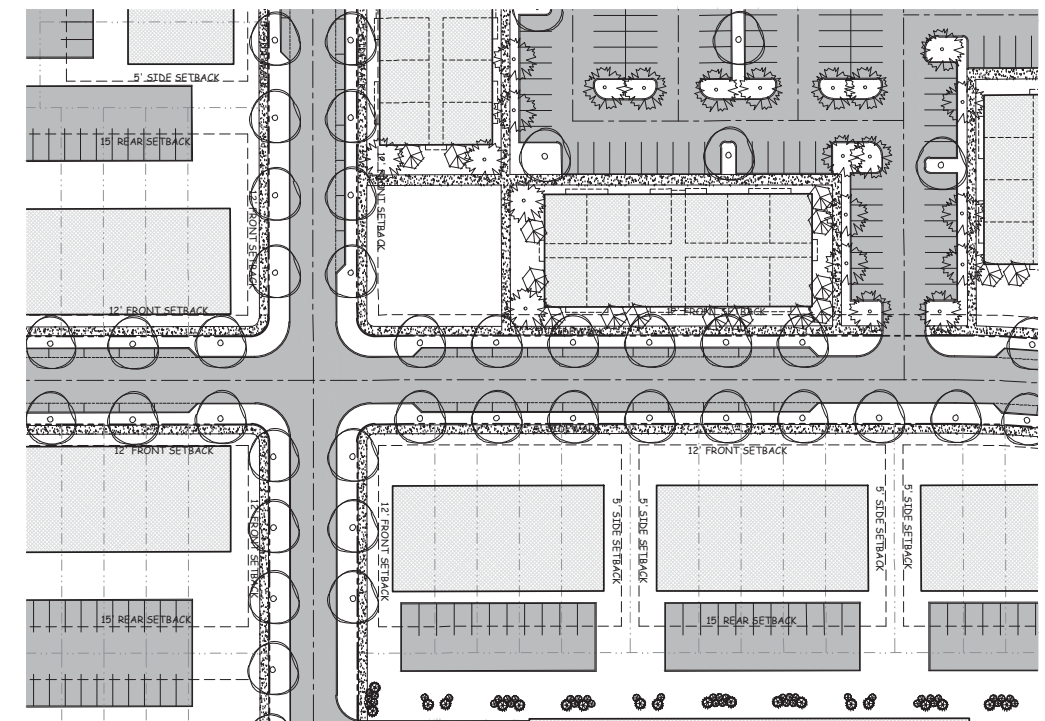
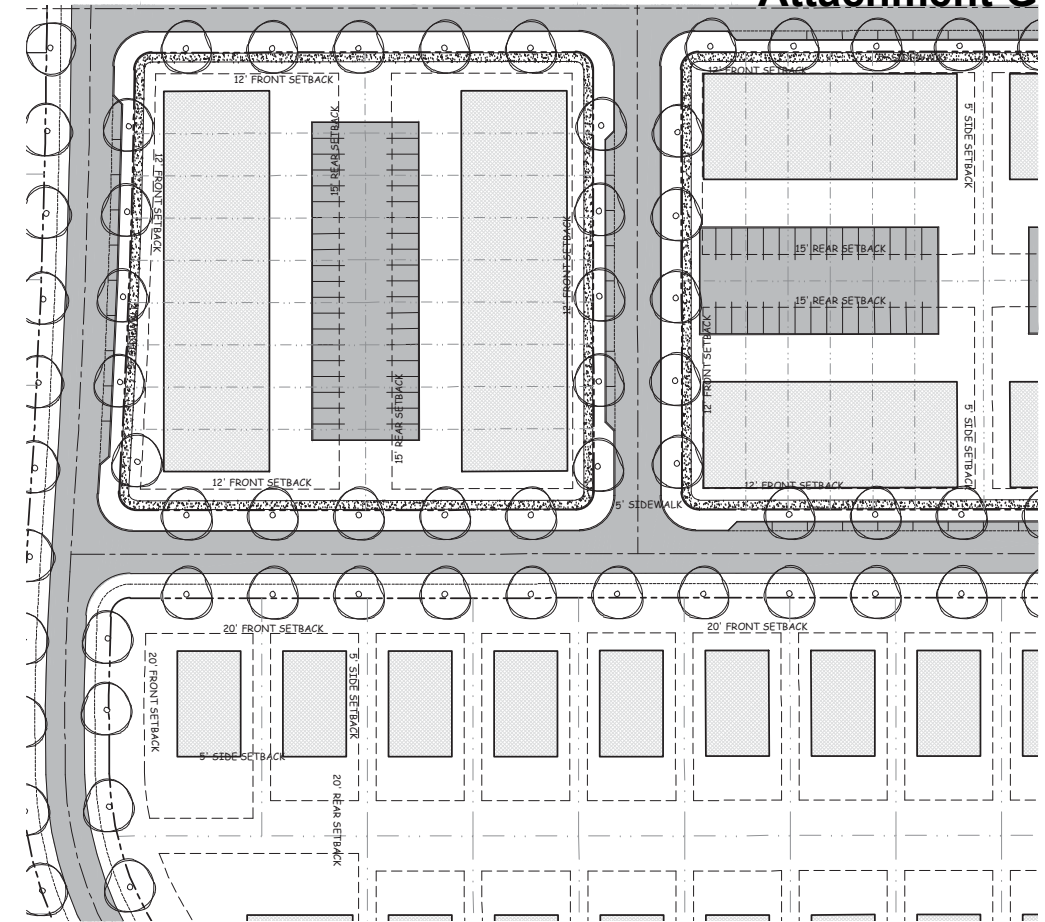
1 Previously approved sketch plan for commercial  
C6 SCALE: NTS



2 Roundabout Dedication Exhibit  
C6 SCALE: NTS



3 Development Road Standards  
C6 SCALE: 1" = 20'



5 Typical Unit Plot Plan: Blocks C & D  
C6 SCALE: 1" = 50'

**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
PHONE: (434) 297-5140  
912 EAST HIGH STREET  
CHARLOTTESVILLE, VA 22902  
JUSTIN@SHIMP-ENGINEERING.COM

**DESIGN GUIDELINES**

Rev. #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	AS SHOWN
Sheet No.	7 OF 8
File No.	15.011







## MEMORANDUM

TO: JUSTIN SHIMP, P.E.

FROM: BILL WUENSCH, P.E., PTOE;  
WEI HE

ORGANIZATION: SHIMP ENGINEERING

DATE: MARCH 22, 2019

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: FLUVANNA, ROUTE 618 AT ROUTE 53 TRAFFIC STUDY

YOUR REFERENCE NUMBER:

 URGENT     FOR YOUR USE     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

## Fluvanna, Route 618 at Route 53 Traffic Study

The purpose of this memorandum is to summarize a traffic study for the site planning efforts for the commercial and mixed-use site to be located at Route 53 and Route 618 in Fluvanna County, Virginia.

The analysis utilized the traffic counts from the year 2015 study and factored up 1% per year to the year 2025 as the background traffic, and performed trip generation, distribution, and assignment based on the specific land uses and assumed percentages of trips at each entrance as directed by Shimp Engineering staff. The turn lane warrant analysis for the entrances (Entrances 1, 2, 4, 5, 6) and the level of service analysis for the roundabout (Entrance 3) were performed in this memorandum.

The following provides a brief summary of this information.

### Traffic Volume Calculation

#### *Existing Traffic Volumes*

The existing traffic volumes were collected from the year 2015 study and are illustrated in **Figure 1**.

#### *2025 No Build Traffic Volumes*

The existing traffic volumes were factored up 1% per year to the year 2025 as the background traffic. **Figure 2** illustrates the 2025 no build traffic volumes.

### *Trip Generation*

The trip generation was based on the specific land uses and the initial trip generation calculation as directed by Shimp Engineering staff. **Table 1** below summarizes the trip generation.

**Table 1 Trip Generation**

Use Description	ITE	Qty	AM			PM		
			in	out	Total	in	out	Total
Single Family Detached	210	64 units	14	40	54	45	25	70
Multifamily Housing (Low-Rise)	220	104 units	17	42	59	41	29	70
Multifamily Housing (Mid-Rise)	221	250 units	20	55	75	62	41	103
General Office Building	710	(12,000 SF)	23	3	26	14	65	79
Walk-In Bank	911	(5,000 SF)	59	54	113	67	65	132
Shopping Center	820	(40,000 SF)	65	55	120	146	145	291
Quality Restaurant	931	(5,000 SF)	18	4	22	25	16	41
Medical-Dental Office Building	720	(10,000 SF)	23	14	37	15	23	38
Medical Clinic	630	(9,000 SF)	27	20	47	19	23	42
		<b>Total</b>	<b>266</b>	<b>287</b>	<b>553</b>	<b>434</b>	<b>432</b>	<b>866</b>
Internal Capture			8	21	29	22	14	36
<b>Pass-by</b>			<b>36</b>	<b>28</b>	<b>64</b>	<b>60</b>	<b>56</b>	<b>116</b>
<b>On-road New Residential Trips</b>			<b>43</b>	<b>116</b>	<b>159</b>	<b>126</b>	<b>81</b>	<b>207</b>
<b>On-road New Commercial Trips</b>			<b>179</b>	<b>122</b>	<b>301</b>	<b>226</b>	<b>281</b>	<b>507</b>
<b>Total New Trips (including Pass-by)</b>			<b>258</b>	<b>266</b>	<b>524</b>	<b>412</b>	<b>418</b>	<b>830</b>

### *Trip Distribution*

The trip distribution was based on the distribution assumptions as directed by Shimp Engineering staff. **Figures 3-6** illustrate the distribution of the residential and commercial inbound and outbound trips.

### *Trip Assignment*

The on-road new residential trips, on road new commercial trips, and the pass-by trips were assigned to the entrances per the trip distribution as illustrated in Figures 3-6. **Figures 7-9** illustrate the assignment of the on-road new residential trips, on road new commercial trips, and the pass-by trips.

### *2025 Build Traffic Volumes*

The on-road new residential trips, on road new commercial trips, and the pass-by trips were added to the 2025 no build traffic volumes resulting the 2025 build traffic volumes. **Figure 10** illustrates the 2025 build traffic volumes.

**Turn Lane Warrant Analysis**

Turn lane warrants were examined for 2025 build conditions to evaluate the turn lane needs at the entrances 1, 2, 4, 5, 6. It should be noted that Entrance 2 and Entrance 4 were assumed as right in/out entrances and with no traffic, and thus were considered no turn lane or taper required. The turn lane warrant forms for Entrance 1, Entrance 5, and Entrance 6 per the VDOT Road Design Manual are provided in the **Attachment A** and the turn lane warrant analysis results are summarized in **Table 2**.

**Table 2 Turn Lane Warrant Summary**

Intersection	Movement	AM	PM
Entrance 1	Westbound Right	No Turn Lanes or Tapers Required	No Turn Lanes or Tapers Required
	Eastbound Left	No Left Turn Lane Required	200' Left Turn Lane Required
Entrance 5	Northbound Right	No Turn Lanes or Tapers Required	No Turn Lanes or Tapers Required
	Southbound Left	200' Left Turn Lane Required	200' Left Turn Lane Required
Entrance 6	Northbound Right	No Turn Lanes or Tapers Required	No Turn Lanes or Tapers Required
	Southbound Left	200' Left Turn Lane Required	200' Left Turn Lane Required

As indicated in Table 2, a 200' left turn storage lane is warranted at Entrance 1, Entrance 5, and Entrance 6 and no right turn lane or taper is warranted at any of the three entrances.

**Level of Service Analysis**

Level of service analysis using Sidra were performed for 2025 build conditions to evaluate the level of service at the roundabout entrance, Entrance 3, which was assumed as a one lane roundabout. The level of service and delay results are summarized in **Table 3** and included in the **Attachment B**.

**Table 3 Level of Service and Delay Result Summary**

Approach	Movement	AM		PM	
		LOS	Delay	LOS	Delay
Rt. 53 SEB	L/T/R	A	9.4	B	16.1
Rt. 618 NWB	L/T/R	B	18.4	B	12.8
Rt. 53 NB	L/T/R	B	14.5	B	10.7
Entrance 3 SB	L/T/R	B	13.6	A	5.3
Intersection		B	14.4	B	12.7

As indicated in Table 3, the roundabout entrance will operate at LOS B in 2025 build conditions, with all approaches operating at LOS B or better.

## Findings

Based on the analysis performed in this memorandum, the principal findings are as followings –

1. Entrance 2 and Entrance 4 were assumed as right in/out entrances and with no traffic, and thus were considered no turn lane or taper required.
2. A 200' left turn storage lane is warranted at Entrance 1, Entrance 5, and Entrance 6 and no right turn lane or taper is warranted at any of the three entrances
3. The roundabout entrance will operate at LOS B in 2025 build conditions, with all approaches operating at LOS B or better.

**End of Memorandum -**

Attachment A: Turn Lane Warrant Forms

Attachment B: Sidra Output Reports

# Warrant for Left-Turn Storage Lanes on Two-Lane Highway

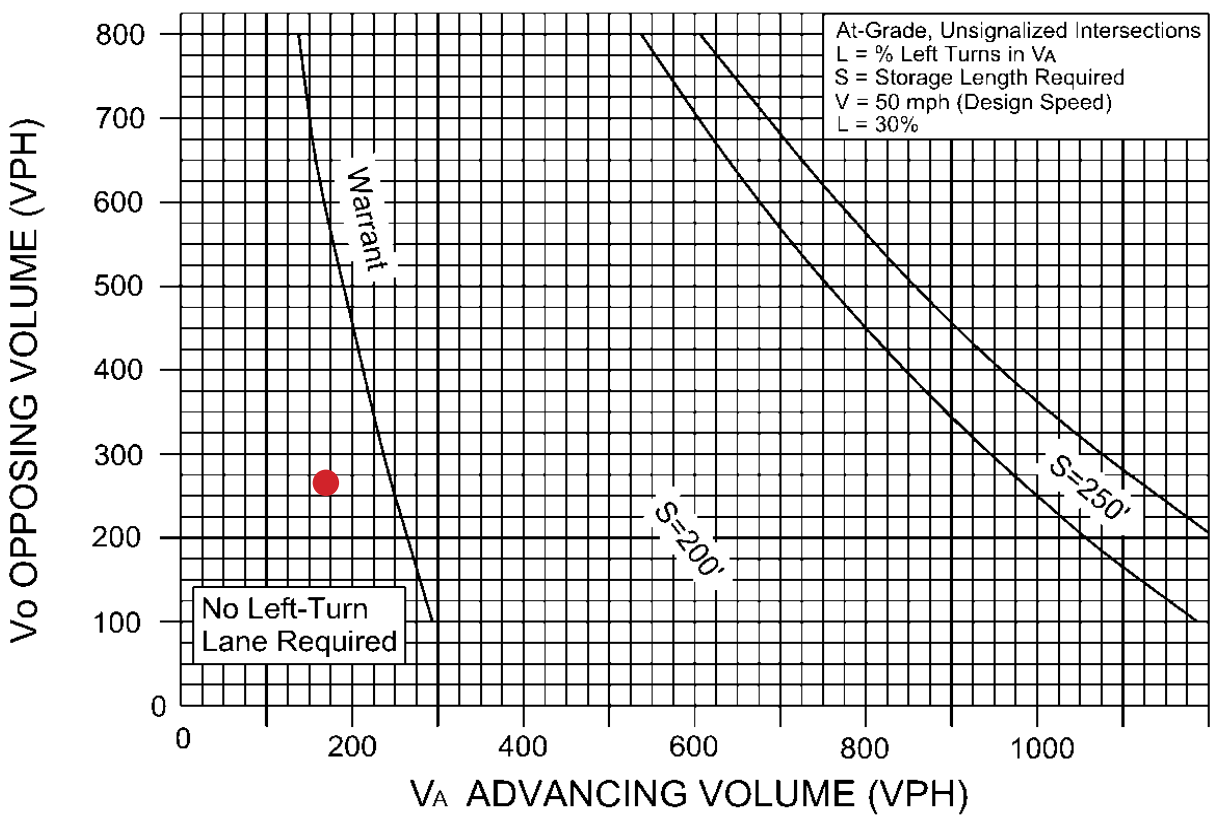
Project: Fluvanna, Route 618 at Route 53  
 Scenario: 2025 Build  
 Intersection: Intersection #1 on Route 618

Approach Direction: Eastbound  
 Peak Hour: AM

Peak Hour Left Turns ( $V_L$ ): 38 vph  
 Advancing Volume ( $V_A$ ): 172 vph  
 Opposing Volume ( $V_O$ ): 269 vph  
 Operating/Design Speed (V): 50 mph

% Left Turns in  $V_A$  (L): 30% (Calculated Value: 22.1%)  
 % Trucks in  $V_L$ : 0%

**Conclusion: No Left Turn Lane Required**



# Warrant for Left-Turn Storage Lanes on Two-Lane Highway

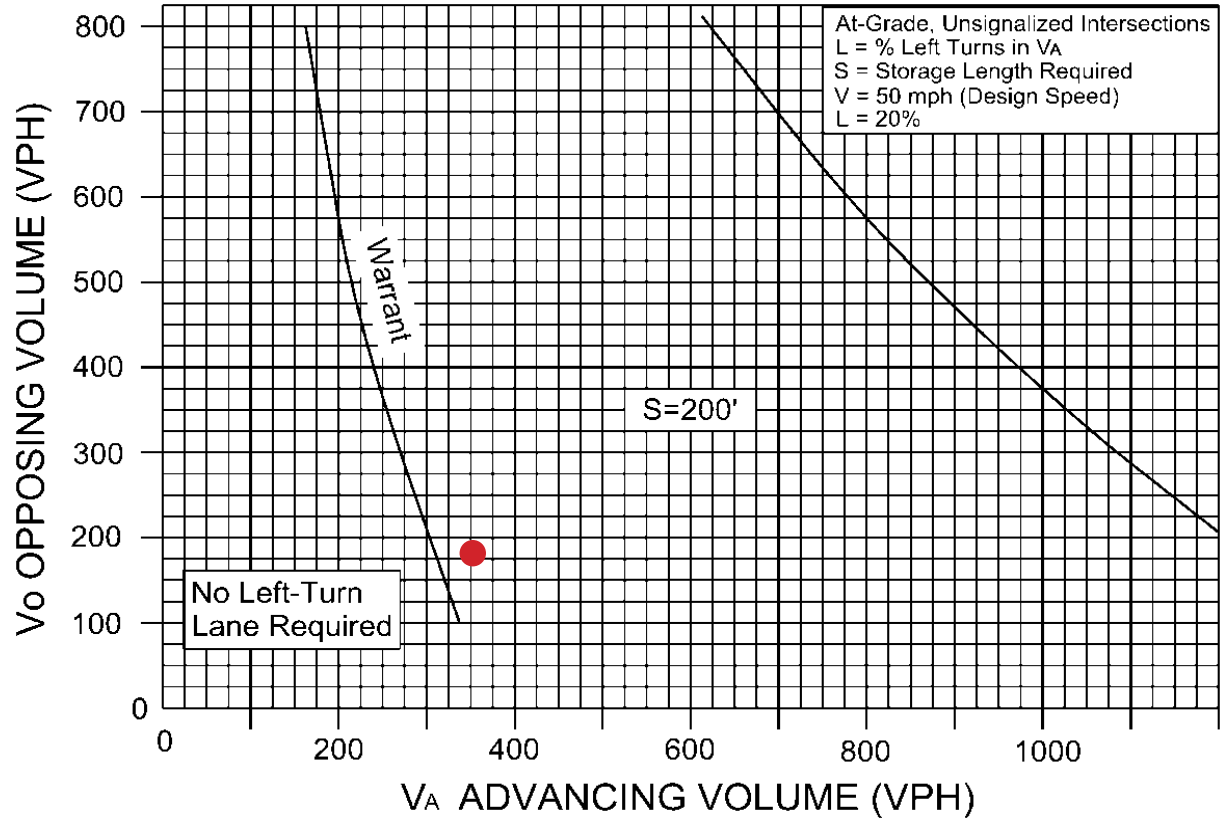
Project: Fluvanna, Route 618 at Route 53  
 Scenario: 2025 Build  
 Intersection: Intersection #1 on Route 618

Approach Direction: Eastbound  
 Peak Hour: PM

Peak Hour Left Turns ( $V_L$ ): 61 vph  
 Advancing Volume ( $V_A$ ): 351 vph  
 Opposing Volume ( $V_O$ ): 181 vph  
 Operating/Design Speed ( $V$ ): 50 mph

% Left Turns in  $V_A$  ( $L$ ): 20% (Calculated Value: 17.4%)  
 % Trucks in  $V_L$ : 0%

Conclusion: 200' Left Turn Lane Required





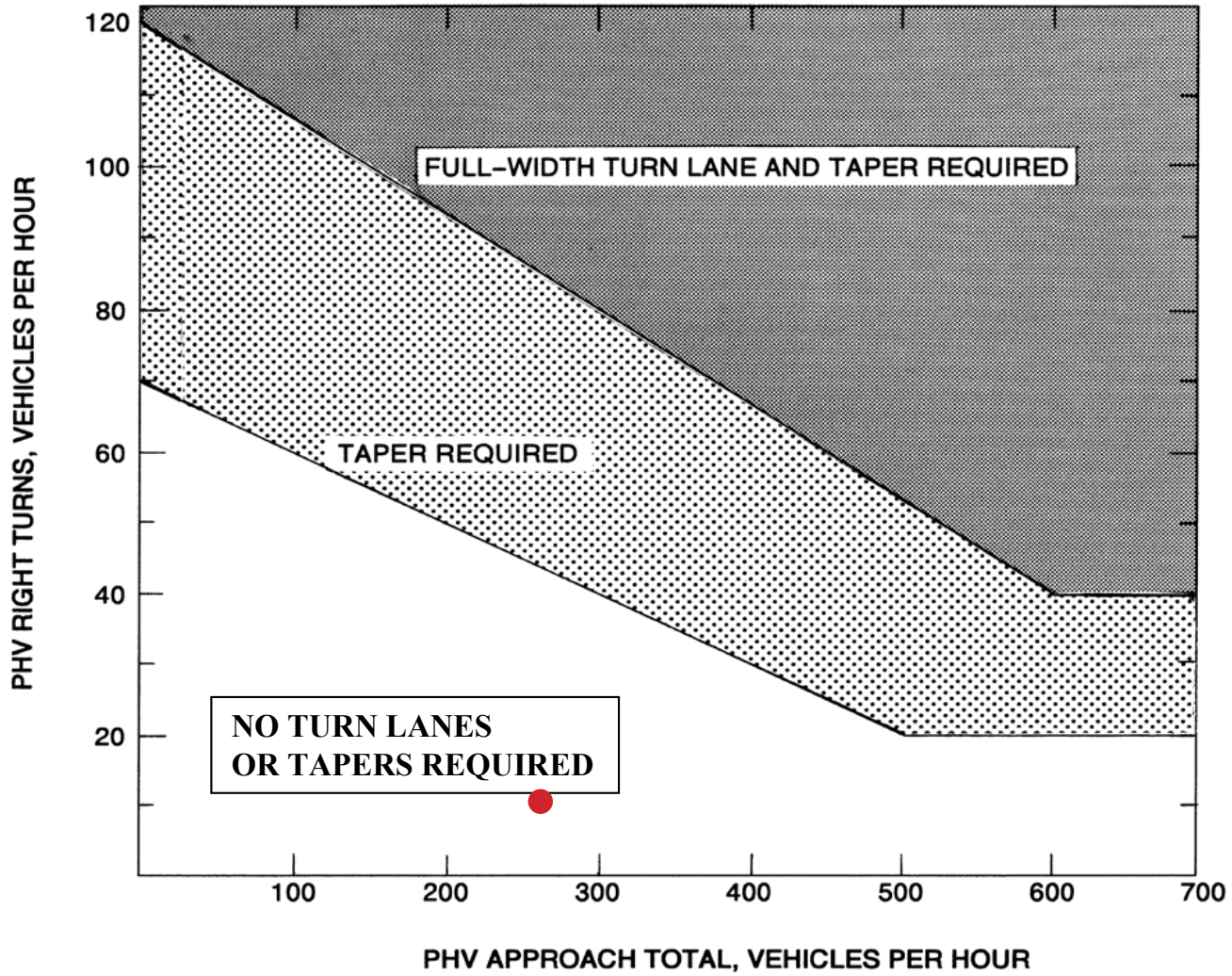
# Warrant for Right-Turn Storage Lanes on Two-Lane Highway

**Project:** Fluvanna, Route 618 at Route 53  
**Scenario:** 2025 Build  
**Intersection:** Intersection #1 on Route 618

**Approach Direction:** Westbound  
**Peak Hour:** AM

**PHV Right Turns:** 11 vph  
**PHV Approach Total:** 269 vph

**Conclusion:** No Turn Lanes or Tapers Required



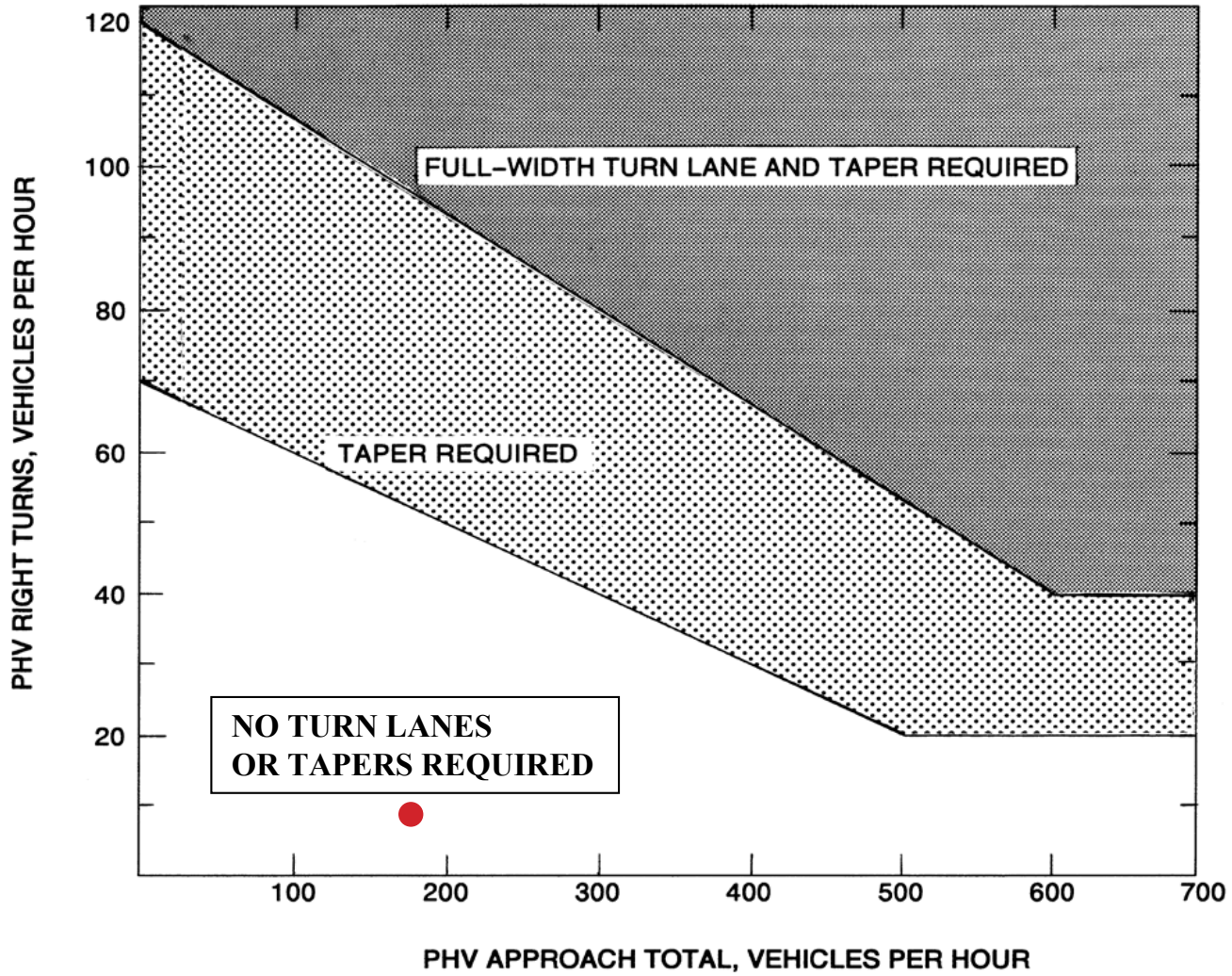
# Warrant for Right-Turn Storage Lanes on Two-Lane Highway

**Project:** Fluvanna, Route 618 at Route 53  
**Scenario:** 2025 Build  
**Intersection:** Intersection #1 on Route 618

**Approach Direction:** Westbound  
**Peak Hour:** PM

**PHV Right Turns:** 9 vph  
**PHV Approach Total:** 181 vph

**Conclusion:** No Turn Lanes or Tapers Required



# Warrant for Left-Turn Storage Lanes on Two-Lane Highway

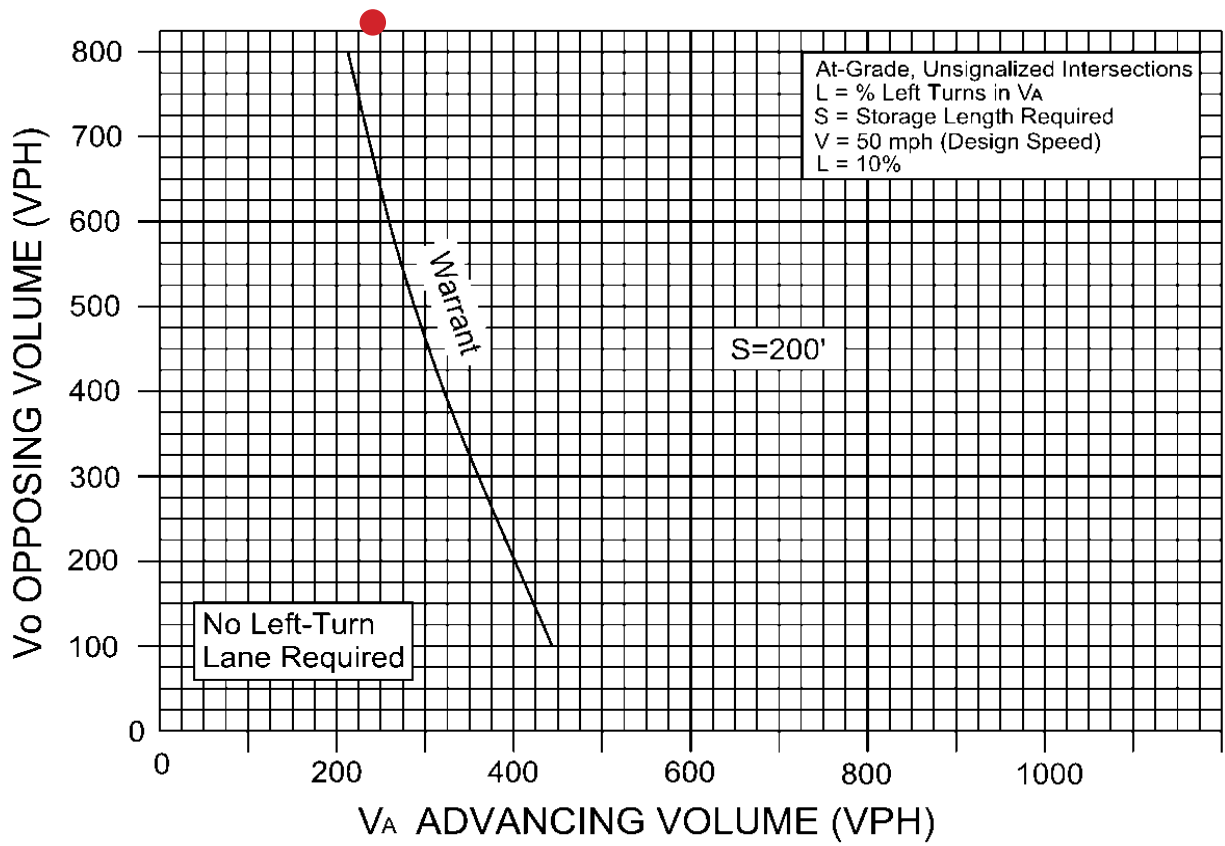
Project: Fluvanna, Route 618 at Route 53  
 Scenario: 2025 Build  
 Intersection: Intersection #5 on Route 53

Approach Direction: Southbound  
 Peak Hour: AM

Peak Hour Left Turns ( $V_L$ ): 17 vph  
 Advancing Volume ( $V_A$ ): 240 vph  
 Opposing Volume ( $V_O$ ): 1015 vph  
 Operating/Design Speed (V): 50 mph

% Left Turns in  $V_A$  (L): 10% (Calculated Value: 7.1%)  
 % Trucks in  $V_L$ : 0%

Conclusion: 200' Left Turn Lane Required





# Warrant for Left-Turn Storage Lanes on Two-Lane Highway

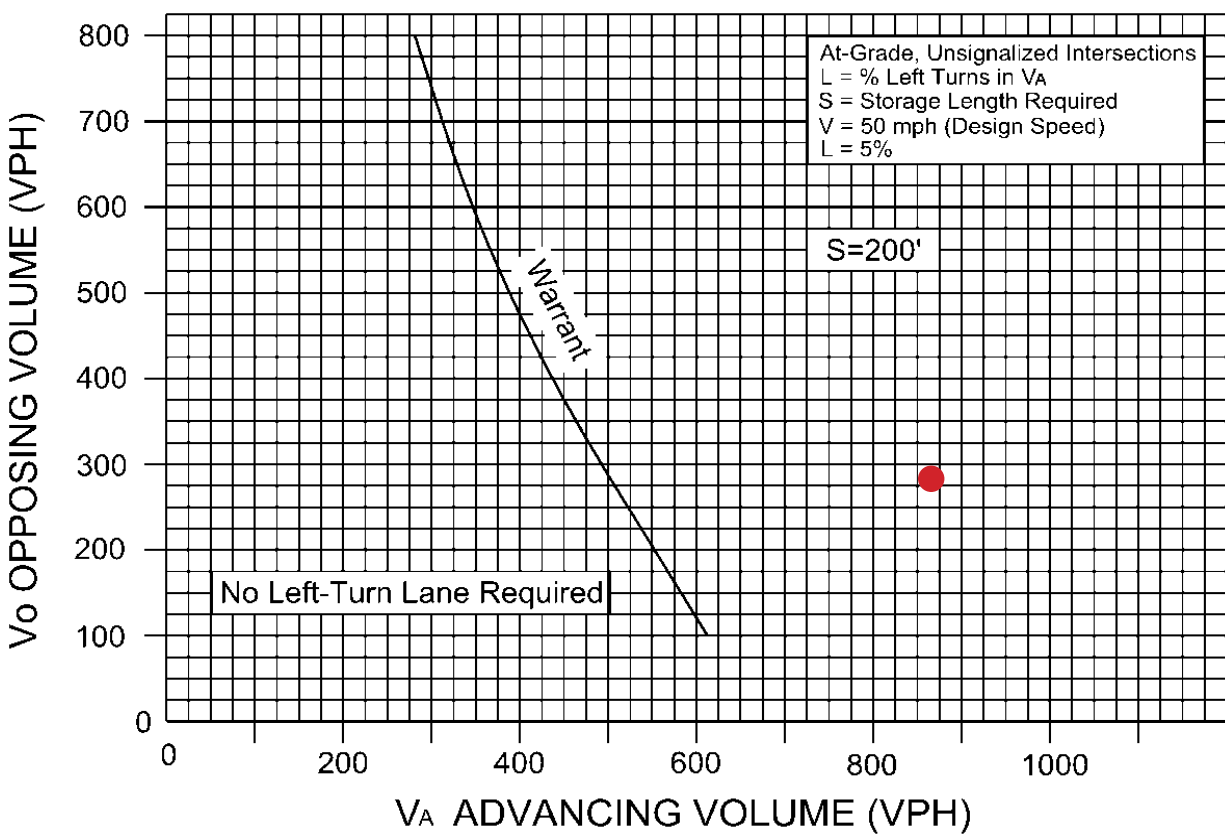
Project: Fluvanna, Route 618 at Route 53  
 Scenario: 2025 Build  
 Intersection: Intersection #5 on Route 53

Approach Direction: Southbound  
 Peak Hour: PM

Peak Hour Left Turns ( $V_L$ ): 11 vph  
 Advancing Volume ( $V_A$ ): 869 vph  
 Opposing Volume ( $V_O$ ): 280 vph  
 Operating/Design Speed (V): 50 mph

% Left Turns in  $V_A$  (L): 5% (Calculated Value: 1.3%)  
 % Trucks in  $V_L$ : 0%

Conclusion: 200' Left Turn Lane Required



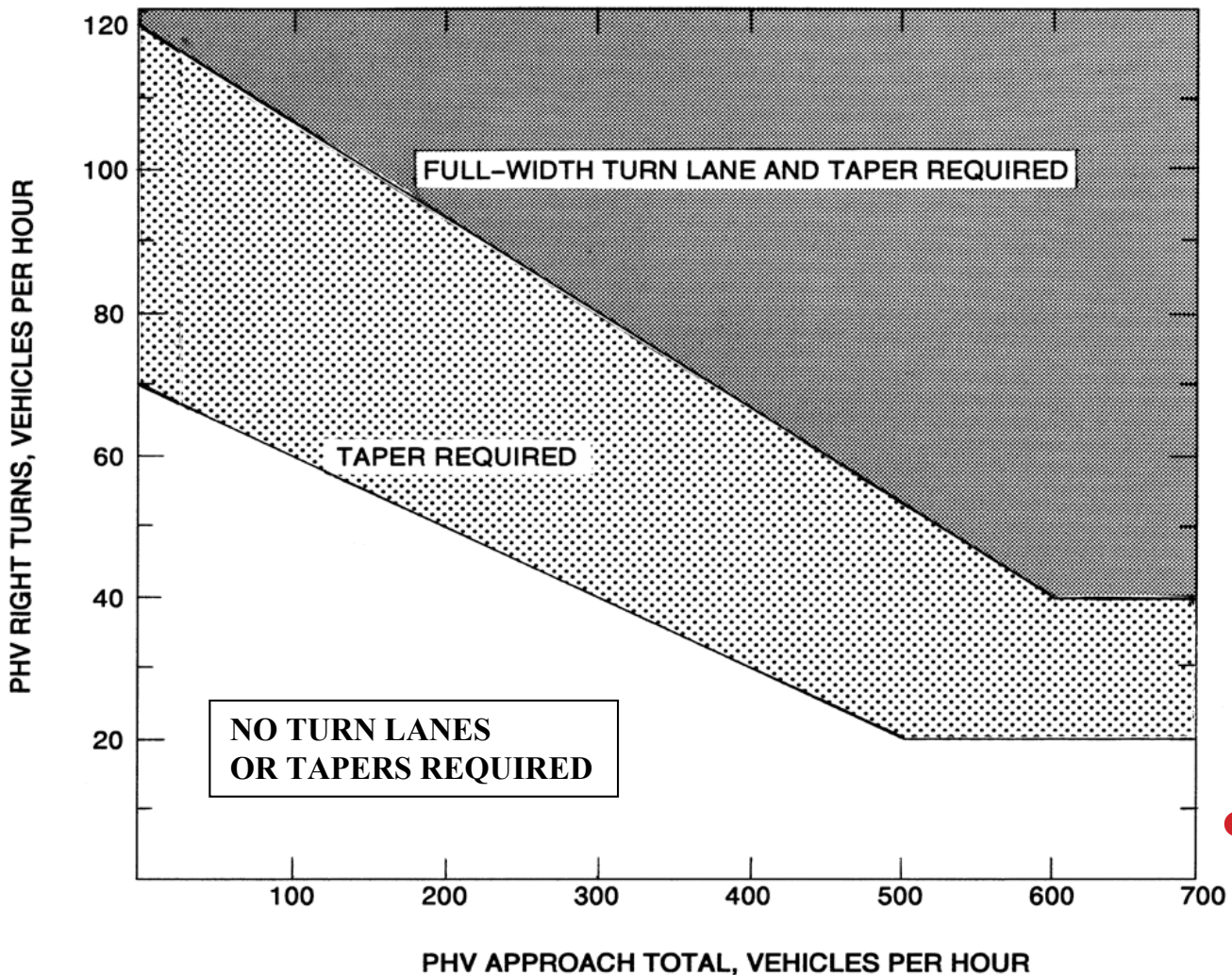
# Warrant for Right-Turn Storage Lanes on Two-Lane Highway

**Project:** Fluvanna, Route 618 at Route 53  
**Scenario:** 2025 Build  
**Intersection:** Intersection #5 on Route 53

**Approach Direction:** Northbound  
**Peak Hour:** AM

**PHV Right Turns:** 8 vph  
**PHV Approach Total:** 1015 vph

**Conclusion:** No Turn Lanes or Tapers Required



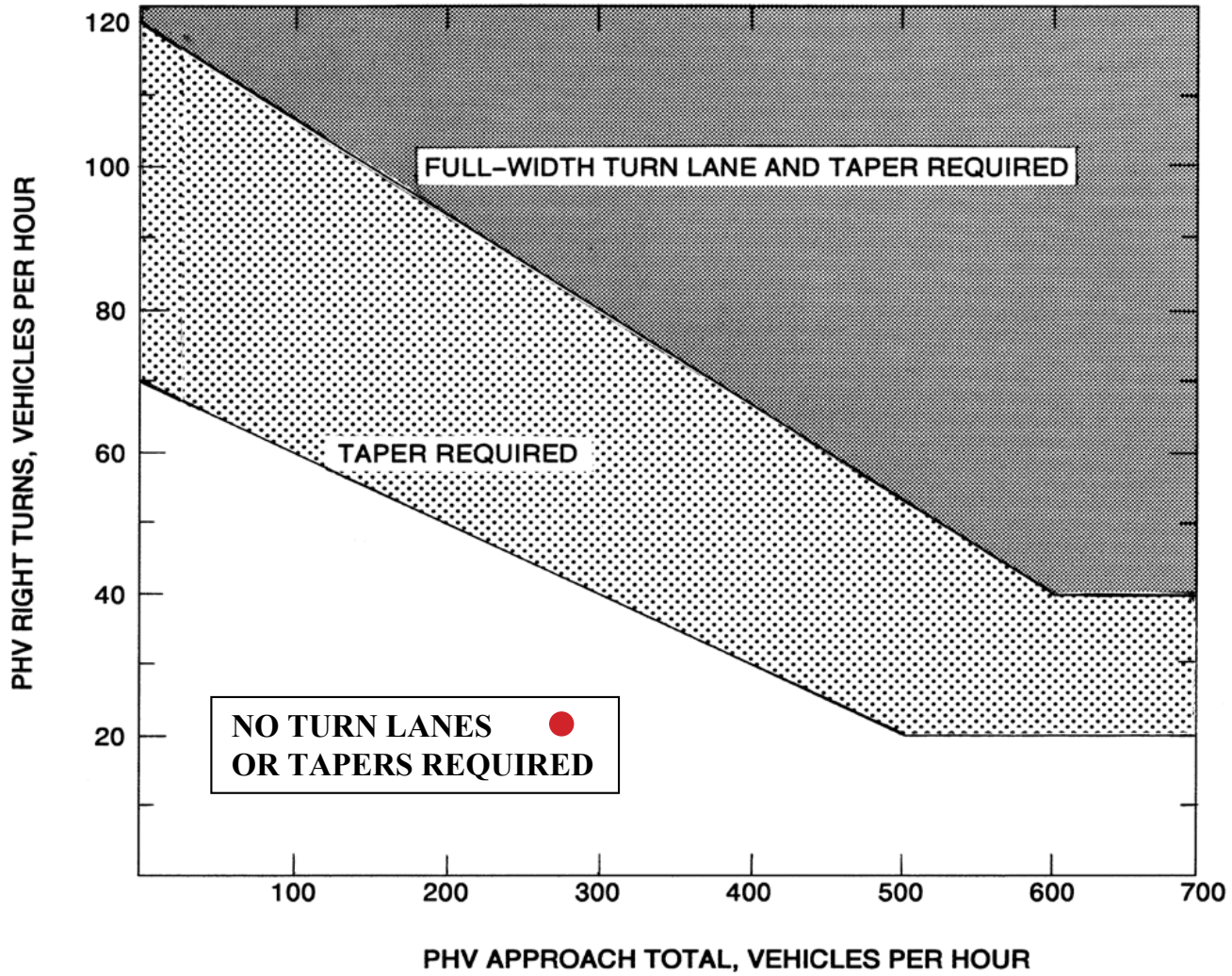
# Warrant for Right-Turn Storage Lanes on Two-Lane Highway

**Project:** Fluvanna, Route 618 at Route 53  
**Scenario:** 2025 Build  
**Intersection:** Intersection #5 on Route 53

**Approach Direction:** Northbound  
**Peak Hour:** PM

**PHV Right Turns:** 22 vph  
**PHV Approach Total:** 280 vph

**Conclusion:** No Turn Lanes or Tapers Required





# Warrant for Left-Turn Storage Lanes on Two-Lane Highway

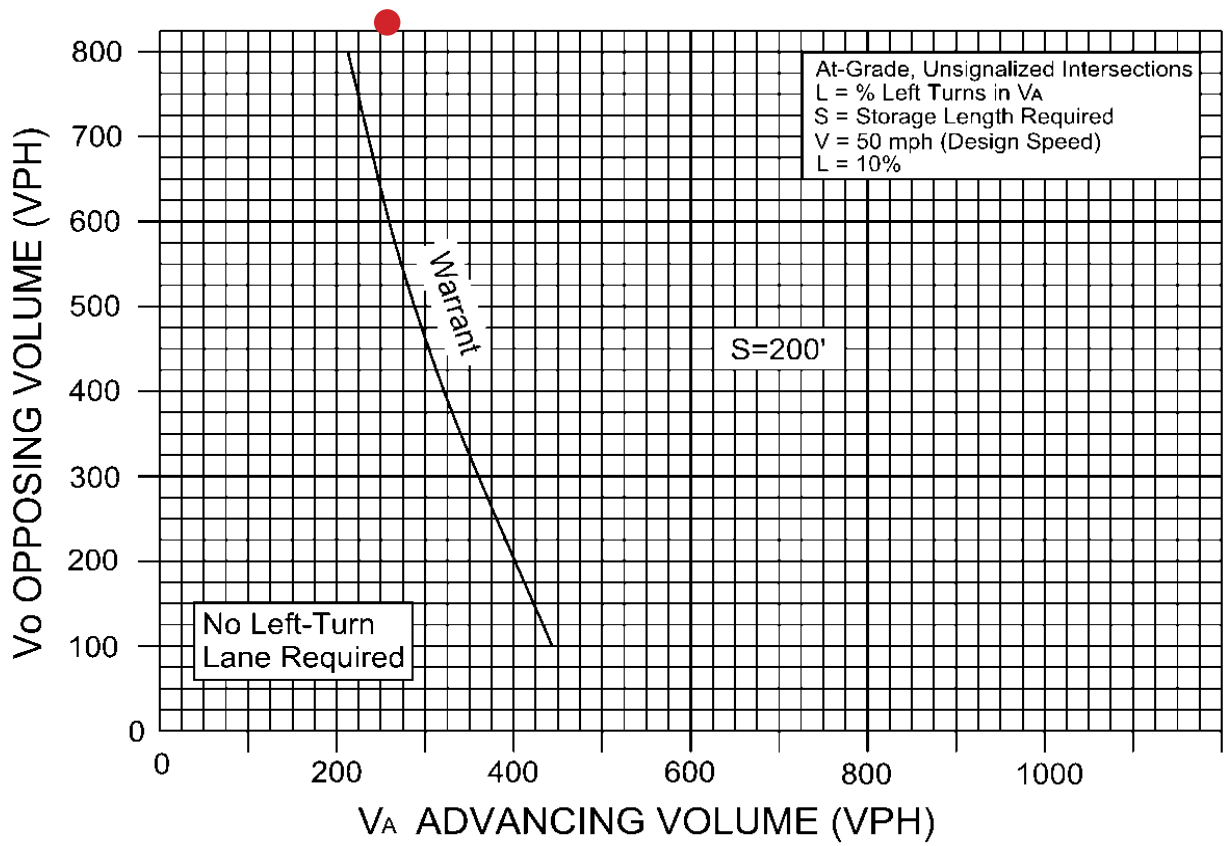
Project: Fluvanna, Route 618 at Route 53  
 Scenario: 2025 Build  
 Intersection: Intersection #6 on Route 53

Approach Direction: Southbound  
 Peak Hour: AM

Peak Hour Left Turns ( $V_L$ ): 19 vph  
 Advancing Volume ( $V_A$ ): 259 vph  
 Opposing Volume ( $V_O$ ): 1019 vph  
 Operating/Design Speed (V): 50 mph

% Left Turns in  $V_A$  (L): 10% (Calculated Value: 7.3%)  
 % Trucks in  $V_L$ : 0%

Conclusion: 200' Left Turn Lane Required



# Warrant for Left-Turn Storage Lanes on Two-Lane Highway

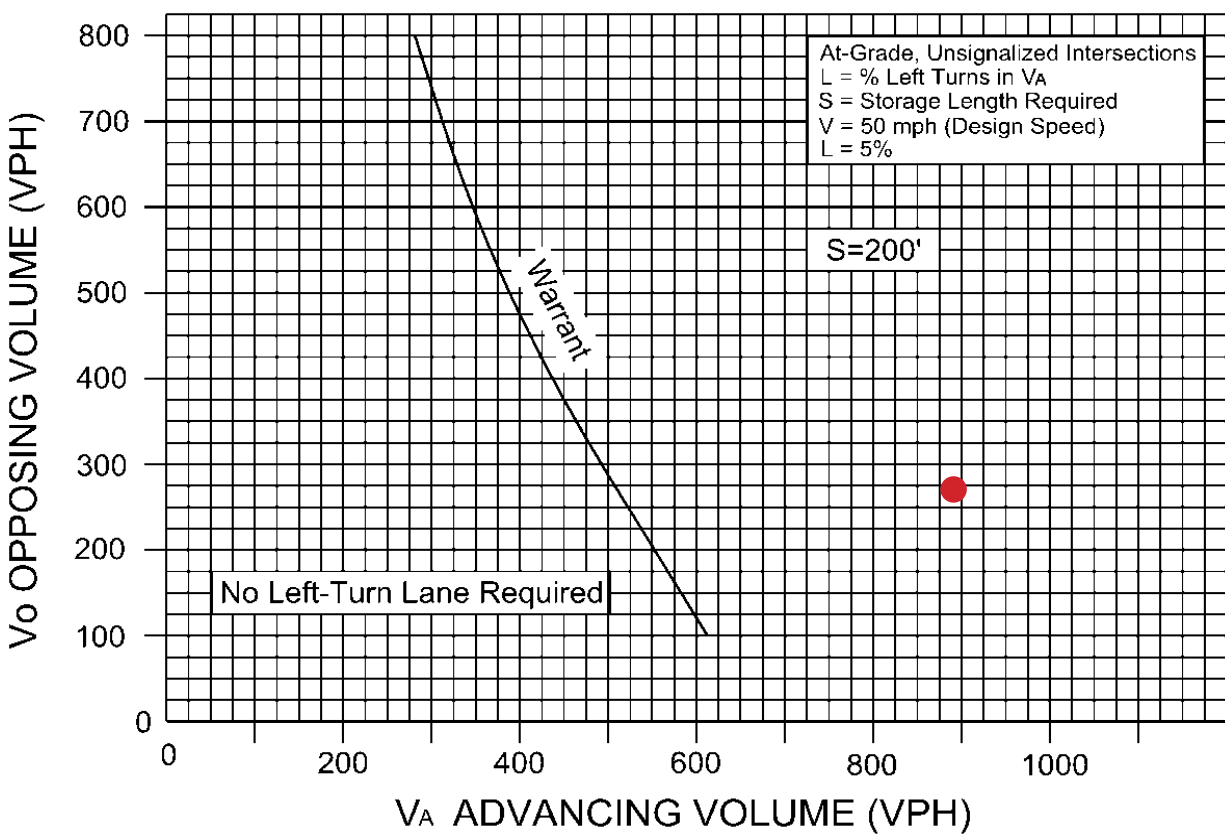
Project: Fluvanna, Route 618 at Route 53  
 Scenario: 2025 Build  
 Intersection: Intersection #6 on Route 53

Approach Direction: Southbound  
 Peak Hour: PM

Peak Hour Left Turns ( $V_L$ ): 25 vph  
 Advancing Volume ( $V_A$ ): 894 vph  
 Opposing Volume ( $V_O$ ): 271 vph  
 Operating/Design Speed (V): 50 mph

% Left Turns in  $V_A$  (L): 5% (Calculated Value: 2.8%)  
 % Trucks in  $V_L$ : 0%

Conclusion: 200' Left Turn Lane Required



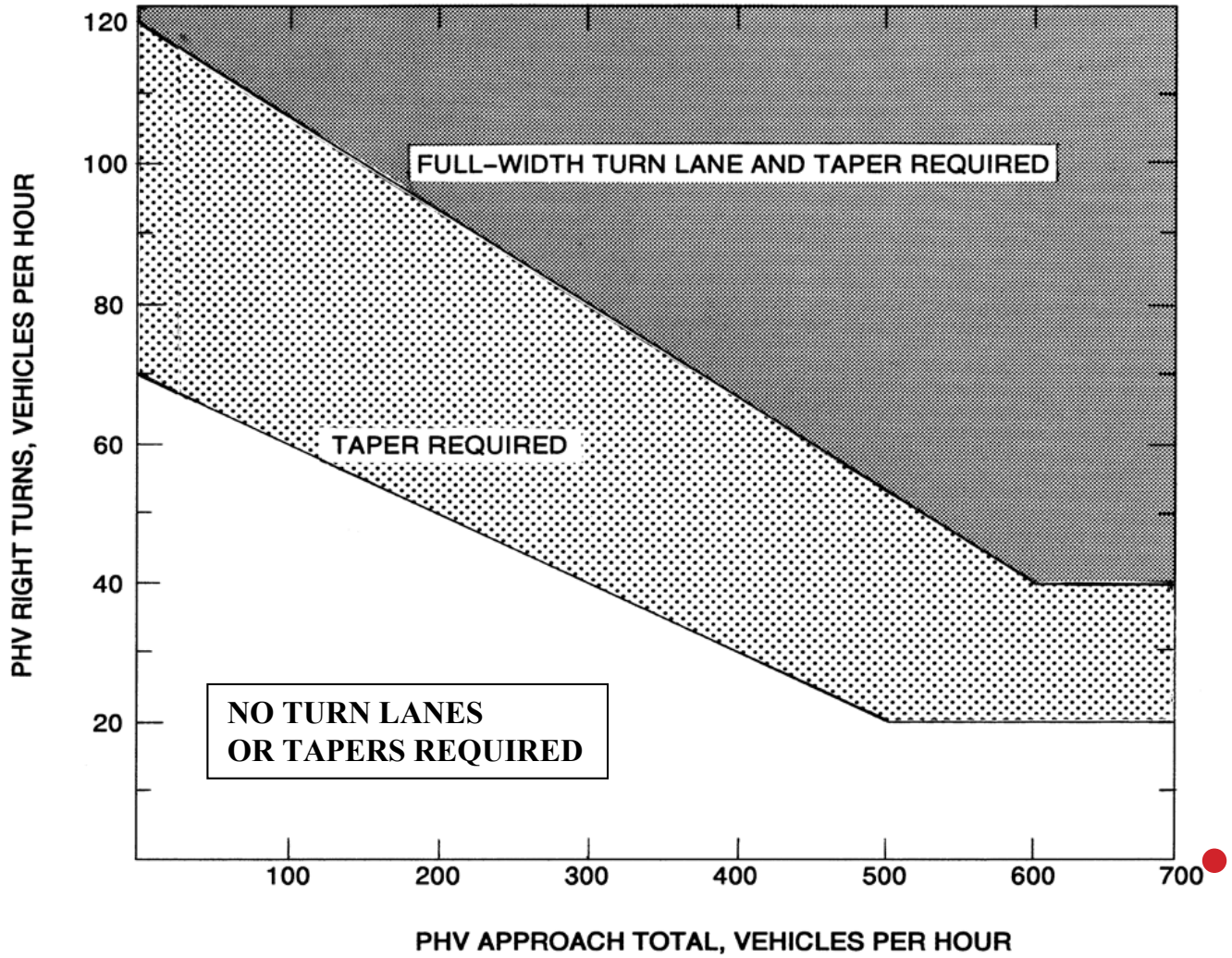
# Warrant for Right-Turn Storage Lanes on Two-Lane Highway

**Project:** Fluvanna, Route 618 at Route 53  
**Scenario:** 2025 Build  
**Intersection:** Intersection #6 on Route 53

**Approach Direction:** Northbound  
**Peak Hour:** AM

**PHV Right Turns:** 0 vph  
**PHV Approach Total:** 1019 vph

**Conclusion:** No Turn Lanes or Tapers Required





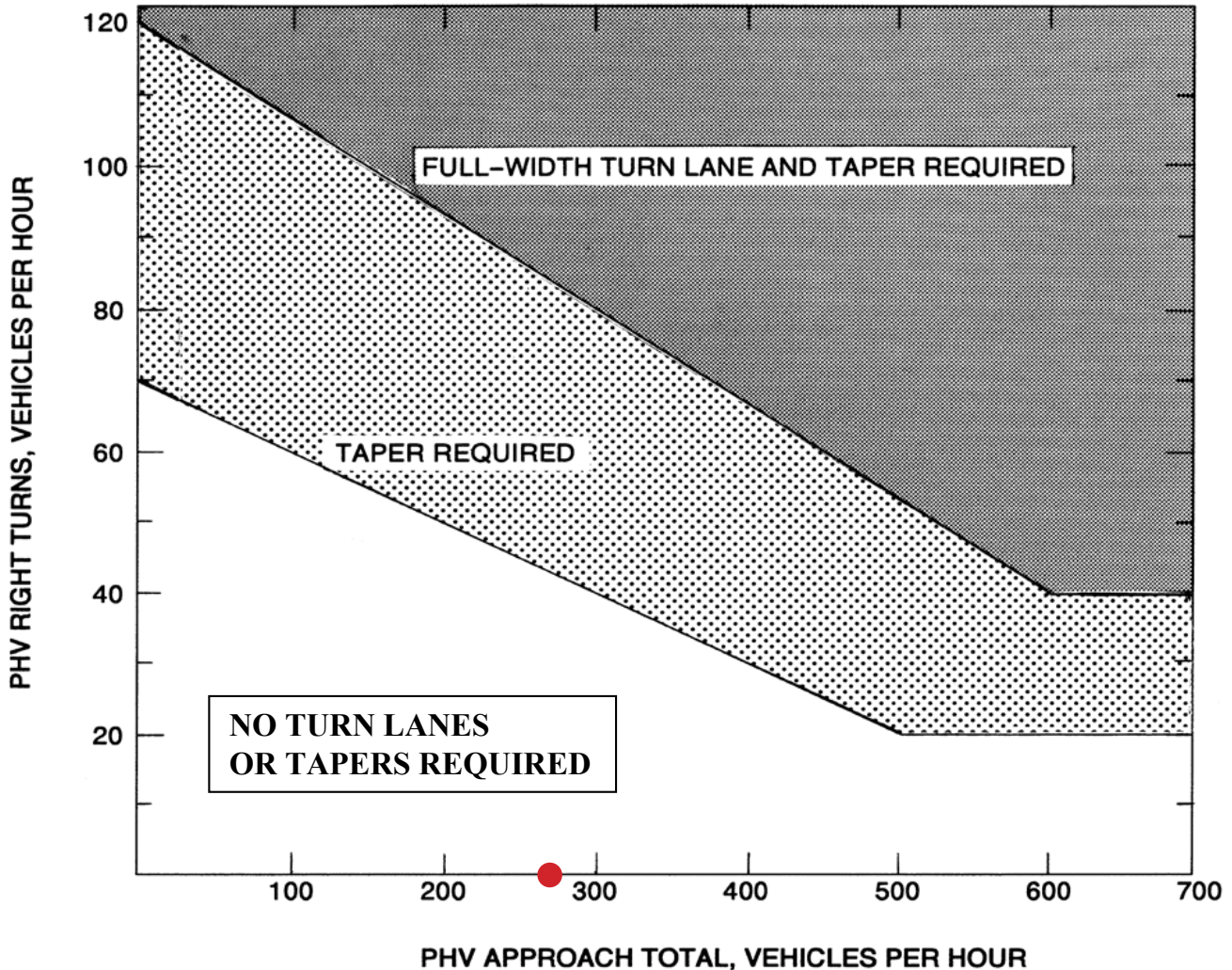
# Warrant for Right-Turn Storage Lanes on Two-Lane Highway

**Project:** Fluvanna, Route 618 at Route 53  
**Scenario:** 2025 Build  
**Intersection:** Intersection #6 on Route 53

**Approach Direction:** Northbound  
**Peak Hour:** PM

**PHV Right Turns:** 0 vph  
**PHV Approach Total:** 271 vph

**Conclusion:** No Turn Lanes or Tapers Required



## LANE SUMMARY

Site: Rt618/Rt53

Rt618/Rt53 AM  
Roundabout

Lane Use and Performance																
	Demand Flows			Total	HV	Cap.	Deg.	Lane	Average	Level of	95% Back of Queue	of Queue	Lane	SL	Cap.	Prob.
	L	T	R													
	veh/h	veh/h	veh/h	veh/h	%	veh/h		%	sec		veh	m	m		%	%
South: Rt 53																
Lane 1	813	50	83	946	1.1	1365	0.693	100	14.5	LOS B	7.1	49.9	500	-	0.0	0.0
Approach	813	50	83	946	1.1		0.693		14.5	LOS B	7.1	49.9				
East: Rt 618																
Lane 1	53	216	39	309	1.9	599	0.516	100	18.4	LOS B	4.8	34.5	500	-	0.0	0.0
Approach	53	216	39	309	1.9		0.516		18.4	LOS B	4.8	34.5				
North: Entrance 3																
Lane 1	45	60	74	178	0.0	536	0.332	100	13.6	LOS B	2.6	18.0	500	-	0.0	0.0
Approach	45	60	74	178	0.0		0.332		13.6	LOS B	2.6	18.0				
West: Rt 53																
Lane 1	90	60	99	249	2.8	1306	0.191	100	9.4	LOS A	1.2	8.3	500	-	0.0	0.0
Approach	90	60	99	249	2.8		0.191		9.4	LOS A	1.2	8.3				
Intersection				1682	1.4		0.693		14.4	LOS B	7.1	49.9				

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

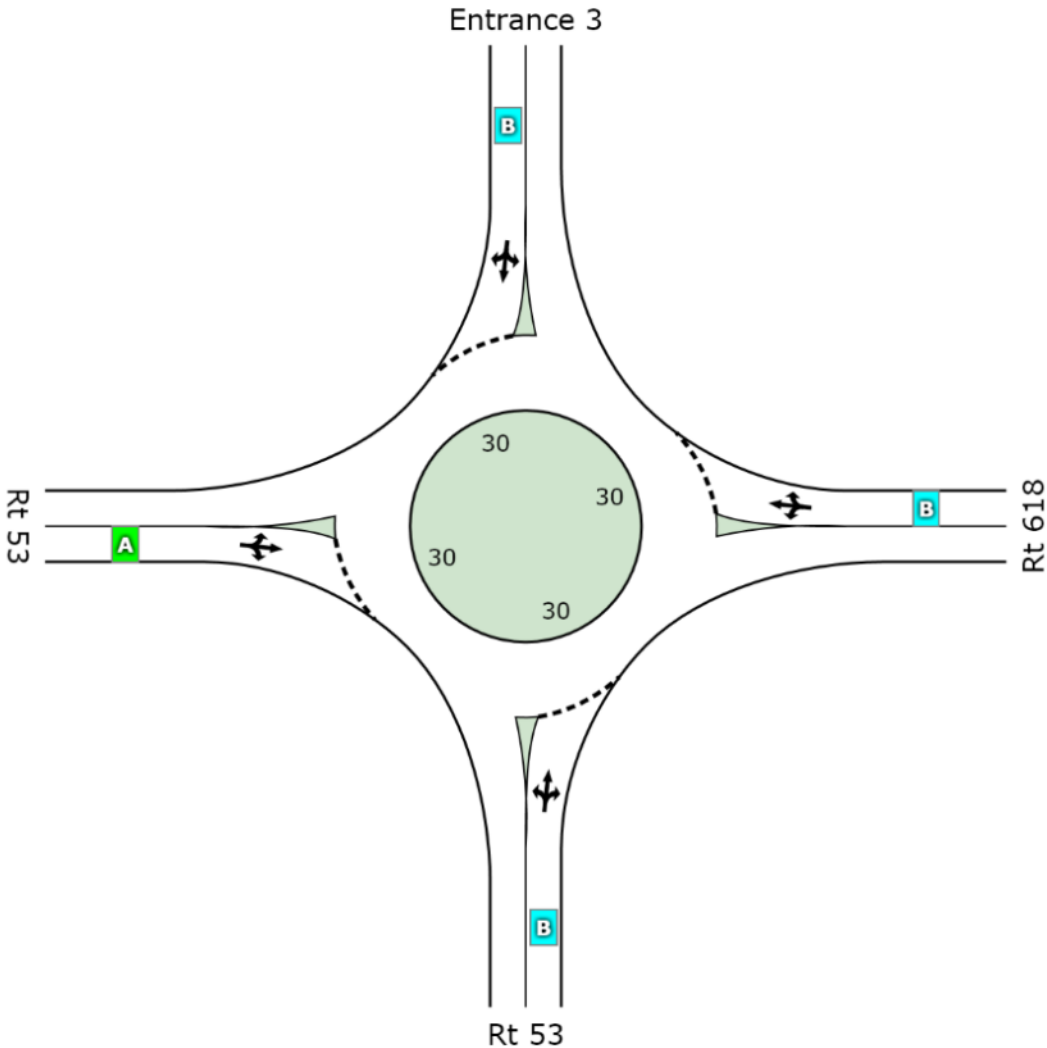
Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model used.

LEVEL OF SERVICE SUMMARY

Site: Rt618/Rt53

Rt618/Rt53 AM  
Roundabout



	South	East	North	West	Intersection
LOS	B	B	B	A	B

Level of Service (LOS) Method: Delay (HCM 2000).  
 Roundabout LOS Method: Same as Signalised Intersections.  
 Lane LOS values are based on average delay per lane.  
 Intersection and Approach LOS values are based on average delay for all lanes.  
 SIDRA Standard Delay Model used.



## LANE SUMMARY

Site: Rt618/Rt53

Rt618/Rt53 PM  
Roundabout

Lane Use and Performance																
	Demand Flows			Total	HV	Cap.	Deg.	Lane	Average	Level of	95% Back	of Queue	Lane	SL	Cap.	Prob.
	L	T	R													
	veh/h	veh/h	veh/h	veh/h	%	veh/h	v/c	%	sec		veh	m	m		%	%
South: Rt 53																
Lane 1	162	201	116	479	0.7	1127	0.425	100	10.7	LOS B	3.3	23.0	500	-	0.0	0.0
Approach	162	201	116	479	0.7		0.425		10.7	LOS B	3.3	23.0				
East: Rt 618																
Lane 1	148	73	45	265	0.5	1059	0.251	100	12.8	LOS B	1.6	11.3	500	-	0.0	0.0
Approach	148	73	45	265	0.5		0.251		12.8	LOS B	1.6	11.3				
North: Entrance 3																
Lane 1	43	192	70	305	0.0	1118	0.273	100	5.3	LOS A	1.7	11.9	500	-	0.0	0.0
Approach	43	192	70	305	0.0		0.273		5.3	LOS A	1.7	11.9				
West: Rt 53																
Lane 1	63	222	676	961	0.2	1149	0.836	100	16.1	LOS B	14.9	104.3	500	-	0.0	0.0
Approach	63	222	676	961	0.2		0.836		16.1	LOS B	14.9	104.3				
Intersection				2011	0.4		0.836		12.7	LOS B	14.9	104.3				

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

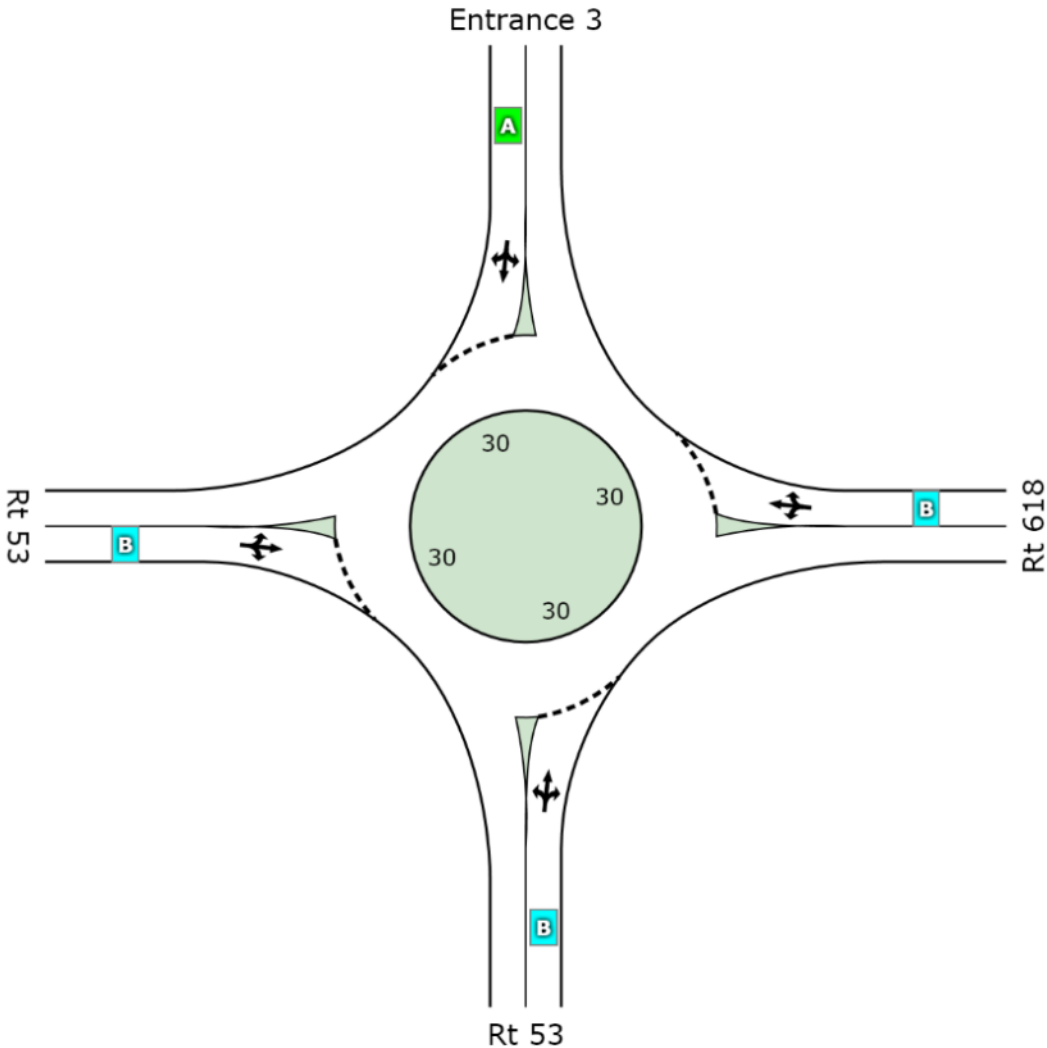
Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model used.

LEVEL OF SERVICE SUMMARY

Site: Rt618/Rt53

Rt618/Rt53 PM  
Roundabout



	South	East	North	West	Intersection
LOS	B	B	A	B	B

Level of Service (LOS) Method: Delay (HCM 2000).  
 Roundabout LOS Method: Same as Signalised Intersections.  
 Lane LOS values are based on average delay per lane.  
 Intersection and Approach LOS values are based on average delay for all lanes.  
 SIDRA Standard Delay Model used.

Use Description	ITE	Qty	AM			PM		
			in	out	Total	in	out	Total
Single Family Detached		210 64 units	14	40	54	45	25	70
Multifamily Housing (Low-Rise)		220 104 units	17	42	59	41	29	70
Multifamily Housing (Mid-Rise)		221 250 units	20	55	75	62	41	103
General Office Building		710 (12,000 SF)	23	3	26	14	65	79
Walk-In Bank		911 (5,000 SF)	59	54	113	67	65	132
Shopping Center		820 (40,000 SF)	65	55	120	146	146	291
Quality Restaurant		931 (5,000 SF)	18	4	22	25	16	41
Medical-Dental Office Building		720 (10,000 SF)	23	14	37	15	23	38
Medical Clinic		630 (9,000 SF)	27	20	47	19	23	42
<b>Total</b>			<b>265</b>	<b>288</b>	<b>553</b>	<b>434</b>	<b>432</b>	<b>866</b>

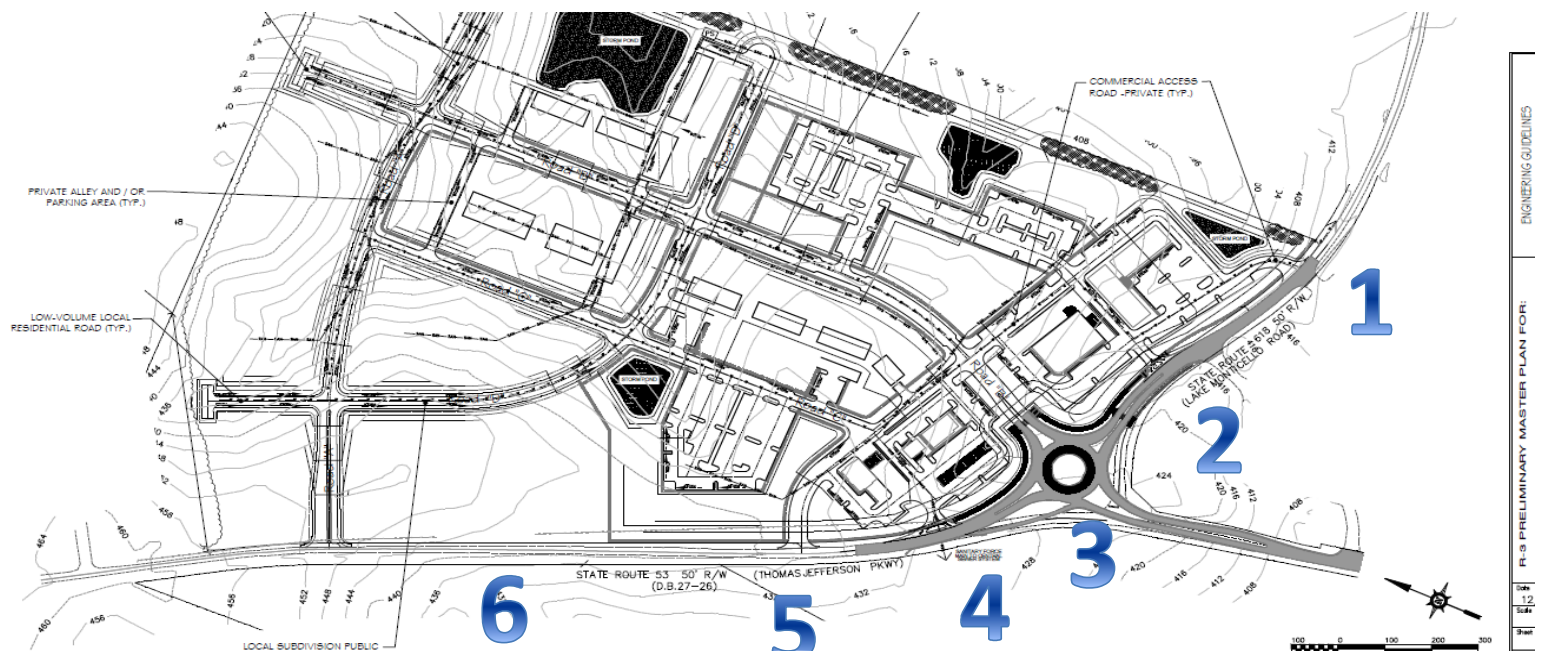
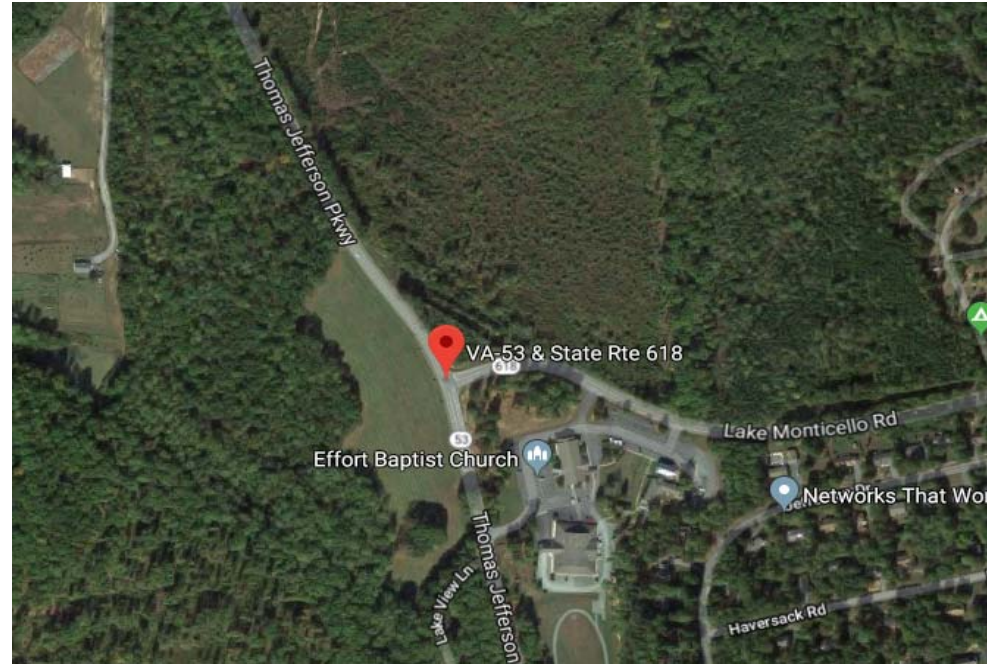
Use Description			AM			PM		
			in	out	Total	in	out	Total
Total Residential			51	137	188	148	95	243
Total Commercial			214	151	365	286.19	337	623

v  
5.49 mile segment between Albemarle County line and Ruritan Lake Road  
K 0.1079  
D 0.6842  
AADT 7000  
Peak Hour 517  
Peak Turns into Site Morning Right  
Peak Turns into Site Evening Left

SR 618 Lake Monticello Road  
4.03 mile segment between VA 53 Thomas Jefferson Parkway and VA 600 Boston Road  
K 0.0992  
D 0.6031  
AADT 3100  
Peak Hour 185  
Peak Turns into Site Morning Left  
Peak Turns into Site Evening Right

Assumptions - Commercial Trips Enter & Exit Through Same Entrance. Residential 90% Use Entrance 6 and 10% Use Entrance 3 for going to/from Charlottesville. 100% Use Entrance 3 for going North on 53 or Returning Home  
Entrances 2&4 Assume No Traffic. They Exist to Lighten the Load of Other Entrances  
Assume 30% of all Trips are from 618. 70% of all Trips are 53 Since AADT is roughly 70/30  
AM % Traffic North 53 68%  
AM % Traffic South 53 32%  
AM % Traffic East 618 60%  
AM % Traffic West 618 40%  
PM % Traffic North 53 32%  
PM % Traffic South 53 68%  
PM % Traffic East 618 40%  
PM % Traffic West 618 60%

Total Trips Each Entrance Morning and Evening						
Entrance	6	5	4	3	2	1
Morning In	21.90	24.99	0.00	170.71	0.00	47.44
Morning Out	59.14	17.59	0.00	177.84	0.00	33.38
<b>Total Trips</b>	<b>81.04</b>	<b>42.58</b>	<b>0.00</b>	<b>348.56</b>	<b>0.00</b>	<b>80.82</b>
Evening In	29.43	33.39	0.00	303.48	0.00	67.80
Evening Out	18.92	39.29	0.00	293.90	0.00	79.79
<b>Total Trips</b>	<b>48.35</b>	<b>72.68</b>	<b>0.00</b>	<b>597.38</b>	<b>0.00</b>	<b>147.59</b>



ENGINEERING GUIDELINES  
PLS PRELIMINARY MASTER PLAN FOR:

Percentage Use of Entrance

	Entrance	6	5	4	3	2	1
<b>Morning D</b>	Entrance	6	5	4	3	2	1
<b>Evening (1-D)</b>	618 Commercial	0%	0%	0%	75%	0%	25%
	618 Residential	0%	0%	0%	100%	0%	0%
	53 Commercial	0%	17%	0%	67%	0%	17%
	53 Residential	90%	0%	0%	10%	0%	0%
<b>Evening D</b>	Entrance	6	5	4	3	2	1
<b>Morning (1-D)</b>	618 Commercial	0%	0%	0%	50%	0%	50%
	618 Residential	0%	0%	0%	100%	0%	0%
	53 Commercial	0%	17%	0%	67%	0%	17%
	53 Residential	0%	0%	0%	100%	0%	0%

Peak Trips Each Entrance per Use

<b>Morning</b>	Entrance	6	5	4	3	2	1
<b>Trips Out</b>	618 Commercial	0.00	0.00	0.00	20.46	0.00	6.82
	D Factor	618 Residential	0.00	0.00	0.00	24.82	0.00
	53 Commercial	0.00	12.03	0.00	48.14	0.00	12.03
	53 Residential	59.14	0.00	0.00	6.57	0.00	0.00
<b>Evening</b>	Entrance	6	5	4	3	2	1
<b>Trips In</b>	618 Commercial	0.00	0.00	0.00	25.89	0.00	25.89
	D Factor	618 Residential	0.00	0.00	0.00	26.76	0.00
	53 Commercial	0.00	22.84	0.00	91.38	0.00	22.84
	53 Residential	0.00	0.00	0.00	70.84	0.00	0.00
<b>Morning</b>	Entrance	6	5	4	3	2	1
<b>Trips In</b>	618 Commercial	0.00	0.00	0.00	29.07	0.00	9.69
	D Factor	618 Residential	0.00	0.00	0.00	9.19	0.00
	53 Commercial	0.00	17.10	0.00	68.41	0.00	17.10
	53 Residential	21.90	0.00	0.00	2.43	0.00	0.00
<b>Evening</b>	Entrance	6	5	4	3	2	1
<b>Trips Out</b>	618 Commercial	0.00	0.00	0.00	30.47	0.00	30.47
	D Factor	618 Residential	0.00	0.00	0.00	17.21	0.00
	53 Commercial	0.00	26.89	0.00	107.54	0.00	26.89
	53 Residential	0.00	0.00	0.00	45.55	0.00	0.00
<b>Morning</b>	Entrance	6	5	4	3	2	1
<b>Trips Out</b>	618 Commercial	0.00	0.00	0.00	8.98	0.00	8.98
	(1-D)	618 Residential	0.00	0.00	0.00	16.34	0.00
	53 Commercial	0.00	5.55	0.00	22.22	0.00	5.55
	53 Residential	0.00	0.00	0.00	30.33	0.00	0.00
<b>Evening</b>	Entrance	6	5	4	3	2	1
<b>Trips In</b>	618 Commercial	0.00	0.00	0.00	25.56	0.00	8.52
	(1-D)	618 Residential	0.00	0.00	0.00	17.61	0.00
	53 Commercial	0.00	10.54	0.00	42.18	0.00	10.54
	53 Residential	29.43	0.00	0.00	3.27	0.00	0.00
<b>Morning</b>	Entrance	6	5	4	3	2	1
<b>Trips In</b>	618 Commercial	0.00	0.00	0.00	12.75	0.00	12.75
	(1-D)	618 Residential	0.00	0.00	0.00	6.05	0.00
	53 Commercial	0.00	7.89	0.00	31.57	0.00	7.89
	53 Residential	0.00	0.00	0.00	11.23	0.00	0.00
<b>Evening</b>	Entrance	6	5	4	3	2	1
<b>Trips Out</b>	618 Commercial	0.00	0.00	0.00	30.08	0.00	10.03
	(1-D)	618 Residential	0.00	0.00	0.00	11.32	0.00
	53 Commercial	0.00	12.41	0.00	49.64	0.00	12.41
	53 Residential	18.92	0.00	0.00	2.10	0.00	0.00

## Brad Robinson

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**From:** Wood, James <james.wood@vdot.virginia.gov>  
**Sent:** Friday, April 19, 2019 1:52 PM  
**To:** Brad Robinson  
**Cc:** Jason Stewart; auburnhillfarm; Kelsey Schlein; Justin Shimp; John Rose; Charles Proctor; Nathan Umberger; Edward Saunders; Bruce Henning; Bethel Kefyalew; Jonathan Rumbaugh  
**Subject:** Fwd: Route 618 at Route 53: Colonial Circle Traffic Study

Brad,

VDOT has completed our review of the updated Colonial Circle Traffic Study and we agree with the findings of the study. See the email below dated April 18, 2019 from Chuck Proctor. If you have any questions, please let me know. Thanks.

Mark

----- Forwarded message -----

**From:** Proctor, Charles <[charles.proctor@vdot.virginia.gov](mailto:charles.proctor@vdot.virginia.gov)>  
**Date:** Thu, Apr 18, 2019 at 1:53 PM  
**Subject:** Re: Route 618 at Route 53: Colonial Circle Traffic Study  
**To:** Umberger, Nathan <[nathan.umberger@vdot.virginia.gov](mailto:nathan.umberger@vdot.virginia.gov)>  
**Cc:** Wood, James <[james.wood@vdot.virginia.gov](mailto:james.wood@vdot.virginia.gov)>, Edward Saunders <[alan.saunders@vdot.virginia.gov](mailto:alan.saunders@vdot.virginia.gov)>

I reviewed the analysis agree with the findings. Entrance 1, 5 and 6 will require left turn lanes be installed with the entrances. These may be within the limits of the current Roundabout project, but are not part of the that work. The developers is responsible for constructing any additional improvement when the development moves forward. Coordination will be require if the project and development are concurrent.

Let me know if you have any questions.

Thanks,

Chuck

On Mon, Apr 8, 2019 at 9:43 AM Umberger, Nathan <[nathan.umberger@vdot.virginia.gov](mailto:nathan.umberger@vdot.virginia.gov)> wrote:  
Mark,

With the roundabout project coming online next year and the LOS showing well for that I don't have any comments/concerns.

Not sure if Chuck would need the SIDRA files or not to verify.

Thanks,  
Nathan

On Thu, Mar 28, 2019 at 12:38 PM Wood, James <[james.wood@vdot.virginia.gov](mailto:james.wood@vdot.virginia.gov)> wrote:

Nathan,

See attached updated traffic study for Colonial Circle (Rte. 618 & Rte. 53 Roundabout) in Fluvanna County that includes the residential traffic that would be generated if a rezoning of Mr. Peters property is approved by Fluvanna County. The updated study accounts for the commercial traffic that was originally proposed and the addition of proposed residential traffic from a rezoning that is currently under consideration by Fluvanna County. Please review and let Chuck and I know if you have any comments or concerns. If you can have your review completed by **Monday, April 8, 2018** it would be greatly appreciated. The County plans to advertise the Planning Commission Meeting in April and hold the public meeting in early May.

I will forward you a second email from Kelsey Schlein with information that was missing from this attachment. Thanks.

Mark

----- Forwarded message -----

From: **Kelsey Schlein** <[kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)>

Date: Tue, Mar 26, 2019 at 10:12 AM

Subject: Route 618 at Route 53: Colonial Circle Traffic Study

To: Chuck Proctor <[charles.proctor@vdot.virginia.gov](mailto:charles.proctor@vdot.virginia.gov)>

Cc: <[mark.wood@vdot.virginia.gov](mailto:mark.wood@vdot.virginia.gov)>, Brad Robinson <[brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org)>

Hi Chuck,

Hope you are well. I've attached the traffic study completed by EPR for the proposed Colonial Circle Development in Fluvanna County. Please let me know if you will require any additional information to complete your review.

Thank you!

Best,

Kelsey

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Kelsey Schlein  
Land Planner | Shimp Engineering  
912 E. High St. Charlottesville, VA 22902 | (434) 227-5140

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*Nathan S. Umberger, P.E., P.T.O.E.*  
District Traffic Engineer - Culpeper  
1601 Orange Road  
Culpeper, VA 22701  
Office - (540)829-7668



--

Chuck

Charles C. Proctor III  
Planning Manager - Culpeper District  
1601 Orange Road, Culpeper VA 22701  
540-829-7558

**Brad Robinson**

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**From:** Wood, James <james.wood@vdot.virginia.gov>  
**Sent:** Tuesday, February 5, 2019 12:14 PM  
**To:** Brad Robinson  
**Cc:** auburnhillfarm; Justin Shimp; Jason Stewart; John Wilson  
**Subject:** Fwd: FW: Rte. 618/53 Roundabout (a.k.a. Colonial Circle) UPC #96938, Fluvanna County

Brad,

Chuck Proctor has reviewed the original July 2016 traffic study and the proposed residential development at the Colonial Circle roundabout. See his email response below.

VDOT is requesting an additional analysis of the entire proposed development to ensure that the roundabout and the entrances are adequate for the additional traffic generated by the proposed residential development.

Mark

----- Forwarded message -----

**From:** Proctor, Charles <[charles.proctor@vdot.virginia.gov](mailto:charles.proctor@vdot.virginia.gov)>  
**Date:** Tue, Feb 5, 2019 at 10:24 AM  
**Subject:** Re: FW: Rte. 618/53 Roundabout (a.k.a. Colonial Circle) UPC #96938, Fluvanna County  
**To:** James Wood <[james.wood@vdot.virginia.gov](mailto:james.wood@vdot.virginia.gov)>  
**Cc:** John Wilson <[john.c.wilson@vdot.virginia.gov](mailto:john.c.wilson@vdot.virginia.gov)>, Rose, John <[john.rose1@vdot.virginia.gov](mailto:john.rose1@vdot.virginia.gov)>

Mark,

I based the initial review and forecast on the ERP study. The current forecast show 9300 vehicle per day in the 2041 design year for the Roundabout. The recommendation in the report show that by adding an EB Right turn lane to the proposed roundabout it will continue to operate acceptably beyond the design year.

The additional development proposed for the Colonial Crossing site was not included in the Traffic Study for the development. The addition of more development will cause further degradation of Route 53 as the volumes approach 10,000 vehicle per day. The larger concept plan show mainly residential development along with additional accesses points. These new connections need to be evaluated to insure that they are adequate (they may need turn lanes).

I would request a further analysis of the entire proposed development to insure that the roundabout and the entrances are adequate for the added traffic.

Let me know if you have any questions.

Thanks,

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**Chuck**

Charles C. Proctor III  
Planning Manager - Culpeper District  
1601 Orange Road, Culpeper VA 22701

540-829-7558

## Brad Robinson

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**From:** Chuck Winkler <cwinkler@apps.fluco.org>  
**Sent:** Friday, May 3, 2019 11:56 AM  
**To:** 'Kelsey Schlein'  
**Cc:** 'Donald Stribling'; Brad Robinson  
**Subject:** RE: Comments Requested: Colonial Circle Development Proposal

Kelsey,

After discussing this matter with my team, the following are bullets of our top concerns\thoughts:

- Safety
- Multiple entries and exits
- Visibility for pull out on rt. 53 traffic
- Turning lanes entering division
- Round about
- Increased student population
- .5 - .8 students per dwelling (450) - I cannot remember the exact figure at this time
- Maneuverability and turn around spots within the division
- No parking on the streets
- Intersectional stops and not door/door
- Businesses at the front

**From:** Kelsey Schlein [mailto:kelsey@shimp-engineering.com]  
**Sent:** Thursday, May 02, 2019 10:16 AM  
**To:** Chuck Winkler <cwinkler@apps.fluco.org>  
**Cc:** Donald Stribling <dtribling@apps.fluco.org>; Brad Robinson <brobinson@fluvannacounty.org>  
**Subject:** Comments Requested: Colonial Circle Development Proposal

Mr. Winkler,

My name is Kelsey Schlein. I am an urban planner who works at Shimp Engineering, PC. We are assisting Mr. Steve Peters with his proposed Colonial Circle development located at the intersection of Route 618 and Route 53. I'm reaching out you in the hopes that you will provide a few short comments about the proposed-development. I have copied Brad Robinson on this email, the Fluvanna County Planner for this project.

It is my understanding FCPS was notified about this project in December 2018 when the County Planning Department conducted their Technical Review Committee meeting, but FCPS provided no comments at that time. FCPS is not required to provide comments. However, it is incredibly helpful to incorporate input from local schools when designing developments. In addition, such input will also help the County review staff, neighbors, and elected officials incorporate the schools' comments into their analysis of the project.

Mr. Stribling and Ms. Marsh graciously took time out of their morning earlier this spring to review the Master Plan for this project and to discuss build-out projection and how buses would potentially navigate the site. Only rezoning and special use permit applications have been submitted to the

County, not a site development plan and therefore there is still considerable time before the property will be developed. We would love the opportunity to incorporate your input, as we can, while the process is still fairly early.

I've reviewed the FY20 Budget Presentation given on February 20, 2019 and if there are no further comments from the school, this will serve as the source of my data for answering any questions regarding schools.

Legally, the developer cannot provide "off-site proffers" that are not specifically attributable to the development, which means the developer cannot provide any funding to FCPS for any new students that may move into the development. However, there are other design considerations that can mitigate the potential impact of new development on schools, such as, constructing units targeted towards households that likely will not have children. For example in addition to single family dwellings, the development proposes townhomes, duplexes, and apartments--all units which may be more marketable to childless households.

The plan is attached here for your review. I remain available for any questions you may have regarding this project.

Thank you.

Best Regards,

Kelsey

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Kelsey Schlein  
Land Planner | Shimp Engineering  
912 E. High St. Charlottesville, VA 22902 | (434) 227-5140

Lake Monticello Owners' Association  
41 Ashlawn Blvd., Palmyra VA 22963  
Tel 434-589-8263 ext. 4108 Fax 434-589-5696  
acooke@lmoa.org  
www.lmoavoice.org



JANUARY 21, 2019

Brad Robinson, CZA, Senior Planner  
Fluvanna County Planning & Zoning  
P.O. Box 540  
Palmyra, Virginia 22963

VIA: USPS & EMAIL: brobinson@fluvannacounty.org

Re: Proposed Colonial Circle Development

Dear Brad:

Thank you for including the Lake Monticello Owners' Association (LMOA) in the recent Neighborhood Meeting to discuss the plans for the proposed development of Colonial Circle located at the intersection of Rt.53 and Rt. 618. We have discussed the project and we would like to express the following concerns:

- 1.) There are currently (3) failed detention ponds affecting LMOA property and residents. They are located at Nahor Village, behind the Citgo, and behind the Goodwill. All three of these ponds have been in disrepair and damaging LMOA property for quite some time now. We would not want to see another development with ponds that have the potential for the same adverse effects to LMOA property.
- 2.) There is a concern that security could become an issue for owners who store their campers at the campground. We would ask that the County require that fencing or a wall is placed between our property and this development.
- 3.) Finally, we would ask that no advertisements of any sort that references Lake Monticello be allowed unless first approved by LMOA.

Please let me know if these concerns will be voiced at the Planning Commission meeting and/or the Board of Supervisors meeting or if we would be required to attend both. If you have any questions or would like to discuss any of our concerns please feel free to contact me directly at (434) 589-8263 or via email [acooke@lmoa.org](mailto:acooke@lmoa.org).

Respectfully,

Angie Cooke  
Contracting Officer, LMOA

CC: STEVEN HURWITZ, GENERAL MANAGER LMOA; LMOA BOARD OF DIRECTORS

Received

JAN 29 2019

Planning Dept.



**From:** [Culbertson, Teresa C \\*HS](#)  
**To:** [Brad Robinson](#)  
**Subject:** RE: concerns re: new development  
**Date:** Tuesday, February 12, 2019 1:27:33 PM

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I would like to add to my concerns that someone has noted the possibility of having additional sewage disposal on one of the owners other properties—which would bring it close to the Lake and lake properties. If this were to happen, people would have to leave their Lake home in droves to avoid the smell that was not previously there. Selling homes would also be a major issue.

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**From:** Brad Robinson [mailto:brobinson@fluvannacounty.org]  
**Sent:** Monday, January 28, 2019 11:16 AM  
**To:** Culbertson, Teresa C \*HS <TAC8G@hscmail.mcc.virginia.edu>  
**Subject:** RE: concerns re: new development

Hi Ms. Culbertson,

Your correspondence has been received and added to the project file.

Sincerely,

Brad Robinson, CZA, Senior Planner  
Fluvanna County Planning Department  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
Ph: (434) 591-1910 ext 1061  
[brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org)

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

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**From:** Culbertson, Teresa C \*HS <[TAC8G@hscmail.mcc.virginia.edu](mailto:TAC8G@hscmail.mcc.virginia.edu)>  
**Sent:** Monday, January 28, 2019 9:46 AM  
**To:** Brad Robinson <[brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org)>  
**Subject:** concerns re: new development

I was given your email address as I won't be able to attend the planning meeting on 2/12. I would like to pass on the following concerns about the proposed development at the corner of 618 and 53.

That area is very busy already with commuting traffic from Lake Monticello and other Fluvanna residents.

I can't even imagine if there were 400 residences built there how badly that would impact the daily commute on 53. It is already very busy at certain times of the commute, and the last thing any of us need is more traffic on the road to add to the possibilities of commuting issues as well as traffic slowdowns. If this was a small community of 20 houses or something like that, that would be fine, but 400? In this rural area, with 53 being their primary commuting method? That is not a good thing.

If more children are added to the area by not limiting this development to a certain age group, the

schools will only be negatively impacted because the budget is already tight. There really is no room in the school budget for this.

I do not have much confidence in the possibility of businesses coming into the development. It will depend on how the lease space is priced—we have plenty of available spaces for businesses now that are not fully used because of the costs to businesses in the area. If the development promises businesses, only to charge too much and have empty storefronts, we will just be left with more people clogging up the highways and coming into our already busy schools.

Thanks, Teresa



Peter J. Caramanis  
 Attorney at Law  
[pcaramanis@rc.law](mailto:pcaramanis@rc.law)  
 200-C Garrett Street  
 Charlottesville, VA 22902  
 (434) 260-8767 ■ Fax (434) 710-4061

COLLISON F. ROYER  
 PETER J. CARAMANIS  
 JESSICA F. PHILLIPS  
 ERNEST A. HARPER  
 RUSSELL N. KRUSE  
 SHANNON T. MORGAN

SHELLIE S. TAYLOR  
 TAYLOR R. ODOM  
 SAMANTHA V. RICCI

STACEY L. McDONOUGH  
 OF COUNSEL

February 12, 2019

Fluvanna County Planning Commission  
 Via Email

**RE: Colonial Circle  
 ZMP 18:01 and SUP 18:05**

Dear Members of the Planning Commission:

I represent Roy and Crystal Shifflett who are abutting landowners to the proposed Colonial Circle development scheduled to come before you for public hearing this evening. The Shiffletts have several concerns with the proposal, many of which we understand are shared by neighbors and have been addressed to you and/or Planning staff. Below is a summary of those concerns which we respectfully request you take into account when reviewing the proposal this evening.

First, we understand that a traffic study is in progress but has not yet been completed and shared with the County. Given the already-existing traffic problems on Route 53 in the area, it is beyond question that traffic considerations are paramount in review of this application. Accordingly, it is our position that the Planning Commission should not take any action or make any recommendations without having had time to receive and review the results of the traffic study, and to work with the developer to address any concerns shown in the resulting report.

As noted in the Staff report, one of the priorities within the Comprehensive Plan is “to increase traffic safety and improve flow.” While we understand the proposed traffic circle is intended to address certain traffic concerns, the significant additional traffic from the proposed commercial uses, as well as an extraordinary 418 residential units, can certainly not be seen as increasing traffic safety in the area without additional road improvements which would be costly for the County.

In addition, the Comprehensive Plan promotes the enhancement of *existing* commercial centers and preserving the rural character of the area. This proposal would do neither of those things, and, in fact, likely create the opposite impact. It is clear the proposal would certainly make the area less rural in character, and the new commercial uses are not likely to enhance any of the *existing* commercial centers but rather to take business away from them.

Of primary concern is the applicant’s request for increased density. As you know, the by right use of the property under its existing agricultural zoning would permit no more than 20 houses. With the requested rezoning, that number would dramatically increase to 179 units, and with the

special use permit sought, it would skyrocket to 418 units. That proposal cannot be taken lightly as it would have considerable impacts on traffic, schools, infrastructure, and more.

Given that the Shiffletts' property is served by well water, one of their concerns is whether this major development could negatively impact their groundwater quality or availability. Furthermore, given that a proposed entry road runs close to the Shiffletts' property, the Shiffletts' ability to enjoy the rural character of their property will be adversely impacted by high volume traffic adjacent to their home. The Shiffletts presently use the over 120 acres they own for hunting deer, and by doing so provide significant benefit in helping manage the deer population in and around Lake Monticello. The proposed development would negatively impact the Shiffletts' ability to continue to hunt on portions of their property, which would have adverse impact on the surrounding community in the form of deer overpopulation.

While we recognize the Peters' right to develop their property, we rely on you to protect the interests of others like the Shiffletts in this process. Thank you, in advance, for your careful consideration of the many factors influencing the review of these applications. We will be monitoring this project as it proceeds and may provide you additional comment as things evolve.

Very truly yours,

A handwritten signature in black ink, appearing to read "Peter J. Caramanis". The signature is fluid and cursive, with a large initial "P" and "C".

Peter J. Caramanis

Cc: Mr. Brad Robinson (via email)  
Shellie S. Taylor, Esq.  
Roy and Crystal Shifflett

## Brad Robinson

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**From:** Gene Runion <gene.runion@gmail.com>  
**Sent:** Tuesday, March 12, 2019 4:37 PM  
**To:** Brad Robinson  
**Subject:** Comment - Colonial Circle Zoning Request

3/12/2019  
Planning commission,

**In reference to:**

TMP: 8-A-A14A  
Colonial Circle R-3  
Zoning Request and Special Use Permit for up to 10 DUA

ZMP 18:01 – Steven & Codie Peters / Colonial Circle – Brad Robinson, Senior Planner  
SUP 18:05 – Steven & Codie Peters / Colonial Circle Density – Brad Robinson, Senior Planner

I moved to Fluvanna in the early 1970s because Fluvanna was rural and at that time Fluvanna's goal was to stay rural. I realize the passing of time does bring changes and erosion of old ways, plans and hopes. However if the Colonial Circle R-3 **with** the special use permit is approved the result would not be a change but would be devastating to the rural character of the area and the to the hopes of the long term residents of the area. Such a change is permanent; there is no undo!

Major concerns resulting from a high-density development include:

- Increase in everyone's taxes because of the impact on schools, police, fire, and rescue.
- Huge impact on Route 53 traffic. The Martin Kings Road and Route 53 intersection is already a challenge to negotiate most times of the day. The same is true for the residents with driveways on Route 53. Traffic on Route 53 has become a traffic safety issue, not just a traffic nuisance issue.
- The open space described in the proposal seems adequate for 179 units but not for 418 residential units.
- What will the high-density development look like in 10, 20 or 30 years after completion? What is the long-term maintenance plan? Is this a build, sell, and then run project?
- Would 418 residential units plus the commercial businesses make the soon-to-be started roundabout overly congested?
- Will this project bring any positive benefits to the rural community?

Mervel E Runion  
287 Martin Kings Rd  
Charlottesville, VA 22902 (Fluvanna County)

C: 434-242-1867  
H: 434-589-3679

**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 61.95 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General and B-1, Business, General to R-3, Residential Planned Community (ZMP 18:01)**

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

That 61.95 acres of Tax Map 8, Section A, Parcel A14A, be and is hereby, rezoned from A-1, Agricultural, General and B-1, Business, General to R-3, Residential Planned Community.





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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SUP 18:05  
**Tax Map:** Tax Map 8, Section A, Parcel A14A

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** May 7, 2019

**General Information:** This request is to be heard by the Planning Commission on Tuesday, May 7, 2019 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Owner:** Steven L. & Codie C. Peters

**Applicant:** Steven L. & Codie C. Peters

**Representative:** Shimp Engineering

**Requested Action:** Request for a special use permit to increase maximum gross residential density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. (Attachment A)

**Approval of this request is subject to rezoning of the property to R-3, Residential Planned Community.** Rezoning application ZMP 18:01 is being reviewed concurrently with this request.

**Location:** The affected property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The parcel is within the Rivanna Community Planning Area and the Palmyra Election District. (Attachment B)

**Existing Zoning:** A-1 Agricultural, General and B-1 Business, General

**Existing Land Use:** Vacant/undeveloped

**Planning Area:** Rivanna Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1 and R-4, Residential, Limited.

**Zoning History:**

ZMP 15:02 was approved October 21, 2015 for approximately 21.5 acres of Tax Map 8-A-A14A.

**Comprehensive Plan:**

**Land Use Chapter:**

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area. According to this chapter, *“the area is traditionally neighborhood residential, with primarily single-family detached dwellings. Surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth.”*

The Rivanna Community Planning Area is the most developed planning area in the county and contains a mixture of residential and commercial uses to serve the population. A variety of retail, food service and professional service oriented businesses are located in and around the Rivanna CPA.

**Economic Development Chapter:**

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”*.

Implementation Goals and Strategies:

**B To protect rural areas through economic development.**

- (4) Offer incentives for building mixed-income housing, with an emphasis on workforce and affordable housing, in the community planning areas to maximize the use of existing transportation corridors, creating the level of density needed for attracting mixed-use development and creating vibrant, diverse, and healthy neighborhoods.

**Housing Chapter:**

According to this chapter, *“the addition of more multifamily units to the housing mix would increase Fluvanna’s housing options and availability.”* With regard to planning for an aging population, *“smaller homes to own or rent designed with seniors in mind should be encouraged in the planning process. As the population of the county continues to age, mobility will become a prominent issue. Rural seniors who are no longer able to drive face serious obstacles in accessing food and medical care. Fluvanna is certain to remain rural and automobile dependent, but creating options for non-drivers (compact, walkable areas, neighborhoods with mixed uses, and access to transit) is essential for allowing residents to thrive here throughout their lives.”* This chapter also encourages that *“any rezoning application should be viewed as an opportunity to create some affordable housing (e.g., 15-20 percent of the units in the project).”*

Implementation Goals and Strategies:

**A To provide for most of the county's future housing needs within the community planning areas.**

- (3) Encourage housing in close proximity to commercial development so that the need for transportation to work is lessened.

**B To provide a variety of well-planned housing choices.**

- (2) Allow for a mix of housing types and densities in individual developments (single and multifamily) as appropriate for the area and existing or planned infrastructure.

**Analysis:**

This is a special use permit application to increase the maximum gross residential density for a proposed mixed-use development to be known as Colonial Circle. The residential sections of the development could include a variety of residential uses such as single-family detached, single-family attached, two-family, multi-family and townhouse dwellings. The maximum number of residential units is proposed to be 418 units, which equates to approximately 6.9 units per acre and exceeds the R-3 district's by right density of 2.9 units per acre.

In accordance with Sec. 22-7-8, a special use permit is required for density between 3 and 10 units per acre in the R-3 district. This provision to increase density is the result of a 2018 amendment to the Zoning Ordinance (ZTA 18:05) and therefore this application is the first request to utilize this provision. ZTA 18:05 brought the Zoning Ordinance in line with the 2015 Comprehensive Plan which encourages a residential density of 10 dwelling units per acre in the Zion Crossroads Community Planning Area and 6 dwelling units per acre in the Rivanna Community Planning Area.

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

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

The subject property is located within the Rivanna Community Planning Area which is developed primarily with single-family detached dwellings. The proposed development would provide a mixture of residential dwelling types for a variety of incomes which is needed for the county, however it would also introduce higher-density residential uses into the immediate area that are not traditionally found throughout the Rivanna CPA. The subject property is located on the periphery of the CPA where land use transitions from single-family dwellings on smaller lot sizes to rural residential uses on larger parcels.

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

All of the proposed residential uses are permitted by right in the R-3 district in accordance with Sec. 22-7-9.1. Properties in nearby Lake Monticello are zoned R-4 which also permits these residential uses by right [Sec. 22-8-2.1]. The nearest site zoned R-3 is approximately 1.5 miles south of the subject property at Nahor Village.

Sec. 22-1-2 of the zoning ordinance states its purpose is “to facilitate the creation of a convenient, attractive and harmonious community” as well as “to protect against over-crowding of land”.

(Attachment C)

### **Neighborhood Meeting:**

A neighborhood meeting was held January 16, 2019. There were nine (9) attendees including staff and the applicant. The attendees had several questions or concerns primarily related to rezoning application ZMP 18:01 and the overall development as opposed to the specific request to increase density. A summary of the questions and concerns can be found in Attachment D.

### **Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.
6. Fire Chief had the following questions or comments (applicant responses italicized):
  - Would like for the distance between fire hydrants to be 800 feet or less.
  - What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
  - Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
  - Fire Chief stated he would prefer not to have hammerheads as the terminus for

streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.

7. Health Dept. has not provided any comments at the date of this letter.
8. Sheriff's Office did not have any comments.
9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

In response to the comments from the Fire Chief, the applicant revised the master plan and removed all hammerhead cul-de-sacs.

(Attachment E)

**Conclusion:**

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter. The Planning Commission can recommend conditions to ensure the proposed use will not be detrimental to the character and development of the adjacent area.

**Recommended Conditions:**

If approved, Staff recommends the following conditions:

1. Prior to development of the site, site development plans and subdivision plats that meet the requirements of the Fluvanna County zoning and subdivision ordinances must be submitted for review and approval.
2. The maximum gross residential density for all dwelling units, including single-family detached, single-family attached, two-family, multi-family and townhouse dwellings, shall not exceed 418 units. Any increase in density shall require submittal of a special use permit application in accordance with the procedures of Sec. 22-17-4.
3. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
4. Any special use permit issued pursuant to Article 17 of the Fluvanna County Zoning Ordinance may, after notice and hearing as provided in Section 22-17-4(C), be revoked by the governing body upon a finding that (1) the use for which such permit was granted has been abandoned; or (2) that the holder of such permit has substantially breached the conditions of such permit. For purposes of this section, a special use permit may be deemed abandoned by the governing body if the approved use has not been initiated within two (2) years from the date of approval.

**Suggested Motion:**

I move that the Planning Commission recommend approval/denial/deferral of SUP 18:05, a request to increase maximum gross residential density above 2.9 units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A, [if approved] subject to the five (5) conditions listed in the staff report.

**Attachments:**

- A – Application, narrative and APO letter
- B – Aerial Vicinity Map
- C – ZMP 18:01 proposed master plan
- D – Neighborhood meeting sign-in sheet and comments
- E – TRC letter
- F – Email from Fluvanna County Public Schools
- G – Citizen correspondence

Copy: Steven L. and Codie C. Peters, Owner/Applicant – [auburnhillfarm@earthlink.net](mailto:auburnhillfarm@earthlink.net)  
Shimp Engineering, Representative – [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com) and [kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)  
File





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

Owner of Record: Steven L. & Codie C. Peters Applicant of Record: Steven Peters

Address: 2390 Auburn Hill Farm Charlottesville, VA 22902 Address: same as owner

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

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

Representative: Shimp Engineering

Address: 912 E. High St. Charlottesville, Va 22902

Phone: (434)227-5140 Fax: \_\_\_\_\_

Email: justin@shimp-engineering, kelsey@shimp-engineering

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.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map and Parcel(s) 8-A-A14A

Acreage 61.95 Zoning A-1 (portion B-1)

Deed Book and Page: \_\_\_\_\_

Location of Parcel: intersection of Route 53 and Route 618

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: density of up to ten (10) dwelling units per acre

\*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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

Date: 5 Dec 2018 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 5 day of December, 2018

Notary Public: Nicole M. Scro, Notary Register # 7776374

My commission expires: 03/31/2022

Certification: Date: 04/19/2018



Office Use Only	
Date Received: <u>12-6-18</u>	Pre-Application Meeting: _____ PH Sign Deposit Received: <u>12-6-18</u> Application #: SUP <u>18</u> : <u>05</u>
\$800.00 fee plus mailing costs paid: <u>✓ \$ 2175</u>	Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail
Amendment of Condition: \$400.00 fee plus mailing costs paid: _____	
Telecommunications Tower fee plus mailing costs paid: _____	Telecom Consultant Review fee paid: _____
Election District: <u>Palmyra</u>	Planning Area: <u>Rivanna CPA</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>April 25 + May 2, 2019</u>	Advertisement Dates: _____
APO Notification: <u>April 22, 2019</u>	APO Notification: _____
Date of Hearing: <u>May 7, 2019</u>	Date of Hearing: _____
Decision: _____	Decision: _____



Commonwealth of Virginia  
County of Fluvanna  
Public Hearing Sign Deposit

Name: Steven Peters  
Address: 2390 Auburn Hill Farm  
City: Charlottesville  
State: VA Zip Code: 22902

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

[Signature] Applicant Signature      5 DEC 2018 Date

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

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP 18 : 05 ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*: <u>✓ #2775 \$90</u>	Approximate date to be returned:

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

see attached narrative and application plan

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

The Comprehensive Plan recommends for mixed-use, mixed-income development in the Rivanna Community Planning Area; a special use permit request for up to ten (10) dwelling units per acre is consistent with this vision.

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

There will be adequate screening between the development and adjacent properties. The anticipated roadway improvements at the intersection of Route 53 and Lake Monticello Road will mitigate traffic impacts and improve the safety and efficiency of the intersection.

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

The project is located within a designated growth area , just outside of Lake Monticello, Fluvanna's most populous and well-established residential community. The project will create the opportunity for more commercial uses and neighborhood services in the Rivanna Community Planning Area and will establish a variety of housing types, something that is much needed in the County overall.

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

Please see application plan

**Commonwealth of Virginia  
County of Fluvanna  
Special Use Permit Checklist**

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

Applicant must supply	Staff Checklist
Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
Ten (10) copies of a Site Plan for any expansion or new construction Include: <ul style="list-style-type: none"> <li>• Plot plan or survey plat at an appropriate scale</li> <li>• Location and dimension of existing conditions and proposed development</li> <li>• <i>Commercial and Industrial Development:</i> parking, loading, signs, lighting, buffers and screening</li> <li>• Copy of the Tax Map showing the site (preferred)</li> <li>• General Location Map (preferred)</li> </ul>	
Supporting photographs are not required, but suggested for evidence	

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

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content: <ul style="list-style-type: none"> <li>• Technical Review Committee review and comment</li> <li>• Determine all adjacent property owners</li> <li>• Placed as a Public Hearing on the next available agenda of the Planning Commission.</li> </ul>	
Notification of the scheduled Public Hearing to the following: <ul style="list-style-type: none"> <li>• Applicant</li> <li>• All adjacent property owners</li> <li>• Local Newspaper advertisement</li> </ul>	
Staff Report to include, but not be limited to: <ul style="list-style-type: none"> <li>• General information regarding the application</li> <li>• Any information concerning utilities or transportation</li> <li>• Consistency with good planning practices</li> <li>• Consistency with the comprehensive plan</li> <li>• Consistency with adjacent land use</li> <li>• Any detriments to the health, safety and welfare of the community.</li> </ul>	

Page 5 of 5  
**For Applicant**

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

**Meetings for the processing of the application**

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

**Process:**

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

**Applicant or a representative must appear at the scheduled hearings.**

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

**Board Actions**

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

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

With **approval**, the development may proceed.

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

*No similar request for a Special Use Permit for the same use at the same site may be made within one year after the denial.*



PROJECT MANAGEMENT  
CIVIL ENGINEERING  
LAND PLANNING

**TMP: 8-A-A14A  
Colonial Circle R-3 Zoning Request  
and Special Use Permit for up to 10 DUA  
Project Narrative  
December 3, 2018**

**Project Proposal:**

This proposal is to rezone 61.95 acres from A-1 (40.45 acres) and B-1 (21.5 acres) to R-3 with a special use permit for density of up to 10 Dwelling Units Per Acre. The site is located on the northeast corner of the intersection of S.R. 53 (Thomas Jefferson Parkway) and S.R. 618 (Lake Monticello Road). A roundabout is proposed by VDOT to replace the existing T-intersection adjacent to this site and this proposal assumes (as did the previous 21.5 acre commercial rezoning for this site) a completed roundabout by VDOT. Proposed phasing of the site includes the construction of the roundabout by VDOT.

**Property Description/  
Existing Conditions:**

Tax Map 8-A-A14A  
61.95 acres  
Vacant  
2-10% existing slopes  
85-90% 1-2 year "scrub growth" (the site was recently logged)  
A-1 (40.45 acres) and B-1 (21.5 acres) zoning  
Existing wetlands have not been located on the site

**Proposed Use:**

R-3 Application Plan with a maximum development of:  
81,000 square feet commercial  
40 Single Family Detached Dwelling Units  
128 Single Family Detached + Townhome  
250 Townhomes + Multi-Family Units  
Walkable neighborhood design components  
Landscape Buffers along Lake Monticello Road and Th. Jefferson Pkwy  
6.9 Dwelling Units Per Acre (density calculated using 60.7 acres as property total, assuming 1.25 acres is dedicated to VDOT for ROW dedication)

Received  
DEC 03 2018  
Wavanna County



**Surrounding Uses / List of Adjoiners:**

TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-((A))	A14A	Heinberg, Benjamin A. & Elizabeth B.	A-1	Agricultural (Easement)
8-((A))	11	Spradlin, Lindsay L. & Wife	A-1	Residential

**Consistency with Comprehensive Plan:**

Figure LU-13 on page 50 of the comprehensive plan designates this site as Neighborhood Mixed-Use (8-10 dwelling units per acre) while Figure LU-14 on page 51 designates this site as Neighborhood Residential with a proposed density of 4-8 dwelling units per acre. This site contains an approved 21.5 acre regional use (shopping center) and the Rivanna Community Plan recommends "clustering development around existing centers to preserve rural areas".

This zoning will achieve all four priorities (page 52), identified by Lake Monticello residents, for improving quality of life for residents inside and outside of Lake Monticello:

- To increase traffic safety and improve flow at key intersections.
- To enhance existing commercial centers in appearance, design, and available services focusing on "village center" concepts.
- To provide housing choices for a variety of age groups and income levels, appropriate to the area.
- To preserve the rural character of the surrounding area and protect natural resources..

Received  
 DEC 03 2009  
 Fluvanna County



Shimp Engineering  
912 E. High St.  
Charlottesville, VA 22902

December 3, 2018

Mr. Brad Robinson  
Fluvanna County Planning and Zoning  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963

**RE: Rezoning 2018-\_\_\_\_\_ Transmittal Letter, and Special Use Permit for Density of up to 10 DUA  
TMP 8-A-A14A**

Dear Mr. Robinson,

Please find ten (10) copies of the application plan and a project narrative included in this submittal for the Colonial Circle Rezoning and Special Use Permit Request for up to ten (10) Dwelling Units Per Acre. Sheet C8 "Consistency with the Comprehensive Plan" is included in the application plan and additionally is included as a separate 11x17 exhibit to show the planning maps in color. The Special Use Permit application requires a sketch plan on letter or tabloid size paper, however, due to the size of the property and the scale of the development, the project design is difficult to discern on smaller sized plots. Full-size plots have been provided to meet this requirement. Please let me know if you still would like smaller copies to conduct your review.

Please find hard copies of required application documents included in this submittal. Additionally, an "intent to serve" letter has been provided from Aqua Virginia. Aqua most recently reviewed the plan when it showed a maximum of 400 dwelling units; the plan has been updated to show a maximum of 418 dwelling units. We will work to get an updated letter from Aqua to address this change. It is our understanding a Special Use Permit will be required for major utilities. A special use permit will be submitted to accommodate a sewer to service the site and we will submit an application for this special use permit in the future. If you require any additional information to complete your review of the rezoning and special use permit request, please let me know at your earliest convenience. I look forward to working with you throughout this process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kelsey Schlein', with a large, sweeping flourish at the end.

Kelsey Schlein

Received  
DEC 03 2018

Fluvanna County



October 27, 2018

By Electronic Delivery:

Kelsey Schlein, Shimp Engineering, P.C.  
Colonial Circle R-3 Layout  
201 E. Main Street, Ste M  
Charlottesville, Virginia 22902  
[kelsey@shimp-engineering.com](mailto:kelsey@shimp-engineering.com)

**Re: Proposal Colonial Circle R-3 Layout, Fluvanna County, Virginia**

Dear Ms. Schlein;

Aqua Virginia (“Aqua”) has reviewed the Residential Planned Community (R-3) Master Plan for Colonial Circle dated November 25, 2018, with a proposed 400 residential units and 81,000 SF of commercial space, located adjacent to the Lake Monticello utility service area. The developer has contacted Aqua with a request to provide water and wastewater utility service. Aqua has interest in doing so provided that the terms and conditions for such an agreement, including capacity, flows, monetary terms and other key terms, are negotiated into a final agreement and all required governmental approvals and permits are obtained.

Aqua Virginia, Inc., is a regulated Virginia public service corporation that is a wholly-owned subsidiary of Aqua America, Inc., a publicly-traded company whose shares are listed on the New York Stock Exchange under the ticker symbol “WTR”. Aqua is one of the nation’s largest investor owned water and wastewater utilities, founded in 1886, now serving more than three million people in eight states. Aqua has a market capitalization over \$6 billion. In Virginia, Aqua serves 173 communities and delivers services to over 80,000 residents. Aqua has a distinguished record and leads the industry in operating efficiency. We continuously invest using scale and experience to provide the most cost-effective utility services possible. Aqua and our utility rates are regulated by the Virginia State Corporation Commission (the “SCC”), the Virginia Department of Health (the “VDH”), and the Virginia Department of Environmental Quality (the “DEQ”).

Should you have any questions or need to reach me, please call 804.310.0398 or email [CLParkerIV@AquaAmerica.com](mailto:CLParkerIV@AquaAmerica.com).

Respectfully submitted,

A handwritten signature in blue ink that reads "Clifton L. Parker, IV".

Clifton L. Parker, IV, PE  
Director, Business Development  
Aqua Virginia, Inc.

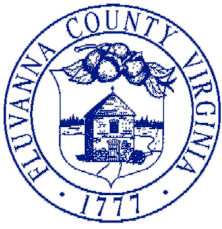
Received  
OCT 30 2018  
Fluvanna County

## MEMORANDUM

**Date:** May 1, 2019  
**From:** Valencia Porter  
**To:** Jason Stewart  
**Subject:** Planning Commission Meeting

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Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the May 7, 2019 Planning Commission Meeting.



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

## Attachment A

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

### NOTICE OF PUBLIC HEARING

April 22, 2019

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

**Re: Public Hearing on ZMP 18:01 & SUP 18:05**

Dear «Name»:

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

<b>Purpose:</b>	<b>Planning Commission Public Hearing</b>
<b>Day/Date:</b>	<b>Tuesday, May 7, 2019</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

The applicant or applicant's representative will be present at the Planning Commission meeting for the rezoning and special use permit requests that are described as follows:

**ZMP 18:01 Steven L. & Codie C. Peters / Colonial Circle** – A request to rezone, from A-1 Agricultural, General and B-1 Business, General to R-3, Residential Planned Community, 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

**SUP 18:05 Steven L. & Codie C. Peters / Colonial Circle Density** – A request to increase density above 2.9 dwelling units per acre with respect to 61.95 acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (State Route 618). The property is within the Rivanna Community Planning Area and the Palmyra Election District.

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

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



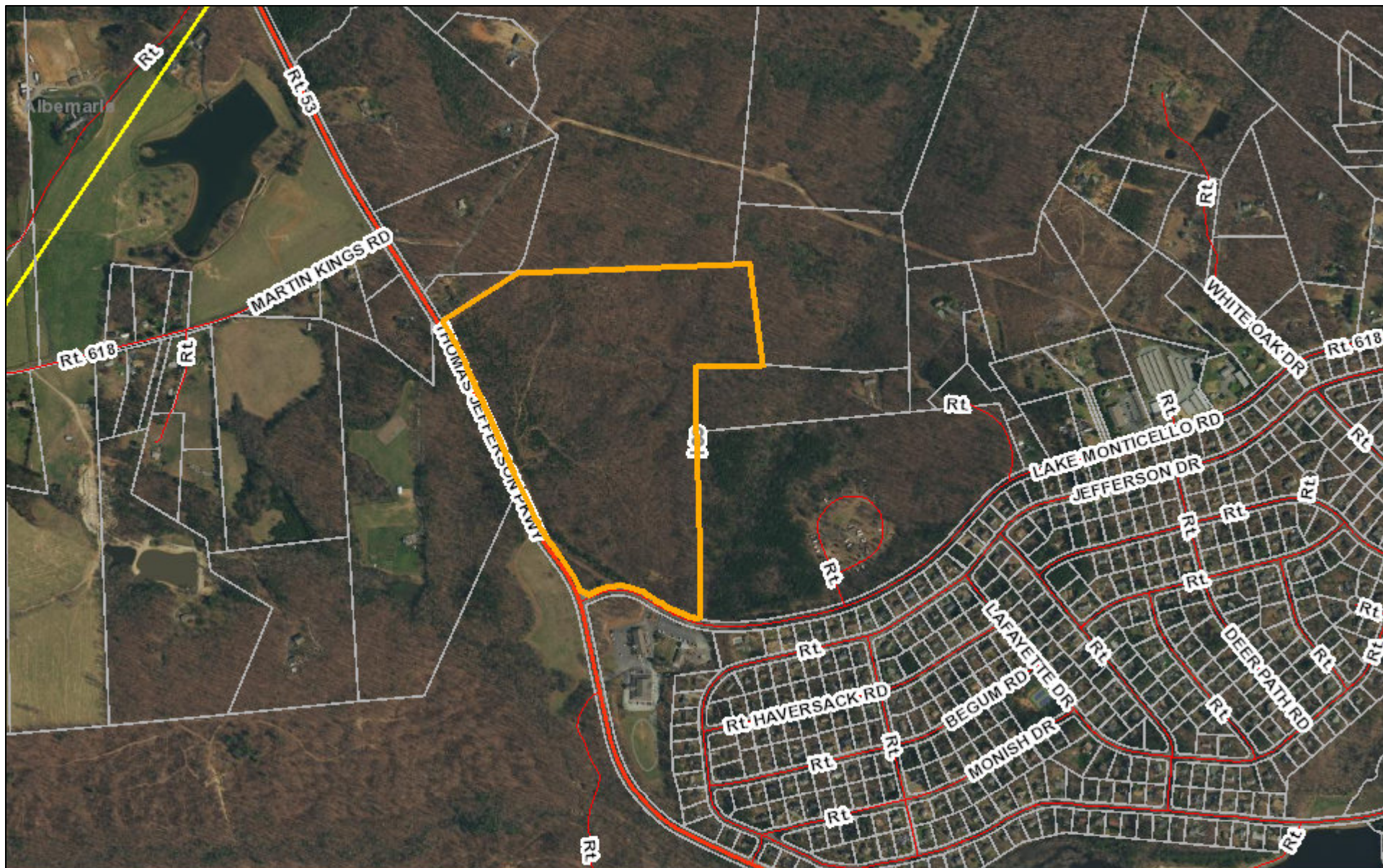
Sincerely,

A handwritten signature in cursive script that reads "Jason Stewart". The signature is written in black ink and is positioned above the printed name.

Jason Stewart  
Planning and Zoning Administrator



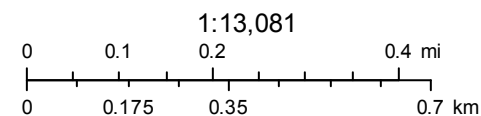
# Fluvanna County, VA WebGIS Parcels - PIN: 8 A A14A



February 7, 2019

**Roads**

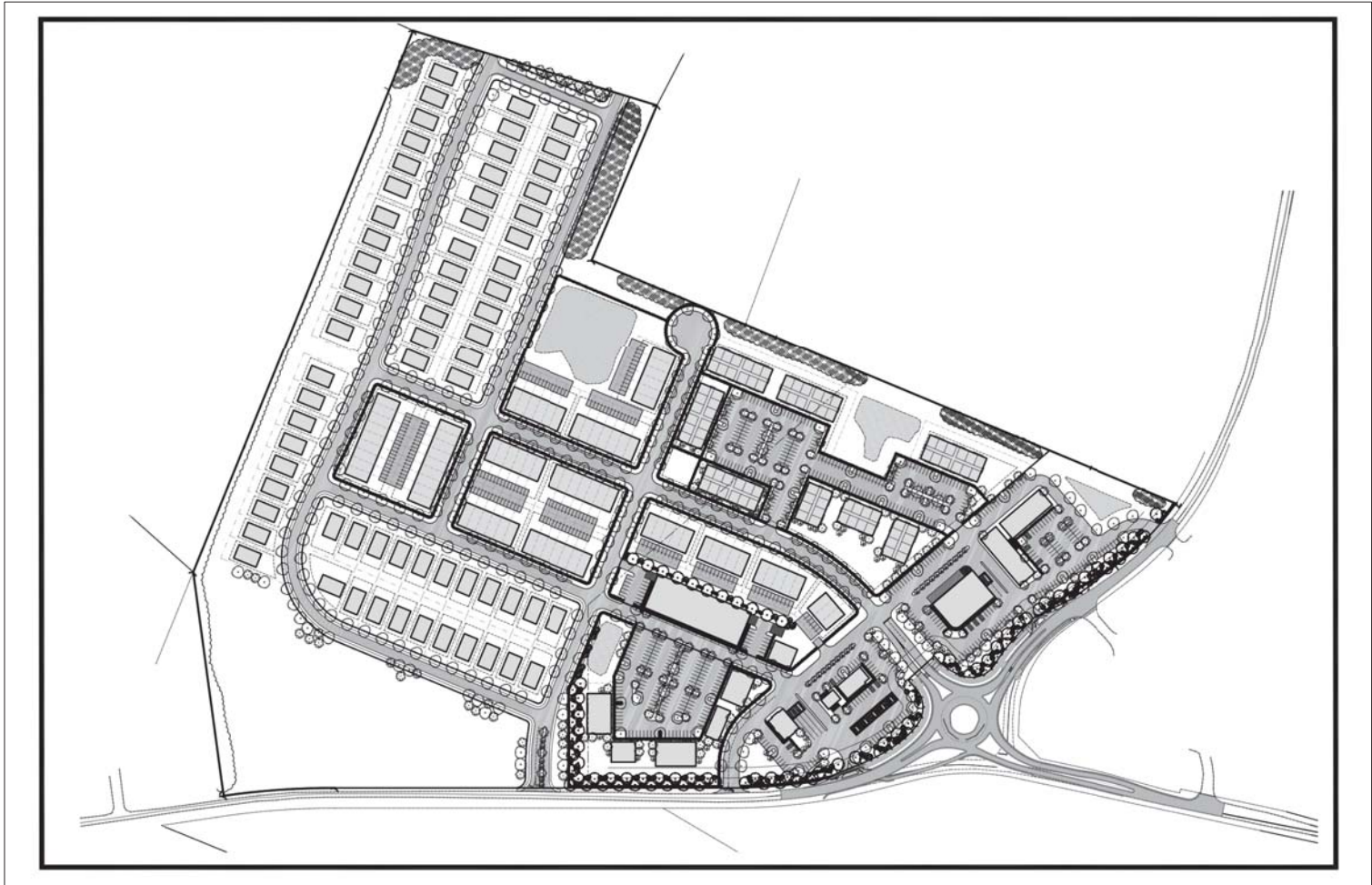
- |  |            |  |           |  |                      |  |                 |
|--|------------|--|-----------|--|----------------------|--|-----------------|
|  | Interstate |  | Secondary |  | Place Names          |  | Tax Map Grid    |
|  | Primary    |  | Other     |  | Town Boundary        |  | County Boundary |
|  | Parcels    |  | Railroads |  | Surrounding Counties |  |                 |



Virginia Geographic Information Network (VGIN)  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,



# RESIDENTIAL PLANNED COMMUNITY (R-3) PRELIMINARY MASTER PLAN FOR COLONIAL CIRCLE



REZONING APPLICATION PLAN FOR:  
TAX MAP 8-((A)) PARCEL A14(A)  
CUNNINGHAM MAGISTERIAL DISTRICT  
FLUVANNA COUNTY, VIRGINIA  
APPLICATION DATE: December 3, 2018  
REVISED: January 3, 2019  
CURRENT REVISION DATE: April 3, 2019



912 EAST HIGH STREET : CHARLOTTESVILLE, VA 22902 : (434) 227-5140

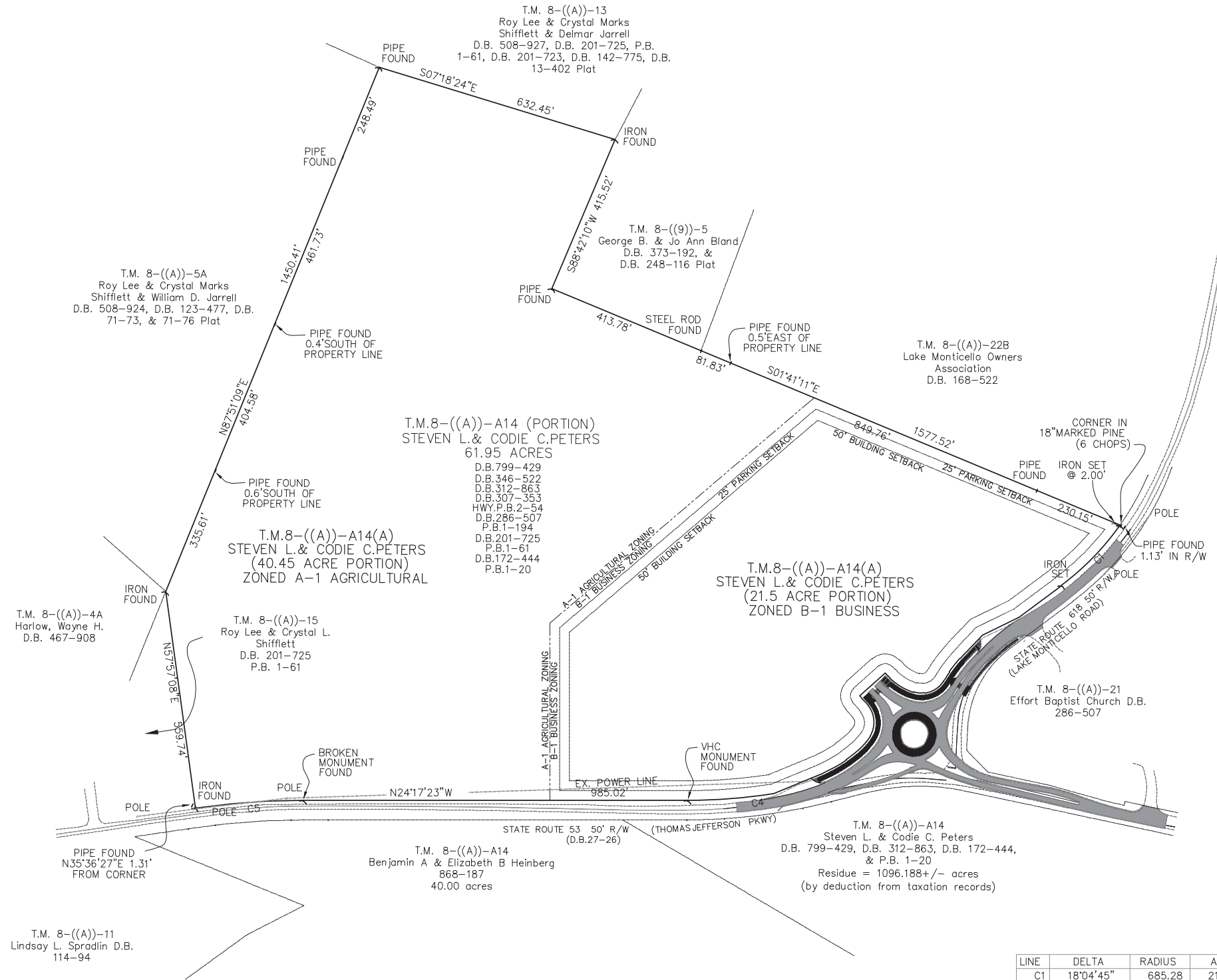
### SHEET INDEX

- C1 - COVER SHEET
- C2 - EXISTING BOUNDARY / ZONING CONDITIONS
- C3 - EXISTING CONDITIONS / DEMOLITION
- C4 - CONCEPTUAL PLAN OF DEVELOPMENT
- C5 - BLOCK GUIDELINES
- C6 - ENGINEERING GUIDELINES
- C7 - DESIGN GUIDELINES / DETAILS / SECTIONS
- C8 - CONSISTENCY WITH COMPREHENSIVE PLAN

VICINITY MAP: (created from Google Earth)



SCALE: 1" = 1,000'

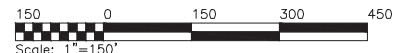


EXISTING CONDITIONS NOTES:

- BOUNDARY SURVEY INFORMATION PROVIDED BY ROGER W. RAY & ASSOCIATES, CHARLOTTEVILLE VA.
- TOPOGRAPHY (4 FT INTERVALS) PROVIDED BY FLUVANNA COUNTY GIS MAPPING.
- ZMP 15:02, CREATING A 21.5 ACRE B-1 COMMERCIAL DISTRICT ON THE SITE, WAS APPROVED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS ON OCTOBER 21, 2015.
- THE SITE LIES WITHIN THE RIVANNA COMMUNITY PLANNING AREA.
- THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
- STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
- IMPROVEMENTS SHOWN AT THE INTERSECTION OF S.R. 53 AND S.R. 618, IN CONJUNCTION WITH THIS APPLICATION PLAN, REFLECT PRELIMINARY CONSTRUCTION DRAWINGS AS PROVIDED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ADJOINING PARCEL INFORMATION				
TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-(A)	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-(A)	4A	Harlow, Wayne H.	A-1	Residential
8-(A)	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(A)	23	Marks, Edward	A-1	Agricultural
8-(A)	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-(A)	22B	Lake Monticello Owners Association	R-4	Campground
8-(A)	21	Effort Baptist Church	A-1	Church
8-(A)	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-(A)	A14A	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-(A)	11	Spradin, Lindsay L. & Wife	A-1	Residential

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18°04'45"	685.28	216.23	109.02	215.34	N70°03'04"W
C2	50°44'24"	319.65	283.07	151.57	273.91	N86°22'53"W
C3	15°44'03"	598.00	164.22	82.63	163.70	N30°25'21"W
C4	13°59'59"	1407.50	343.91	172.82	343.06	N31°17'23"W
C5	8°14'28"	1934.86	278.30	139.39	278.06	N28°18'45"W



EXISTING BOUNDARY / ZONING CONDITIONS

Rev #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:

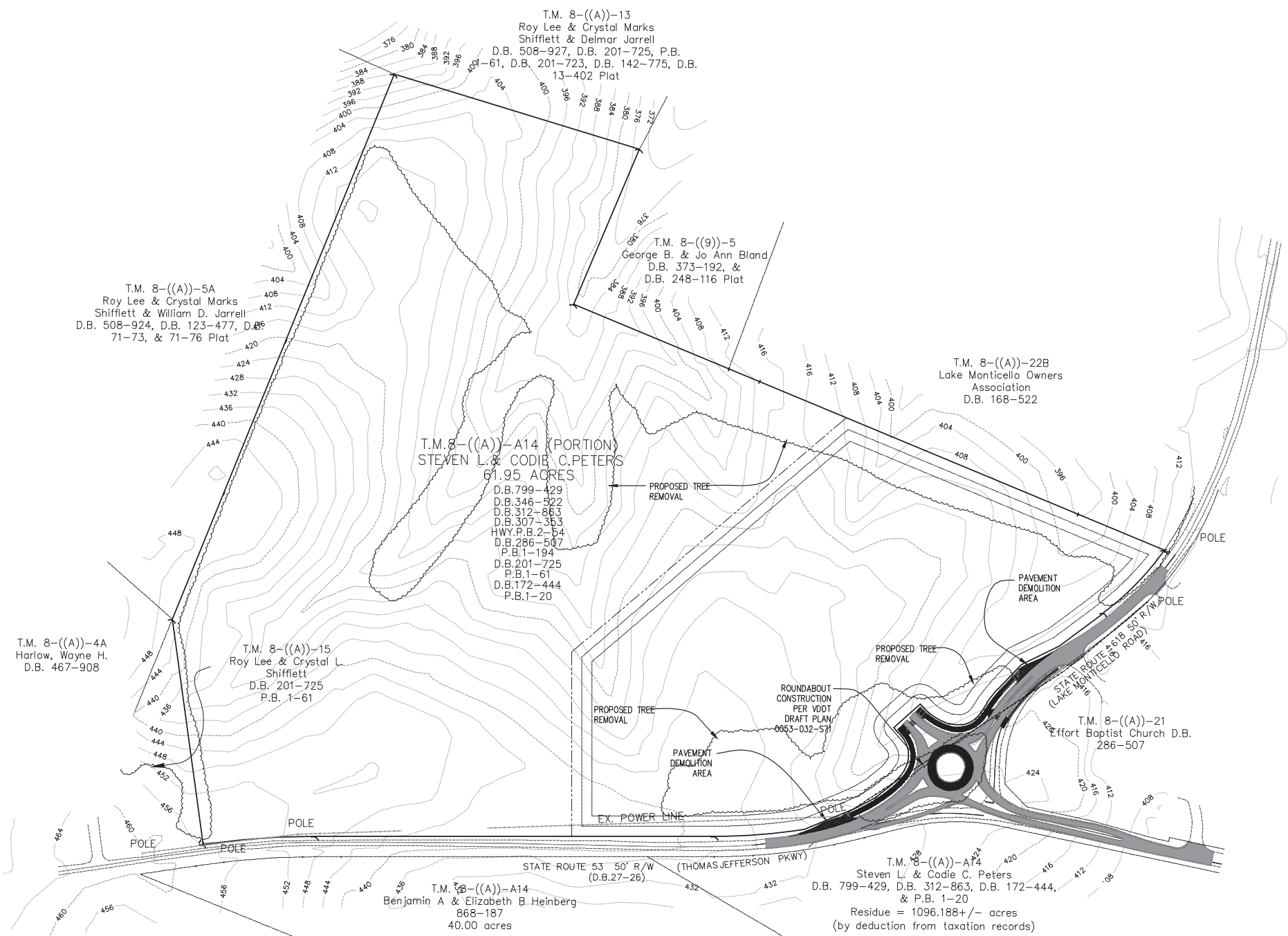
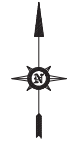
**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA



VICINITY MAP: (created from Google Earth)



SCALE: 1" = 1,000'

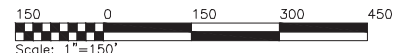


EXISTING CONDITIONS NOTES:

- BOUNDARY SURVEY INFORMATION PROVIDED BY ROGER W. RAY & ASSOCIATES, CHARLOTTEVILLE VA.
- TOPOGRAPHY (4 FT INTERVALS) PROVIDED BY FLUVANNA COUNTY GIS MAPPING.
- ZMP 15:02, CREATING A 21.5 ACRE B-1 COMMERCIAL DISTRICT ON THE SITE, WAS APPROVED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS ON OCTOBER 21, 2015.
- THE SITE LIES WITHIN THE RIVANNA COMMUNITY PLANNING AREA.
- THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
- STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
- IMPROVEMENTS SHOWN AT THE INTERSECTION OF S.R. 53 AND S.R. 618, IN CONJUNCTION WITH THIS APPLICATION PLAN, REFLECT PRELIMINARY CONSTRUCTION DRAWINGS AS PROVIDED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ADJOINING PARCEL INFORMATION				
TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((9))	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-((A))	A14A	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-((A))	11	Spradlin, Lindsay L. & Wife	A-1	Residential

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18'04'45"	685.28	216.23	109.02	215.34	N70°03'04"W
C2	50'44'24"	319.65	283.07	151.57	273.91	N86°22'53"W
C3	15'44'03"	598.00	164.22	82.63	163.70	N30°25'21"W
C4	13'59'59"	1407.50	343.91	172.82	343.06	N31°17'23"W
C5	8'14'28"	1934.86	278.30	139.39	278.06	N28°18'45"W



EXISTING CONDITIONS / DEMOLITION			
Rev #	Date	Description	
1	01-03-2019	TRC Comments	
2	04-03-2019	County Comments	

R-3 PRELIMINARY MASTER PLAN FOR:

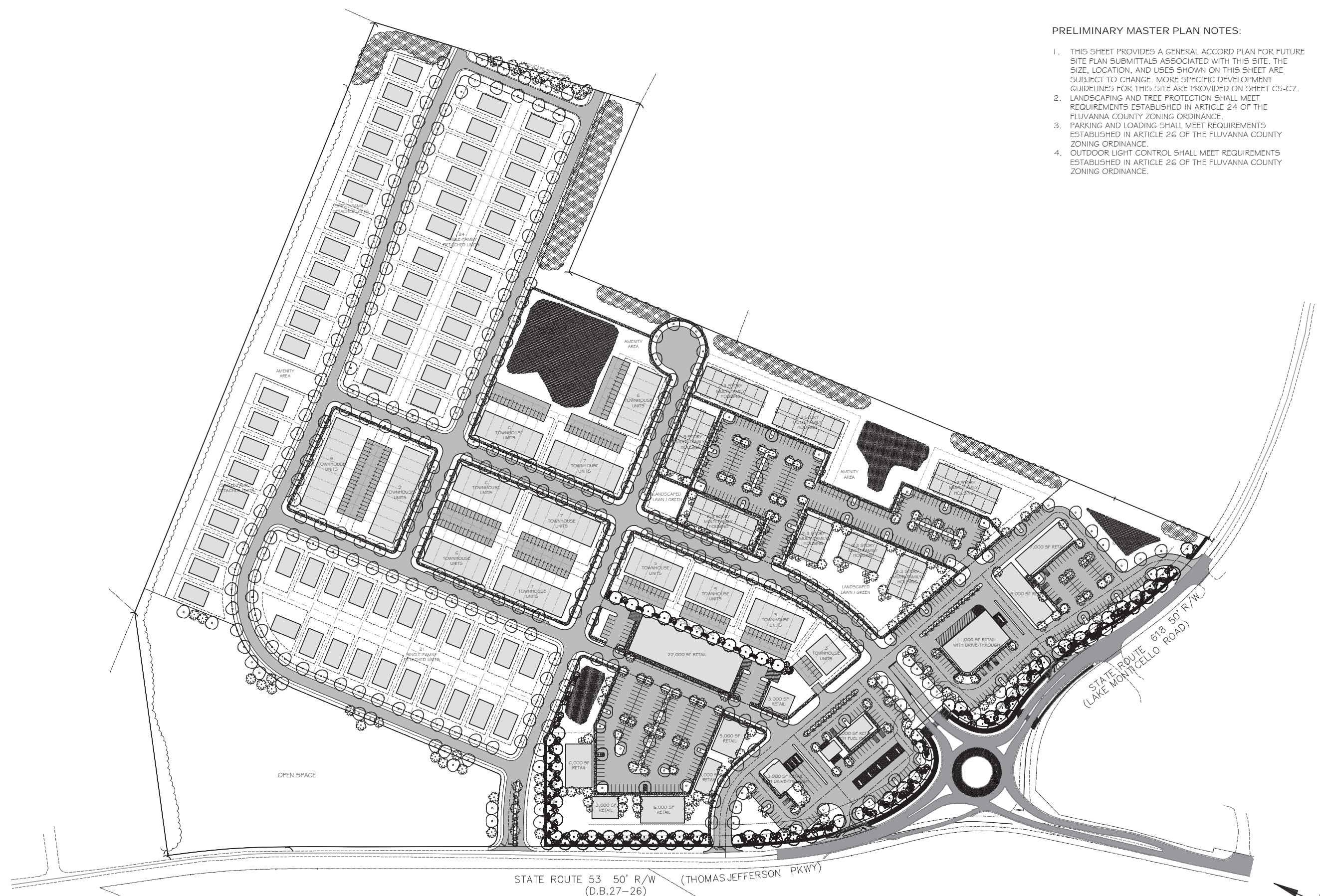
**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	1"=150'
Sheet No.	3 OF 8
File No.	15.011



PRELIMINARY MASTER PLAN NOTES:

1. THIS SHEET PROVIDES A GENERAL ACCORD PLAN FOR FUTURE SITE PLAN SUBMITTALS ASSOCIATED WITH THIS SITE. THE SIZE, LOCATION, AND USES SHOWN ON THIS SHEET ARE SUBJECT TO CHANGE. MORE SPECIFIC DEVELOPMENT GUIDELINES FOR THIS SITE ARE PROVIDED ON SHEET C5-C7.
2. LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
3. PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
4. OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.



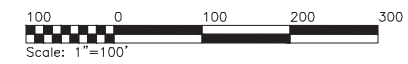
**SHIMP ENGINEERING, P.C.**  
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
 912 EAST HIGH STREET  
 CHARLOTTEVILLE, VA 22902  
 PHONE: (434) 297-5140  
 JUSTIN@SHIMP-ENGINEERING.COM

CONCEPTUAL PLAN OF DEVELOPMENT

Rev. #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	1"=100'
Sheet No.	4 OF 8
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STATE ROUTE 53 50' R/W (D.B.27-26) (THOMAS JEFFERSON PKWY)

STATE ROUTE 618 50' R/W (LAKE MONTICELLO ROAD)

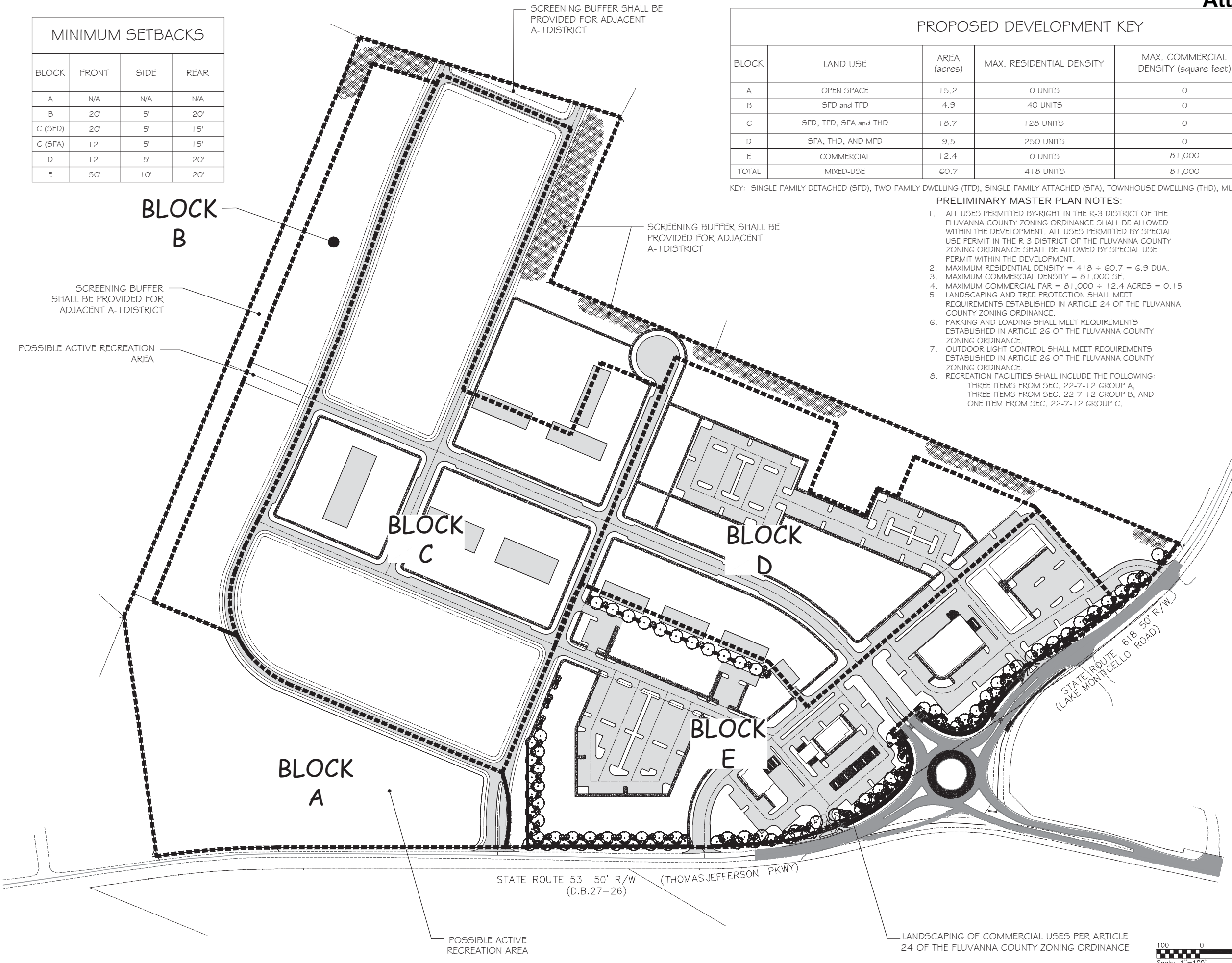


MINIMUM SETBACKS			
BLOCK	FRONT	SIDE	REAR
A	N/A	N/A	N/A
B	20'	5'	20'
C (SFD)	20'	5'	15'
C (SFA)	12'	5'	15'
D	12'	5'	20'
E	50'	10'	20'

PROPOSED DEVELOPMENT KEY					
BLOCK	LAND USE	AREA (acres)	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY (square feet)	AREA (% total)
A	OPEN SPACE	15.2	0 UNITS	0	25.0
B	SFD and TFD	4.9	40 UNITS	0	8.1
C	SFD, TFD, SFA and THD	18.7	128 UNITS	0	30.8
D	SFA, THD, AND MFD	9.5	250 UNITS	0	15.7
E	COMMERCIAL	12.4	0 UNITS	81,000	20.4
TOTAL	MIXED-USE	60.7	418 UNITS	81,000	100.0

KEY: SINGLE-FAMILY DETACHED (SFD), TWO-FAMILY DWELLING (TFD), SINGLE-FAMILY ATTACHED (SFA), TOWNHOUSE DWELLING (THD), MULTI-FAMILY DWELLING (MFD)

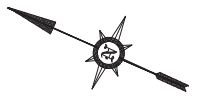
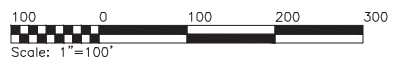
- PRELIMINARY MASTER PLAN NOTES:**
- ALL USES PERMITTED BY-RIGHT IN THE R-3 DISTRICT OF THE FLUVANNA COUNTY ZONING ORDINANCE SHALL BE ALLOWED WITHIN THE DEVELOPMENT. ALL USES PERMITTED BY SPECIAL USE PERMIT IN THE R-3 DISTRICT OF THE FLUVANNA COUNTY ZONING ORDINANCE SHALL BE ALLOWED BY SPECIAL USE PERMIT WITHIN THE DEVELOPMENT.
  - MAXIMUM RESIDENTIAL DENSITY =  $418 \div 60.7 = 6.9$  DUA.
  - MAXIMUM COMMERCIAL DENSITY = 81,000 SF.
  - MAXIMUM COMMERCIAL FAR =  $81,000 \div 12.4$  ACRES = 0.15
  - LANDSCAPING AND TREE PROTECTION SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 24 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
  - PARKING AND LOADING SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
  - OUTDOOR LIGHT CONTROL SHALL MEET REQUIREMENTS ESTABLISHED IN ARTICLE 26 OF THE FLUVANNA COUNTY ZONING ORDINANCE.
  - RECREATION FACILITIES SHALL INCLUDE THE FOLLOWING:  
 THREE ITEMS FROM SEC. 22-7-12 GROUP A,  
 THREE ITEMS FROM SEC. 22-7-12 GROUP B, AND  
 ONE ITEM FROM SEC. 22-7-12 GROUP C.



BLOCK GUIDELINES		
Rev. #	Date	Description
1	01-03-2019	IRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

Date: 12/03/2018  
 Scale: 1"=100'  
 Sheet No. 5 OF 8  
 File No. 15.011



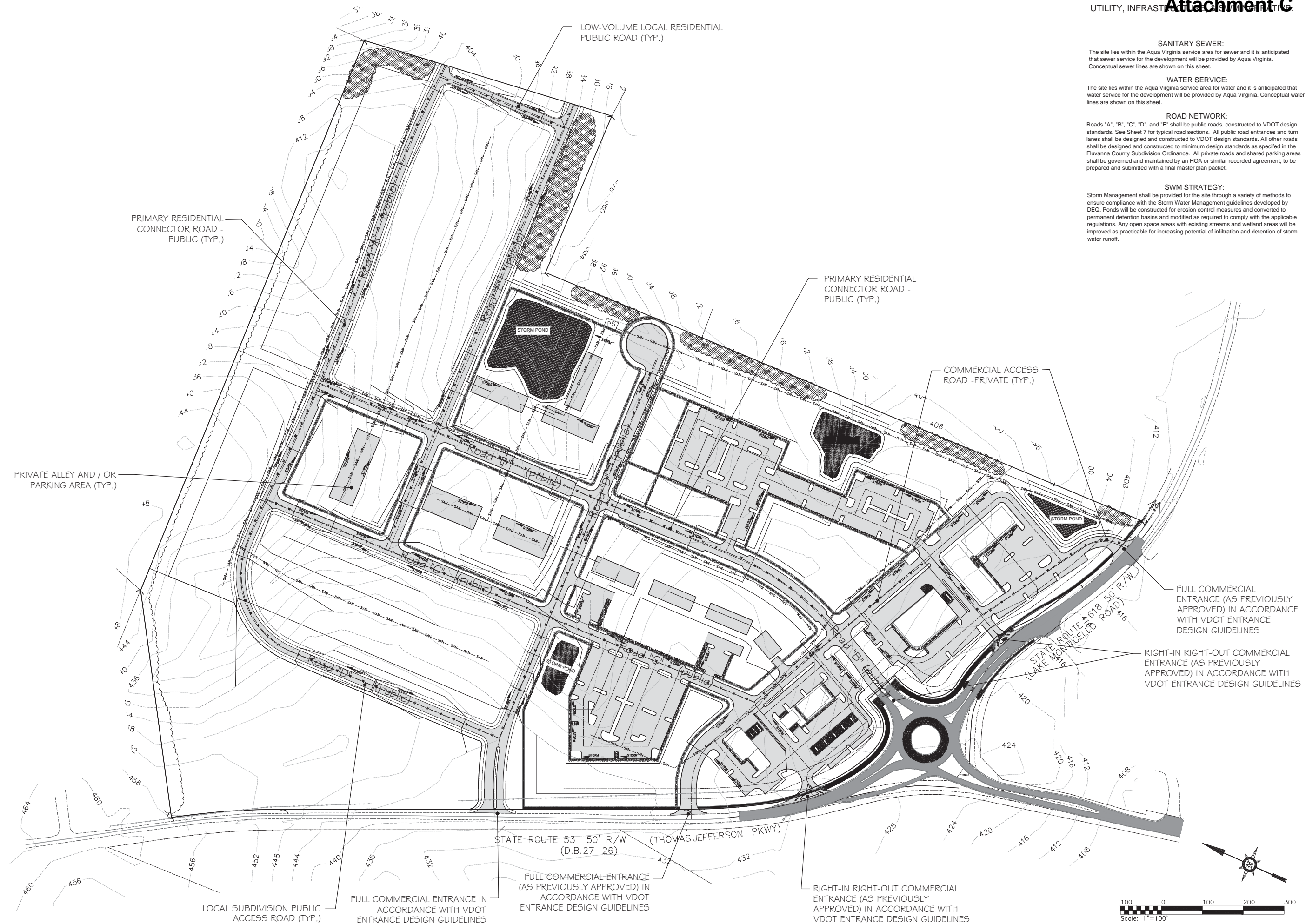


**SANITARY SEWER:**  
 The site lies within the Aqua Virginia service area for sewer and it is anticipated that sewer service for the development will be provided by Aqua Virginia. Conceptual sewer lines are shown on this sheet.

**WATER SERVICE:**  
 The site lies within the Aqua Virginia service area for water and it is anticipated that water service for the development will be provided by Aqua Virginia. Conceptual water lines are shown on this sheet.

**ROAD NETWORK:**  
 Roads "A", "B", "C", "D", and "E" shall be public roads, constructed to VDOT design standards. See Sheet 7 for typical road sections. All public road entrances and turn lanes shall be designed and constructed to VDOT design standards. All other roads shall be designed and constructed to minimum design standards as specified in the Fluvanna County Subdivision Ordinance. All private roads and shared parking areas shall be governed and maintained by an HOA or similar recorded agreement, to be prepared and submitted with a final master plan packet.

**SWM STRATEGY:**  
 Storm Management shall be provided for the site through a variety of methods to ensure compliance with the Storm Water Management guidelines developed by DEQ. Ponds will be constructed for erosion control measures and converted to permanent detention basins and modified as required to comply with the applicable regulations. Any open space areas with existing streams and wetland areas will be improved as practicable for increasing potential of infiltration and detention of storm water runoff.



ENGINEERING GUIDELINES

Rev #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

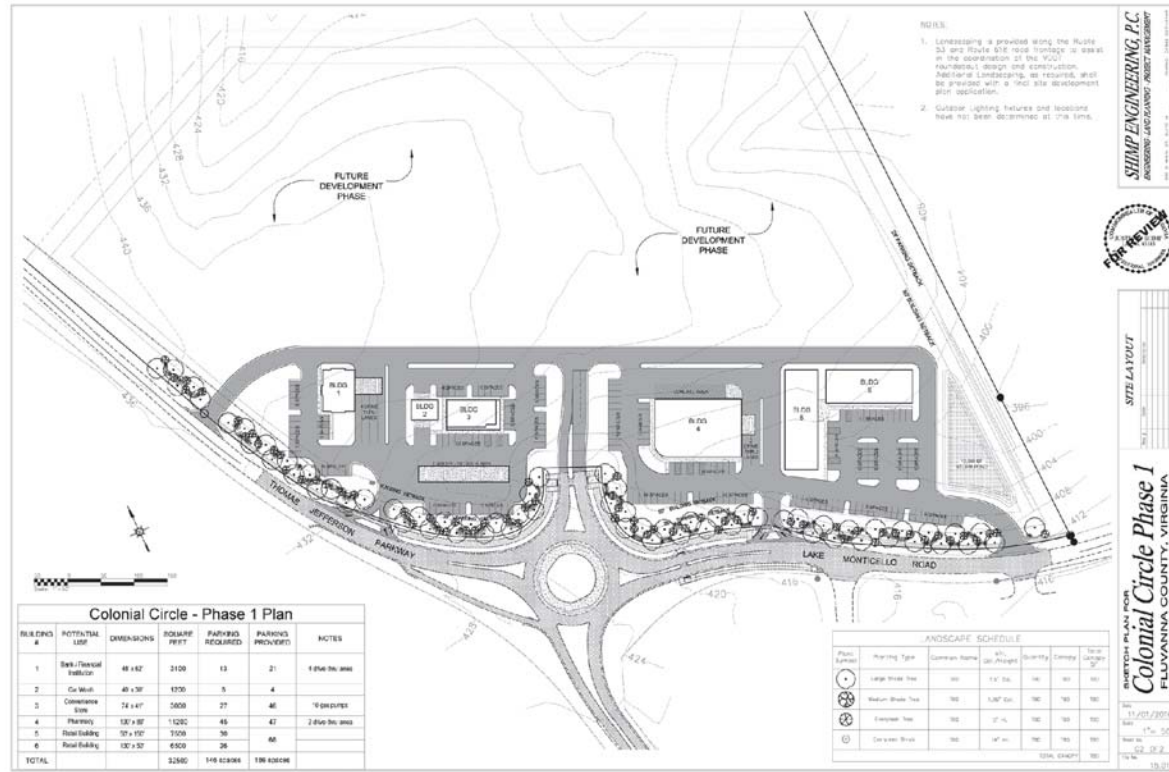
R-3 PRELIMINARY MASTER PLAN FOR:

# COLONIAL CIRCLE

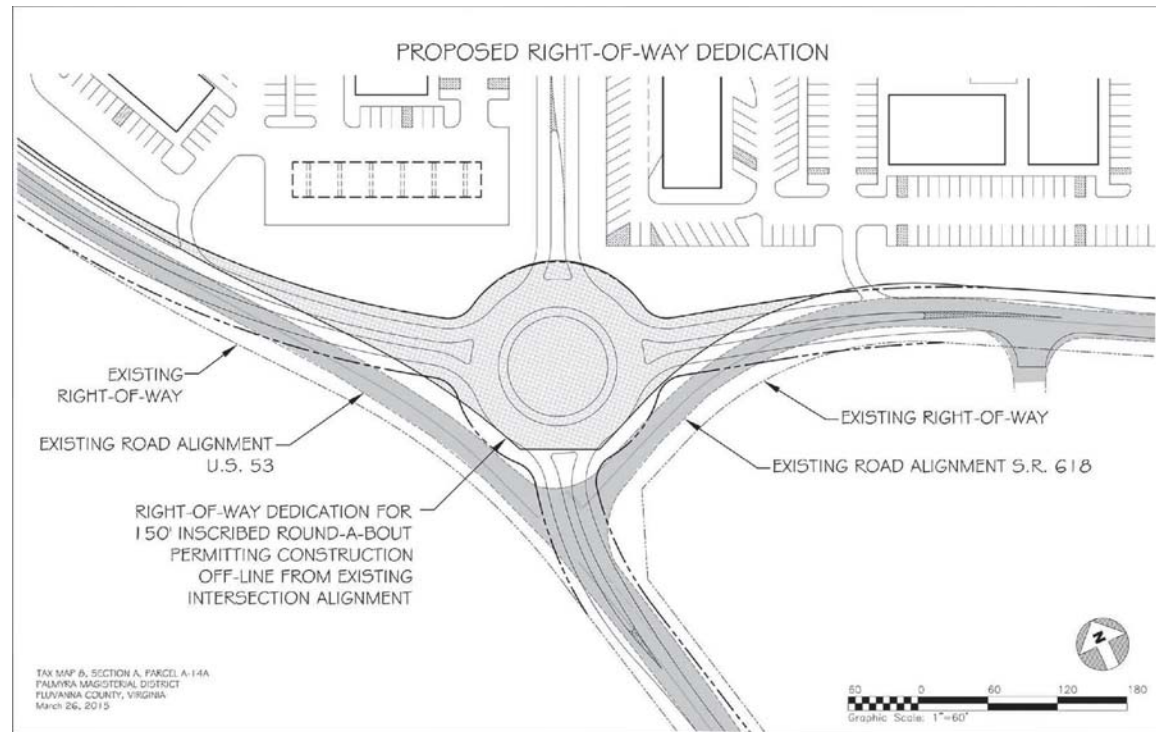
FLUVANNA COUNTY, VIRGINIA

Date: 12/03/2018  
 Scale: 1"=100'  
 Sheet No. 6 OF 8  
 File No. 15.011

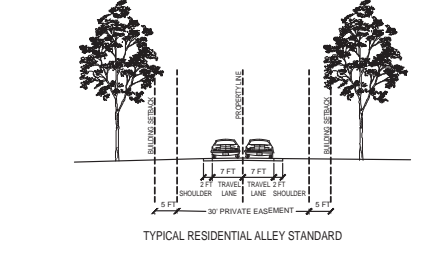
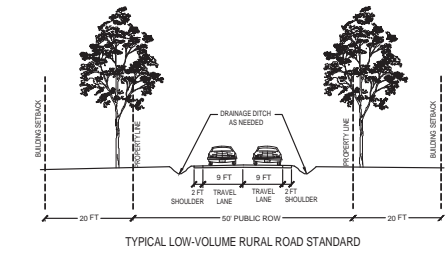
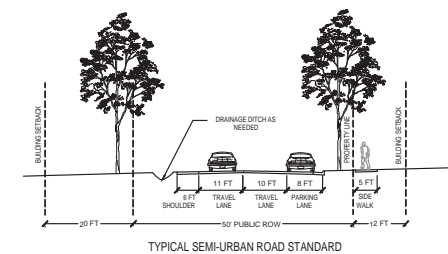
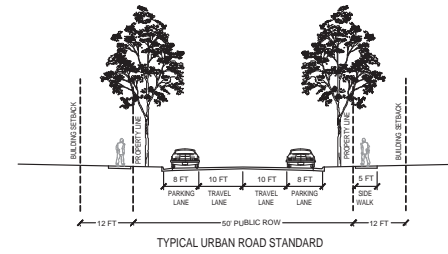
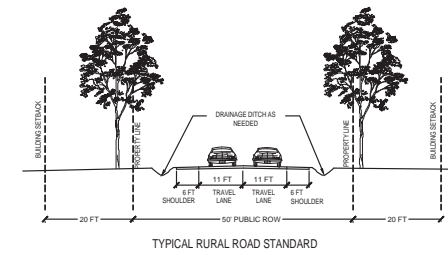




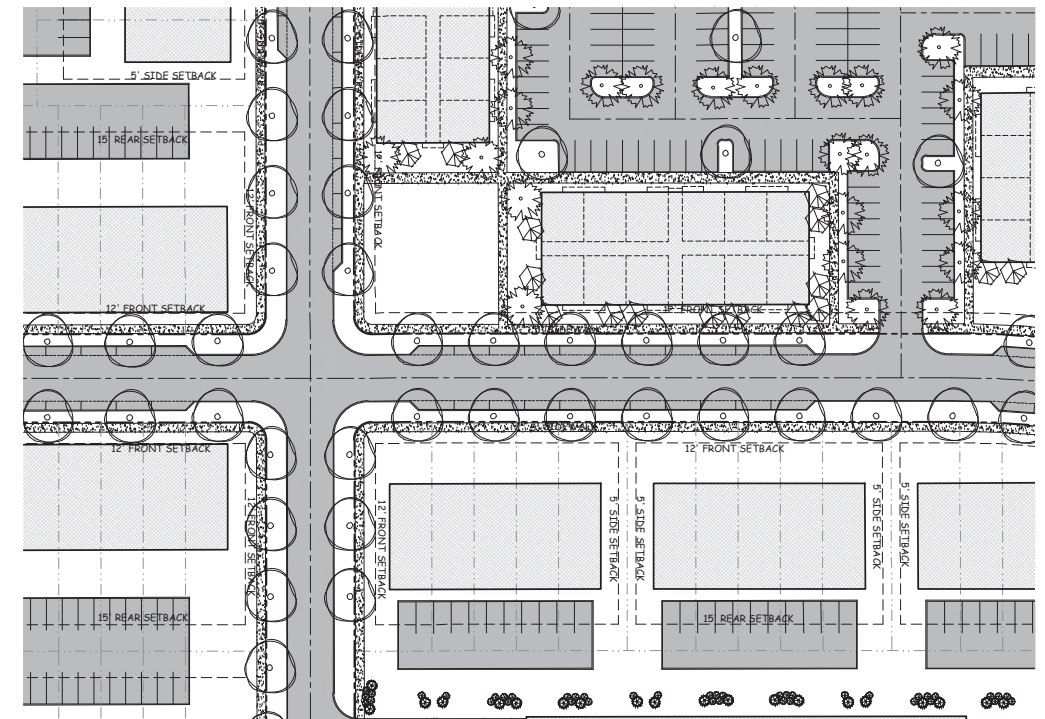
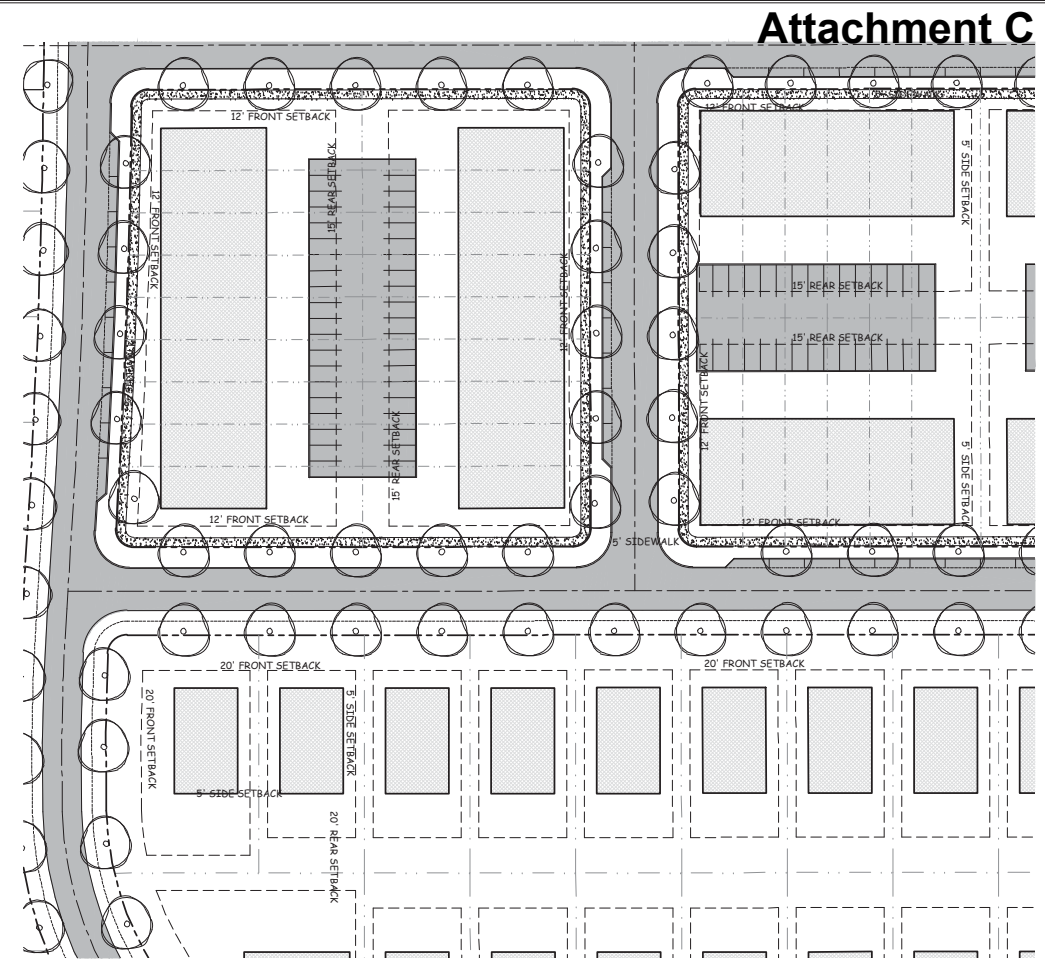
1 Previously approved sketch plan for commercial  
C6 SCALE: NTS



2 Roundabout Dedication Exhibit  
C6 SCALE: NTS



3 Development Road Standards  
C6 SCALE: 1" = 20'



5 Typical Unit Plot Plan: Blocks C & D  
C6 SCALE: 1" = 50'

**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
PHONE: (434) 297-5140  
912 EAST HIGH STREET  
CHARLOTTESVILLE, VA 22902  
JUSTIN@SHIMP-ENGINEERING.COM

DESIGN GUIDELINES

Rev. #	Date	Description
1	01-03-2019	TRC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:  
**COLONIAL CIRCLE**  
FLUVANNA COUNTY, VIRGINIA

Date	12/03/2018
Scale	AS SHOWN
Sheet No.	7 OF 8
File No.	15.011



Consistency with the Comprehensive Plan:

Colonial Circle is located within the Rivanna Community Area. The site is designated as Neighborhood Mixed Use in Figure LU-13 from the adopted 2015 Comprehensive Plan. Per the Comprehensive Plan, Neighborhood Mixed Use areas are intended to provide a mixture uses and residential dwellings types that serve a variety of incomes. (Fluvanna County Comprehensive Plan 51). The development at Colonial Circle will serve as a necessary compliment to the existing single family dwelling developments in and around Lake Monticello. The commercial uses will serve existing residents and the proposed dwellings will serve new residents to the County as well as existing residents of the County looking to remain a County resident but live in a different housing type such as a townhome. The development as proposed allows for single-family dwellings, townhomes, and multi-family units. The mixture of housing types will allow for units within the development to be affordable to people of varying incomes, achieving the County's goal of creating mixed-income communities. The smaller units will appeal to young professionals commuting into Charlottesville, retirees looking to downsize, and one-parent families looking for affordable and low-maintenance housing options.

Colonial Circle addresses the major priorities outlined in the summary of the Rivanna Community Plan. The priorities are as follows:

- to increase traffic safety and improve flow at key intersections
- to enhance existing commercial centers in appearance, design, and available services, focusing on "village center" concepts
- to provide housing choices for a variety of age groups and income levels, appropriate to the area
- to preserve the rural character of the surrounding area and protect natural resources

The proposed Roundabout at the Intersection of Rt 53 and Lake Monticello will contribute to increased traffic safety and improved flow, additionally this traffic measure will help to mitigate traffic impacts from the proposed development. Colonial Circle is designed to feature a variety of housing choices, making the area appealing and accessible to multiple ages and income groups. A quarter of the development will be dedicated to open space, this space will directly service residents and visitors to Colonial Circle by making ample greenspace accessible. The project will be compliment by the surrounding rural character of the area outside of the Rivanna Community Planning Area. The property directly across Route 53 is under Conservation Easement ensuring the rural character around near the property will be preserved per the agreements recorded with the easement.

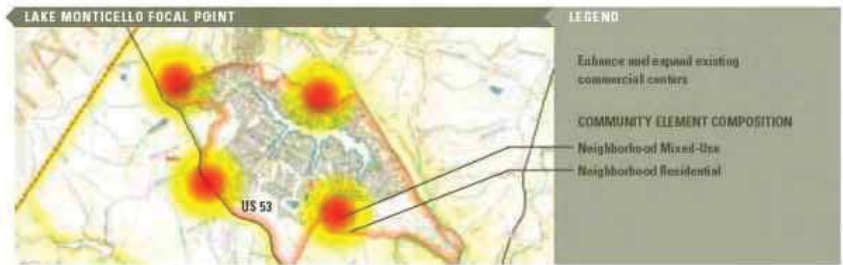
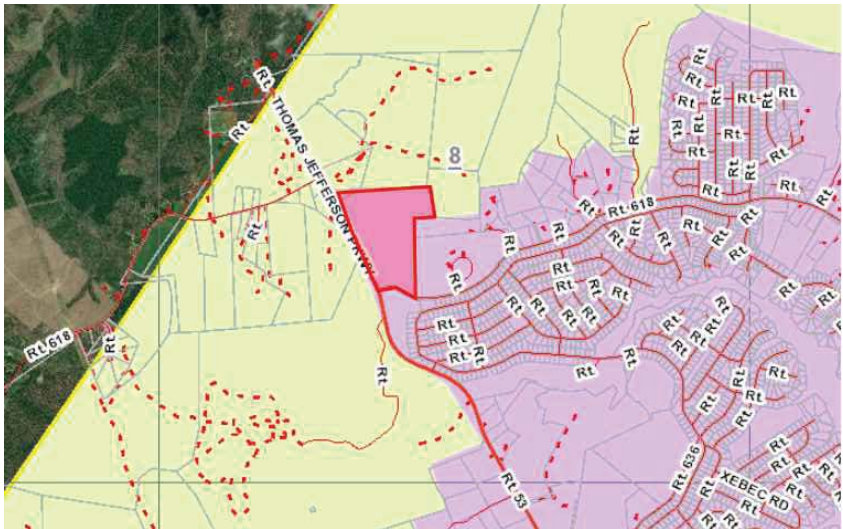


Figure LU-13, Neighborhood Mixed Use around Lake Monticello



Site within Rivanna Planning Area

CONSISTENCY WITH THE  
COMPREHENSIVE PLAN

Rev #	Date	Description
1	01-03-2019	HC Comments
2	04-03-2019	County Comments

R-3 PRELIMINARY MASTER PLAN FOR:

**COLONIAL CIRCLE**  
 FLUVANNA COUNTY, VIRGINIA

Date  
12/03/2018

Scale

Sheet No.  
8 OF 8

File No.  
15.011



# Neighborhood Meeting Sign-In Sheet

Meeting Date: January 16, 2019

Name	Address	City/State/Zip	Reason for Attending
Angie Cooke	41 Ashlawn Blvd. (LMOA)	Palmyra, VA 22963	Information/Questions
Ben Heinberg	8271 TJ Pkwy	Chville, VA 22902	~
Tom Braithwaite	48 Wildwood Dr	Palmyra VA 22963	INFO
Crystal Shifflett	8268 Thomas Jeff Pkwy	Chville VA 22902	Info
Samantha Wilcox	8294 Thomas Jeff Pkwy	Chville VA 22902	Info
LINDSAY SPADLIN	8281 THOMAS JEFF. PKWY	CHVILLE VA 22902	INFO

## **ZMP 18:01 Neighborhood Meeting Notes**

January 16, 2019, 4:30 p.m.

Morris Room, County Administration Building

Attendees: 9 (including staff)

### Questions/Comments

- How many units are proposed?
- Are there any amenities?
- How many stories are the apartments?
- Are there any turning lanes along Route 618?
- What is the lot size of the single-family dwellings?
- Will something be put up along the property line behind the single family homes?
- Is an exit proposed near the driveway?
- Has anyone considered congestion along Route 53?
- There are accidents at the intersection of Martin Kings Road and Route 53
- How many parking spaces total are proposed?
- Where is water going to come from for this development?
- Adding something like this adds an issue for residents of Lake Monticello
- Where is the entrance along Route 53 in relation to driveways across the road?
- What is the price point of proposed housing?
- How much square footage of retail is proposed?
- Is the retail portion under a height limit?
- Has VDOT commented on this proposal?
- Concerned about detention ponds
- Concerned about traffic and water tables
- Concerned about safety



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

December 14, 2018

Justin Shimp, P.E.  
Shimp Engineering  
201 E. Main Street  
Charlottesville, VA 22902

Delivered via email to [justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

**Re: ZMP 18:01 and SUP 18:05 – Colonial Circle**  
**Tax Map:** 8, Section A, Parcel A14A

Dear Mr. Shimp:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 13, 2018:

1. Planning staff asked about the price of the housing and what type of commercial uses are proposed. Some desirable uses are allowed by right while others may require approval of a special use permit in the future.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. Department of Forestry did not have any comments.
5. Erosion and Sediment Control noted the absence of adequate receiving natural channels on or adjacent to the site. The applicant stated an intent to use the VA DEQ "energy balance equation" to reduce post development discharges to a level that does not require proof of adequate receiving channels.
6. Fire Chief had the following questions or comments (applicant responses italicized):
  - Would like for the distance between fire hydrants to be 800 feet or less.
  - What will the width of the streets would be? (*Between 20 and 25 feet, and alleys would be less than 20 feet.*) Will there be parking on the alleys? (*Yes.*) At least 18 feet width is needed for a ladder truck.
  - Will the roads within the development be public or private? (*There will be a mixture of both public and private roads.*)
  - Fire Chief stated he would prefer not to have hammerheads as the terminus for streets, and that his comments also reflect the Virginia Department of Forestry and the Lake Monticello Volunteer Fire Department.

7. Health Dept. has not provided any comments at the date of this letter.
8. Sheriff's Office did not have any comments.
9. VDOT stated that the project will need to be coordinated with the roundabout construction. Official comments have not been provided at the date of this letter.

The Planning Commission will discuss this item during their 6 p.m. work session on Tuesday, January 8, 2019. Your attendance is required at this meeting.

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

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File



## Brad Robinson

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**From:** Chuck Winkler <cwinkler@apps.fluco.org>  
**Sent:** Friday, May 3, 2019 11:56 AM  
**To:** 'Kelsey Schlein'  
**Cc:** 'Donald Stribling'; Brad Robinson  
**Subject:** RE: Comments Requested: Colonial Circle Development Proposal

Kelsey,

After discussing this matter with my team, the following are bullets of our top concerns\thoughts:

- Safety
- Multiple entries and exits
- Visibility for pull out on rt. 53 traffic
- Turning lanes entering division
- Round about
- Increased student population
- .5 - .8 students per dwelling (450) - I cannot remember the exact figure at this time
- Maneuverability and turn around spots within the division
- No parking on the streets
- Intersectional stops and not door/door
- Businesses at the front

**From:** Kelsey Schlein [mailto:kelsey@shimp-engineering.com]  
**Sent:** Thursday, May 02, 2019 10:16 AM  
**To:** Chuck Winkler <cwinkler@apps.fluco.org>  
**Cc:** Donald Stribling <dtribling@apps.fluco.org>; Brad Robinson <brobenson@fluvannacounty.org>  
**Subject:** Comments Requested: Colonial Circle Development Proposal

Mr. Winkler,

My name is Kelsey Schlein. I am an urban planner who works at Shimp Engineering, PC. We are assisting Mr. Steve Peters with his proposed Colonial Circle development located at the intersection of Route 618 and Route 53. I'm reaching out you in the hopes that you will provide a few short comments about the proposed-development. I have copied Brad Robinson on this email, the Fluvanna County Planner for this project.

It is my understanding FCPS was notified about this project in December 2018 when the County Planning Department conducted their Technical Review Committee meeting, but FCPS provided no comments at that time. FCPS is not required to provide comments. However, it is incredibly helpful to incorporate input from local schools when designing developments. In addition, such input will also help the County review staff, neighbors, and elected officials incorporate the schools' comments into their analysis of the project.

Mr. Stribling and Ms. Marsh graciously took time out of their morning earlier this spring to review the Master Plan for this project and to discuss build-out projection and how buses would potentially navigate the site. Only rezoning and special use permit applications have been submitted to the

County, not a site development plan and therefore there is still considerable time before the property will be developed. We would love the opportunity to incorporate your input, as we can, while the process is still fairly early.

I've reviewed the FY20 Budget Presentation given on February 20, 2019 and if there are no further comments from the school, this will serve as the source of my data for answering any questions regarding schools.

Legally, the developer cannot provide "off-site proffers" that are not specifically attributable to the development, which means the developer cannot provide any funding to FCPS for any new students that may move into the development. However, there are other design considerations that can mitigate the potential impact of new development on schools, such as, constructing units targeted towards households that likely will not have children. For example in addition to single family dwellings, the development proposes townhomes, duplexes, and apartments--all units which may be more marketable to childless households.

The plan is attached here for your review. I remain available for any questions you may have regarding this project.

Thank you.

Best Regards,

Kelsey

--

Kelsey Schlein

Land Planner | Shimp Engineering

912 E. High St. Charlottesville, VA 22902 | (434) 227-5140

Lake Monticello Owners' Association  
41 Ashlawn Blvd., Palmyra VA 22963  
Tel 434-589-8263 ext. 4108 Fax 434-589-5696  
acooke@lmoa.org  
www.lmoavoice.org



JANUARY 21, 2019

Brad Robinson, CZA, Senior Planner  
Fluvanna County Planning & Zoning  
P.O. Box 540  
Palmyra, Virginia 22963

VIA: USPS & EMAIL: brobinson@fluvannacounty.org

Re: Proposed Colonial Circle Development

Dear Brad:

Thank you for including the Lake Monticello Owners' Association (LMOA) in the recent Neighborhood Meeting to discuss the plans for the proposed development of Colonial Circle located at the intersection of Rt.53 and Rt. 618. We have discussed the project and we would like to express the following concerns:

- 1.) There are currently (3) failed detention ponds affecting LMOA property and residents. They are located at Nahor Village, behind the Citgo, and behind the Goodwill. All three of these ponds have been in disrepair and damaging LMOA property for quite some time now. We would not want to see another development with ponds that have the potential for the same adverse effects to LMOA property.
- 2.) There is a concern that security could become an issue for owners who store their campers at the campground. We would ask that the County require that fencing or a wall is placed between our property and this development.
- 3.) Finally, we would ask that no advertisements of any sort that references Lake Monticello be allowed unless first approved by LMOA.

Please let me know if these concerns will be voiced at the Planning Commission meeting and/or the Board of Supervisors meeting or if we would be required to attend both. If you have any questions or would like to discuss any of our concerns please feel free to contact me directly at (434) 589-8263 or via email [acooke@lmoa.org](mailto:acooke@lmoa.org).

Respectfully,

Angie Cooke  
Contracting Officer, LMOA

CC: STEVEN HURWITZ, GENERAL MANAGER LMOA; LMOA BOARD OF DIRECTORS

Received

JAN 29 2019

Planning Dept.

**From:** [Culbertson, Teresa C \\*HS](#)  
**To:** [Brad Robinson](#)  
**Subject:** RE: concerns re: new development  
**Date:** Tuesday, February 12, 2019 1:27:33 PM

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I would like to add to my concerns that someone has noted the possibility of having additional sewage disposal on one of the owners other properties—which would bring it close to the Lake and lake properties. If this were to happen, people would have to leave their Lake home in droves to avoid the smell that was not previously there. Selling homes would also be a major issue.

---

**From:** Brad Robinson [mailto:brobinson@fluvannacounty.org]  
**Sent:** Monday, January 28, 2019 11:16 AM  
**To:** Culbertson, Teresa C \*HS <TAC8G@hscmail.mcc.virginia.edu>  
**Subject:** RE: concerns re: new development

Hi Ms. Culbertson,

Your correspondence has been received and added to the project file.

Sincerely,

Brad Robinson, CZA, Senior Planner  
Fluvanna County Planning Department  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
Ph: (434) 591-1910 ext 1061  
[brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org)

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

---

**From:** Culbertson, Teresa C \*HS <[TAC8G@hscmail.mcc.virginia.edu](mailto:TAC8G@hscmail.mcc.virginia.edu)>  
**Sent:** Monday, January 28, 2019 9:46 AM  
**To:** Brad Robinson <[brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org)>  
**Subject:** concerns re: new development

I was given your email address as I won't be able to attend the planning meeting on 2/12. I would like to pass on the following concerns about the proposed development at the corner of 618 and 53.

That area is very busy already with commuting traffic from Lake Monticello and other Fluvanna residents.

I can't even imagine if there were 400 residences built there how badly that would impact the daily commute on 53. It is already very busy at certain times of the commute, and the last thing any of us need is more traffic on the road to add to the possibilities of commuting issues as well as traffic slowdowns. If this was a small community of 20 houses or something like that, that would be fine, but 400? In this rural area, with 53 being their primary commuting method? That is not a good thing.

If more children are added to the area by not limiting this development to a certain age group, the

schools will only be negatively impacted because the budget is already tight. There really is no room in the school budget for this.

I do not have much confidence in the possibility of businesses coming into the development. It will depend on how the lease space is priced—we have plenty of available spaces for businesses now that are not fully used because of the costs to businesses in the area. If the development promises businesses, only to charge too much and have empty storefronts, we will just be left with more people clogging up the highways and coming into our already busy schools.

Thanks, Teresa





Peter J. Caramanis  
Attorney at Law  
pcaramanis@rc.law  
200-C Garrett Street  
Charlottesville, VA 22902  
(434) 260-8767 ■ Fax (434) 710-4061

COLLISON F. ROYER  
PETER J. CARAMANIS  
JESSICA F. PHILLIPS  
ERNEST A. HARPER  
RUSSELL N. KRUSE  
SHANNON T. MORGAN

SHELLIE S. TAYLOR  
TAYLOR R. ODOM  
SAMANTHA V. RICCI

STACEY L. McDONOUGH  
OF COUNSEL

February 12, 2019

Fluvanna County Planning Commission  
Via Email

RE: Colonial Circle  
ZMP 18:01 and SUP 18:05

Dear Members of the Planning Commission:

I represent Roy and Crystal Shifflett who are abutting landowners to the proposed Colonial Circle development scheduled to come before you for public hearing this evening. The Shiffletts have several concerns with the proposal, many of which we understand are shared by neighbors and have been addressed to you and/or Planning staff. Below is a summary of those concerns which we respectfully request you take into account when reviewing the proposal this evening.

First, we understand that a traffic study is in progress but has not yet been completed and shared with the County. Given the already-existing traffic problems on Route 53 in the area, it is beyond question that traffic considerations are paramount in review of this application. Accordingly, it is our position that the Planning Commission should not take any action or make any recommendations without having had time to receive and review the results of the traffic study, and to work with the developer to address any concerns shown in the resulting report.

As noted in the Staff report, one of the priorities within the Comprehensive Plan is "to increase traffic safety and improve flow." While we understand the proposed traffic circle is intended to address certain traffic concerns, the significant additional traffic from the proposed commercial uses, as well as an extraordinary 418 residential units, can certainly not be seen as increasing traffic safety in the area without additional road improvements which would be costly for the County.

In addition, the Comprehensive Plan promotes the enhancement of *existing* commercial centers and preserving the rural character of the area. This proposal would do neither of those things, and, in fact, likely create the opposite impact. It is clear the proposal would certainly make the area less rural in character, and the new commercial uses are not likely to enhance any of the *existing* commercial centers but rather to take business away from them.

Of primary concern is the applicant's request for increased density. As you know, the by right use of the property under its existing agricultural zoning would permit no more than 20 houses. With the requested rezoning, that number would dramatically increase to 179 units, and with the

special use permit sought, it would skyrocket to 418 units. That proposal cannot be taken lightly as it would have considerable impacts on traffic, schools, infrastructure, and more.

Given that the Shiffletts' property is served by well water, one of their concerns is whether this major development could negatively impact their groundwater quality or availability. Furthermore, given that a proposed entry road runs close to the Shiffletts' property, the Shiffletts' ability to enjoy the rural character of their property will be adversely impacted by high volume traffic adjacent to their home. The Shiffletts presently use the over 120 acres they own for hunting deer, and by doing so provide significant benefit in helping manage the deer population in and around Lake Monticello. The proposed development would negatively impact the Shiffletts' ability to continue to hunt on portions of their property, which would have adverse impact on the surrounding community in the form of deer overpopulation.

While we recognize the Peters' right to develop their property, we rely on you to protect the interests of others like the Shiffletts in this process. Thank you, in advance, for your careful consideration of the many factors influencing the review of these applications. We will be monitoring this project as it proceeds and may provide you additional comment as things evolve.

Very truly yours,

A handwritten signature in black ink, appearing to read "Peter J. Caramanis". The signature is fluid and cursive, with a large initial "P" and "C".

Peter J. Caramanis

Cc: Mr. Brad Robinson (via email)  
Shellie S. Taylor, Esq.  
Roy and Crystal Shifflett

## Brad Robinson

---

**From:** Gene Runion <gene.runion@gmail.com>  
**Sent:** Tuesday, March 12, 2019 4:37 PM  
**To:** Brad Robinson  
**Subject:** Comment - Colonial Circle Zoning Request

3/12/2019  
Planning commission,

**In reference to:**

TMP: 8-A-A14A  
Colonial Circle R-3  
Zoning Request and Special Use Permit for up to 10 DUA

ZMP 18:01 – Steven & Codie Peters / Colonial Circle – Brad Robinson, Senior Planner  
SUP 18:05 – Steven & Codie Peters / Colonial Circle Density – Brad Robinson, Senior Planner

I moved to Fluvanna in the early 1970s because Fluvanna was rural and at that time Fluvanna's goal was to stay rural. I realize the passing of time does bring changes and erosion of old ways, plans and hopes. However if the Colonial Circle R-3 **with** the special use permit is approved the result would not be a change but would be devastating to the rural character of the area and the to the hopes of the long term residents of the area. Such a change is permanent; there is no undo!

Major concerns resulting from a high-density development include:

- Increase in everyone's taxes because of the impact on schools, police, fire, and rescue.
- Huge impact on Route 53 traffic. The Martin Kings Road and Route 53 intersection is already a challenge to negotiate most times of the day. The same is true for the residents with driveways on Route 53. Traffic on Route 53 has become a traffic safety issue, not just a traffic nuisance issue.
- The open space described in the proposal seems adequate for 179 units but not for 418 residential units.
- What will the high-density development look like in 10, 20 or 30 years after completion? What is the long-term maintenance plan? Is this a build, sell, and then run project?
- Would 418 residential units plus the commercial businesses make the soon-to-be started roundabout overly congested?
- Will this project bring any positive benefits to the rural community?

Mervel E Runion  
287 Martin Kings Rd  
Charlottesville, VA 22902 (Fluvanna County)

C: 434-242-1867  
H: 434-589-3679





# FLUVANNA COUNTY, VIRGINIA

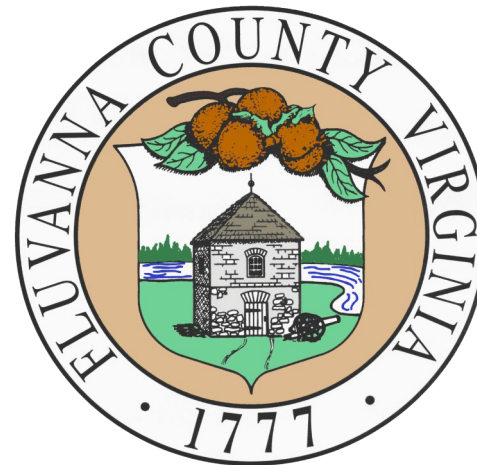
## 2018 DEVELOPMENT ACTIVITY REPORT





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This document could not have been completed without the wonderful work done by all members of the Department of Community Development, Commissioner of the Revenue’s Office, and Fluvanna /Louisa Housing Foundation.



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Cover photos:

(Top): Zion Crossroads Water Project at Starlite Park

(Left) Wilson Concrete

(Right) Sycamore Landing Home (SUB 04:102)

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## INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2018 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and the Department of Community Development. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by Fluvanna County's EnerGov System which was used to prepare this report and is maintained by both the Planning and Building Departments.

Beginning in 2018, Fluvanna County began tracking developmental progress using EnerGov as opposed to the Development Information Database (DID). EnerGov can be used to efficiently track site development plans, building permits, erosion and sediment control projects, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements all using the same database. EnerGov has allowed for increased accountability and reporting for the Department of Community Development and the entire County of Fluvanna.

The DAR allows land use comparisons and trends to be seen over time, which provides important clues for future needs, such as new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates Fluvanna County's preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2018, and indicates where Fluvanna County's growth is taking place.

Residential growth greatly expanded during 2018 and is expected to continue to do so into 2019 based on increase in new projects that have been submitted to the Planning Department for review. While a majority of the new homes built in the County in 2018 were located within the Rivanna Community Planning Area, only 17 were constructed within the gates of Lake Monticello; as the subdivision approaches build-out. Many of the new homes built in the county in 2018 were in rural cluster subdivisions located within the county; specifically there was noticeable activity in the Rosewood Manor and Sycamore Landing Rural Clusters.

Not only did residential growth grow within the county during 2018, commercial growth and utility expansion also played a large role in the success of the 2018 year. The much anticipated Zion Crossroads Water Project bid was accepted and the county administration, in conjunction with the county's Public Works and Economic Development staff, began easement acquisition for the project.

In addition to the future land use map, the 2015 Comprehensive Plan contains over 100 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in 2015 several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented. Staff is working diligently to complete the remaining 2015 Comprehensive Plan Goals before 2020 when the Comprehensive Plan will be updated and new goals will be introduced.



**Future sight of Carbon Core's second building to be located within Zion Station (SDP 18:11).**

## EXECUTIVE SUMMARY

### Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2015, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover roughly 9% (17,344 acres) of the County. The growth areas, known as Community Planning Areas, are located near existing population centers and are intended to receive the majority of new development. There are CPA's located in and around Palmyra, Lake Monticello, the town of Scottsville, Zions Crossroads, Fork Union, and the former town of Columbia.
- Roughly 91% (175,486 acres) of the County is designated as rural by the Comprehensive Plan. There are two designations for rural areas: Rural Residential and Rural Preservation.

### Building Permits

- 121 building permits for new homes were issued in 2018, a nearly 33% increase from the 91 permits issued in 2017.
- 45 building permits for new homes (37%) were issued within designated growth areas.
- 76 building permits for new homes (62%) were issued within rural areas.

### Subdivisions

- 34 new subdivision lots were approved in 2018, a 78% increase from the 19 new lots approved in 2016.
- One (1) of the new lots approved was within designated community planning areas. This comprised 3% of new lot construction
- Thirty-three (33) of the new lots approved were within rural areas.

### Site Development Plans

- 10 site development plans were reviewed in 2018, an 11% increase from the 9 plans reviewed in 2017.
- Just over 55% of the site development plans reviewed were located within designated growth areas.

### Special Use Permits

- 5 Special Use Permits were reviewed in 2018. 2 permits were approved and 1 is still before the planning commission.
- Of the 5 SUP applications, there were 2 in the Rivanna CPA, 2 in Rural Residential, and 1 in Rural Preservation.

### Zoning

- 1 rezoning application was reviewed in 2018. This application is still before the planning commission.
- 5 zoning text amendments were approved in 2018.
- 2 variances were granted by the Board of Zoning Appeals (BZA) in 2018. 1 variance was denied and 1 was withdrawn.

### Code Compliance

- There were 44 code compliance violations in 2018; this is an 18% increase from 26 cases in 2016.
- Junk/Debris/Trash accounted for 17 of the 44 code violation cases in 2018.

### Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 20,542.8 acres (10.65% of Fluvanna County). No new AFDs were created in 2018.
- As of April 2019, 15,724.2347 acres (8.7% of Fluvanna County) are protected by conservation easements held by various organizations. This is almost a 1% increase since 2016.
- As of December 2018, 109,947.79 acres (60.92% of Fluvanna County) were enrolled within the Land Use Taxation Program.

**Image 2:** Wilson Concrete





## **DEPARTMENT OF COMMUNITY DEVELOPMENT: PLANNING AND ZONING**

To ensure that growth and development occur in an orderly way that does not compromise the health, safety, and welfare of current residents and newcomers, Fluvanna County has its own Department of Community Development. The Department of Community Development was created in 2018 and houses planning and zoning, building inspections, and economic development. Each of the sub-departments are described below along with their respective roles and responsibilities:

### **Planning and Zoning:**

Current Planning: This primary activity involves the daily administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of these ordinances include the processing of subdivision proposals, boundary adjustments, easement plats, site plans, special use permits, rezonings, and variances. County staff also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission, Board of Zoning Appeals, Agricultural and Forestal District Advisory Committee, and other ad hoc committees and task forces. Department staff also supports the Board of Supervisors as needed or requested.

Long Range Planning: Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan, associated comprehensive plan or zoning text amendments, the annual review of the Capital Improvements Plan (CIP) by the Planning Commission, and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions that are implemented by the County. Additionally, the planning department worked alongside the Public Works Department, County Administration, and Draper Aden in updating the county's 10-year Water Supply Plan.

The department also manages the Agricultural and Forestal District and the Conservation Easement programs. Staff advises County agencies about regional and local transportation issues and assists in the development of recreational facilities as needed. Geographic Information Systems (GIS) information critical to planning and land use decisions is developed, collected, and maintained by planning staff and our consultants at Hurt and Proffitt. Hurt and Proffitt is responsible for maintaining the county's public GIS Digital Mapping system. Routine contact with other regional planning departments including Cumberland, Goochland, Louisa, and the Thomas Jefferson Planning District Commission (and all of its member localities) is critical to maintaining up-to-date information and invaluable regional connections.

## DEPARTMENT OF COMMUNITY DEVELOPMENT: PLANNING AND ZONING

### Code Enforcement and Inspections

Code compliance ensures that Fluvanna County’s regulations are enforced consistently and equitably. A wide variety of code issues are reported to the County, including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints. In 2018, the Fluvanna County Board of Supervisors amended the Fluvanna County Code to include regulations for trash/garbage on private property, disposal/storage of solid waste and tires, abandoned motor vehicles and inoperable vehicles (*Sections 10-1, 10-2, 15-3, and 15-4*).

### Current Staff

The Department of Planning and Zoning consists of six full-time employees:

Jason Stewart:	Director of Community Development
Brad Robinson:	Senior Planner
Holly Steele:	Planner
Scott Miller:	Code Compliance Officer
Valencia Porter:	Senior Program Support Assistant



**Image 3:** A public hearing notice sign set up by staff for SUP 19:02.

## **DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS**

To ensure that structures are built and modified in a safe manner, Fluvanna County has its own Department of Building Inspections. The department's duties and activities are described below:

### **Building Inspections**

The department enforces the Uniform Statewide Building Code for all new structures, additions, and alterations, as required by state law. As part of its enforcement activities, the department reviews plans associated with all new regulated construction; performs the required building, electrical, plumbing, and mechanical inspections; and issues the necessary permits and certificates of occupancy. Inspectors work with Planning and Zoning Department to ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The department is also responsible for initiating the addressing and street naming process.

### **Erosion & Sediment Control**

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events. In 2014, the Erosion and Sediment Site Inspector, the Building Official, and Planning Staff worked together to create a stormwater management plan (SMP) in accordance with new state stormwater legislation.

### **Current Staff**

The Department of Building Inspections consists of four full-time employees:

Kevin Zoll:	Building Official
Johnny Vaughn:	Building Inspector
Amy Helfrich:	Permits Clerk
Roger Black:	ESC Inspector

## **DEVELOPMENT & COUNTY GOVERNMENT: PLANNING COMMISSION**

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission (Virginia Code §15.2-2210). Per Virginia law, the Planning Commission is responsible for:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map;
- Reviewing major site plans and major subdivisions; and
- Preparing the local capital improvement plan (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members (one from each voting district) and one (1) non-voting representative of the Board of Supervisors. Planning Commission members are appointed to four-year terms by the supervisors representing their election district.

Staff from the Department of Community Development provide the Planning Commission with technical support.

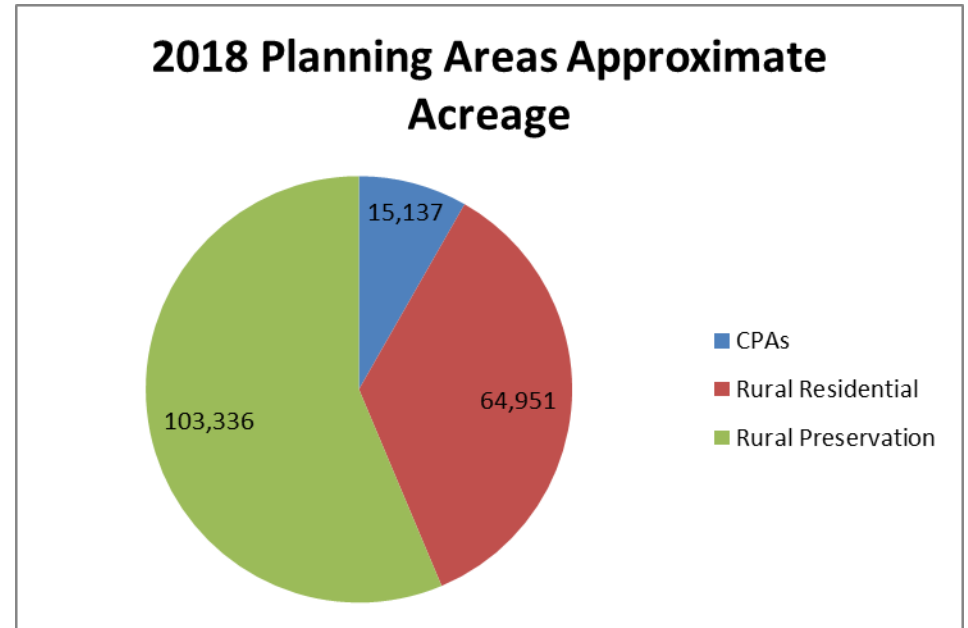
### **Planning Commission Members (as of December 2018):**

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Howard Lagomarsino
Rivanna District:	Gequetta "G" Murray-Key
Board of Supervisors Rep.:	Patricia Eager

## 2015 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. The current Comprehensive Plan was adopted in 2015. Since its adoption, the document has influenced land use decisions and County policy. Officials continue to implement strategies that help the County realize the goals described within the plan.

The Comprehensive Plan’s Future Land Use Map shows where the County wants to direct new development. Fluvanna County has six (6) Community Planning Areas, which are intended to support higher density, mixed-use development around existing population centers. The Rural Residential areas accommodate low-density, clustered residential development, while the Rural Preservation areas are intended to remain largely undeveloped.



**Table 1: Approximate Acreage in Land Use Planning Areas (2018)**

Planning Area	Approximate Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	6,848	15,137	8%
Rural Residential	4,473	64,951	35%
Rural Preservation	4,726	103,336	56%
<b>TOTAL</b>	<b>16,047</b>	<b>183,424</b>	<b>100.00%</b>

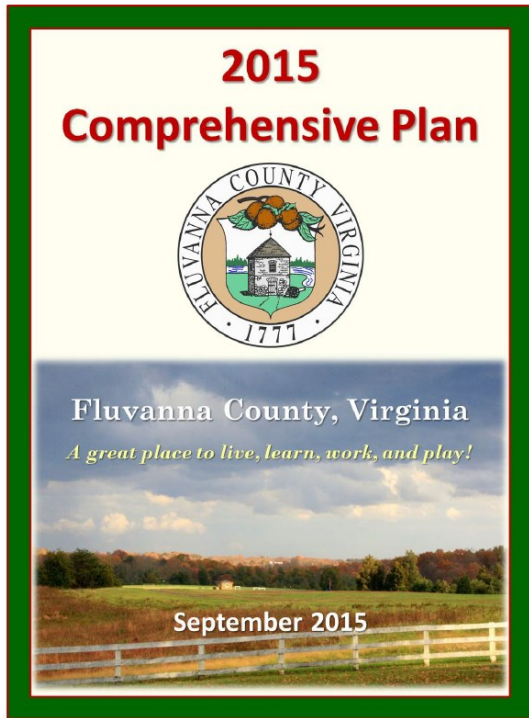
Source: This table



## 2015 COMPREHENSIVE PLAN: AMENDMENTS

With the approval of the Board of Supervisors, the Comprehensive Plan may be amended. These amendments should be based upon established goals and sound planning principles. According to Virginia Code, the plan must be reviewed at least once every five (5) years. Occasional revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth; however, constant amendment of the plan undermines and limits its effectiveness. Preparation and planning for the 2020 update to the Fluvanna County Comprehensive Plan is already underway by the Department of Community Development.

Since its adoption in 2015, there have been few amendments to the current Comprehensive Plan. The Board of Supervisors did not approve any amendments to the 2015 Comprehensive Plan in 2018.



**Image 5:** The 2015 Fluvanna County Comprehensive Plan

Print Form



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
 Application for  
**Comprehensive Plan Amendment**

Resolution of Intent to Amend the Comprehensive Plan

Amendment to Text     Amendment to Map     Other (Please specify) \_\_\_\_\_

Applicant/Contact: \_\_\_\_\_ Owner(s) of Record: \_\_\_\_\_  
 E911 Address: \_\_\_\_\_ E911 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_ Email: \_\_\_\_\_

Project Name: \_\_\_\_\_  
 Tax Map and Parcel(s): \_\_\_\_\_ District: \_\_\_\_\_ Zoning: \_\_\_\_\_

Location of property: \_\_\_\_\_  
(landmarks, intersection or other)  
 Proposed amendment to the Comprehensive Plan: (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.

Amendment Requested: \_\_\_\_\_

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: \_\_\_\_\_ Signature of Owner(s)/Applicant: \_\_\_\_\_

OFFICE USE ONLY		
Date Received:	Pre-Application Meeting:	Application #: CPA _____
Text - \$750.00/fee paid:	Map - \$750.00 plus \$50.00 per acre/fee paid:	
Resolution of Intent Adopted: Yes No	Date of Action:	
Public Hearings		
Planning Commission	Board of Supervisors	
Advertisement Dates:	Advertisement Dates:	
ADO Notification:	ADO Notification:	
Date of Hearing:	Date of Hearing:	
Decision:	Decision:	

Fluvanna County Department of Planning & Community Development \* Box 340 \* Fluvanna, VA 22949 \* (434)595-1930 \* Fax (434)595-1811  
 This form is available on the Fluvanna County website: www.fluvannacounty.org Form Revised June 22, 2017

**Image 6:** Comprehensive Plan Amendment App.

Source: Dept. of Community Development

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Fluvanna County issues building permits for all construction within its boundaries. The number of building permits issued for new home construction helps officials understand the rate at which residential growth is occurring and where it is concentrated. In Fluvanna County, most new dwellings constructed are single-family units. Double-wide and modular homes are included as single-family detached homes.



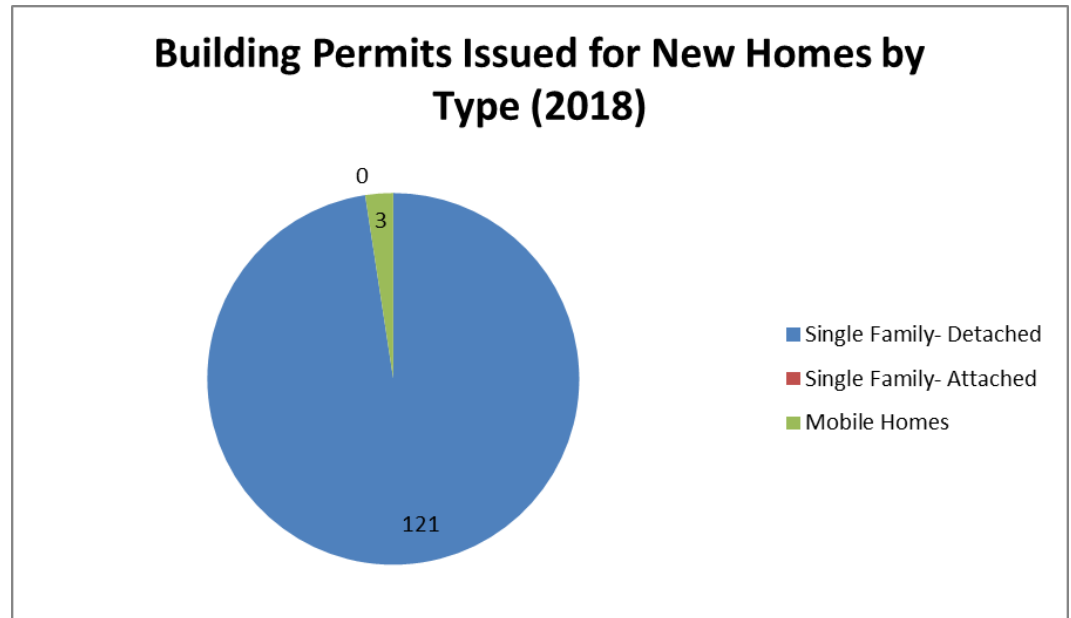
**Image 6:** A recently completed home in the Cunningham Meadows Rural Cluster Subdivision (SUB 05:69).

**Table 3: Building Permits Issued for New Homes by Type (2018)**

Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	121	97.58%
Single-Family Attached	0	0.0%
Mobile Home	3	2.42%
<b>TOTAL</b>	<b>124</b>	<b>100.0%</b>

Source: Dept. of Building Inspections and EnerGov

**Figure 2: Building Permits Issued for New Homes by Type (2018)**

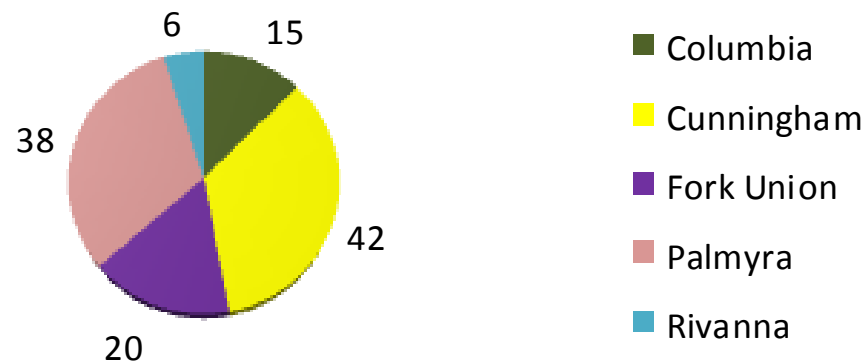


## RESIDENTIAL ACTIVITY: BUILDING PERMITS

**Table 4: Building Permits Issued for New Homes by Election District (2018)**

Election District	Number of permits issued	Percentage of total
Columbia	15	12.4%
Cunningham	42	34.71%
Fork Union	20	16.53%
Palmyra	38	31.4%
Rivanna	6	4.96%
<b>Total</b>	<b>121</b>	<b>100.00%</b>

### Figure 3: Number of building permits issued for New Homes by Election District...



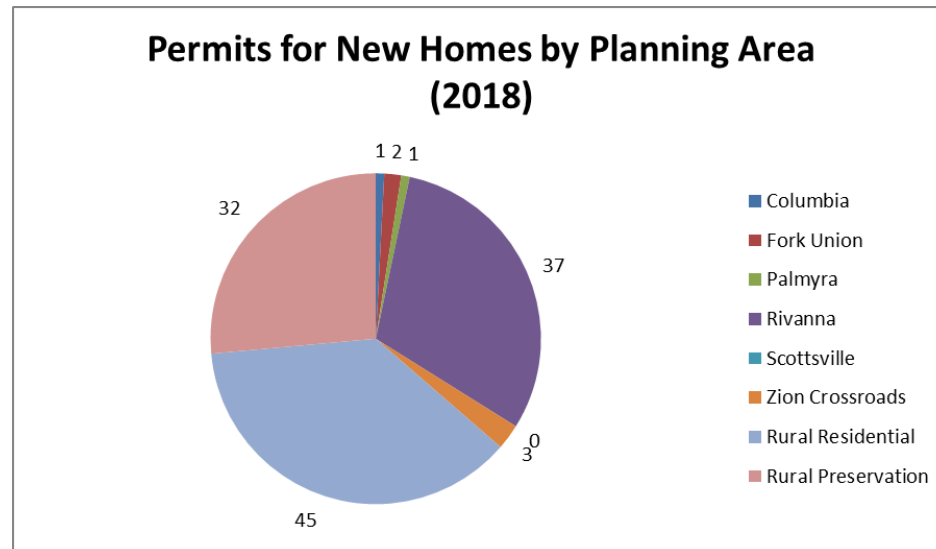
Source: Dept. of Building Inspections

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

**Table 5: Building Permits Issued for New Homes by Planning Area (2018)**

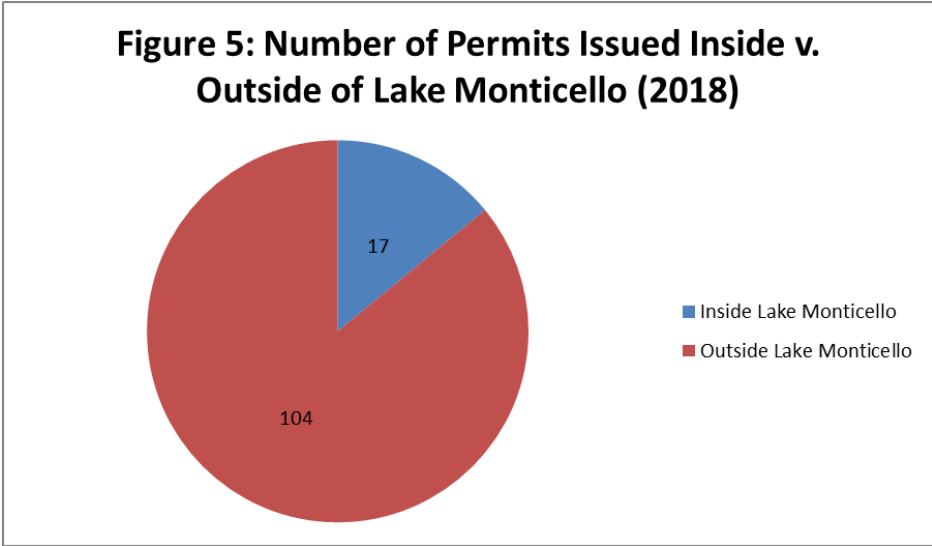
Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	1	.83%
Fork Union Community Planning Area	2	1.65%
Palmyra Community Planning Area	1	.83%
Rivanna Community Planning Area	37	30.57%
Scottsville Community Planning Area	0	0%
Zion Crossroads Community Planning Area	3	2.48%
<b>Community Planning Area Subtotal</b>	<b>44</b>	<b>36.36%</b>
<b>Rural Residential Subtotal</b>	<b>45</b>	<b>38.01%</b>
<b>Rural Preservation Subtotal</b>	<b>32</b>	<b>26.45%</b>
<b>TOTAL</b>	<b>121</b>	<b>100.00%</b>

**Figure 4: Permits for New Homes by Planning Area**



## RESIDENTIAL ACTIVITY: BUILDING PERMITS

Lake Monticello is Fluvanna County’s largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County’s total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County’s residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to information provided by the Lake Monticello's Owners Association, about 450 of the community’s 5,000 or so lots are vacant.



**Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello (2018)**

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	17	104	121
Percentage of Total	14.05%	85.95%	100%
Average Cost of New Homes	\$260,036	\$314,301	\$306,677
<b>Total Cost of New Homes</b>	<b>\$4,420,612</b>	<b>\$32,687,317</b>	<b>\$37,107,929</b>

Note: Costs provided by developers. Additionally, these costs are must higher than the 2016 report reflected. This can be attributed to the increase in very high-cost custom homes that were permitted in 2018.

Source: Dept. of Building Inspections



## RESIDENTIAL ACTIVITY: BUILDING PERMITS

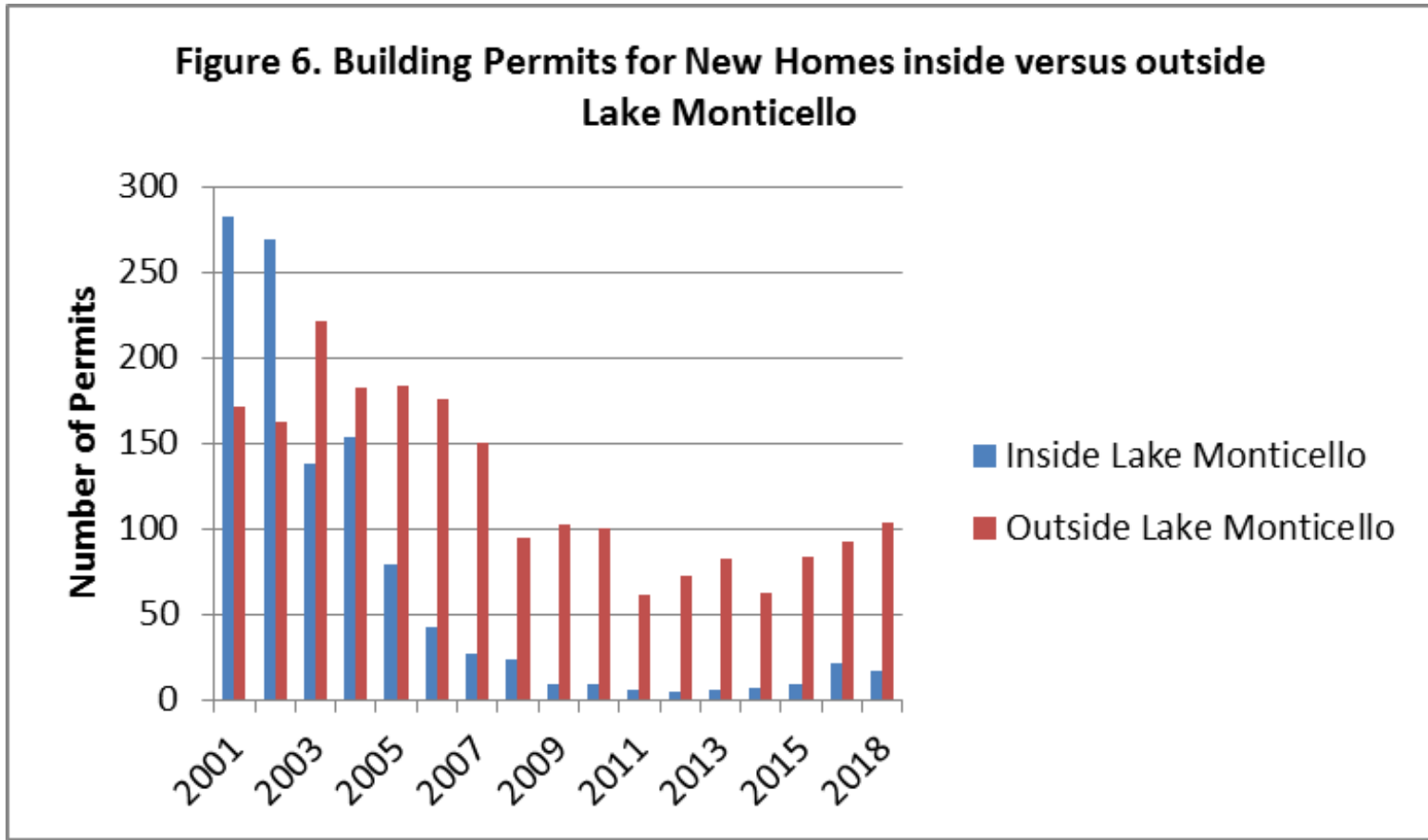
**Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2018)**

Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
2001	282	171	453	30.1%
2002	269	162	431	-4.9%
2003	138	221	359	-16.7%
2004	154	182	336	-6.4%
2005	79	184	263	-21.7%
2006	42	176	218	-17.1%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%
2009	9	103	112	-5.1%
2010	9	100	109	-2.7%
2011	6	61	67	-38.5%
2012	5	72	77	14.9%
2013	6	82	88	13.0%
2014	7	63	70	-20.5%
2015	9	84	93	32.9%
2016	22	91	113	18%
2018	17	104	121	-22.72%

Source: Dept. of Building Inspections

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

Since the early 1970s, thousands of homes have been constructed in Lake Monticello, Fluvanna County's largest subdivision. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County; in 2001, approximately 62.3% of new homes (282 units) constructed in Fluvanna County were located within Lake Monticello. As the community has approached buildout, the number of new homes constructed within Lake Monticello has dropped considerably.

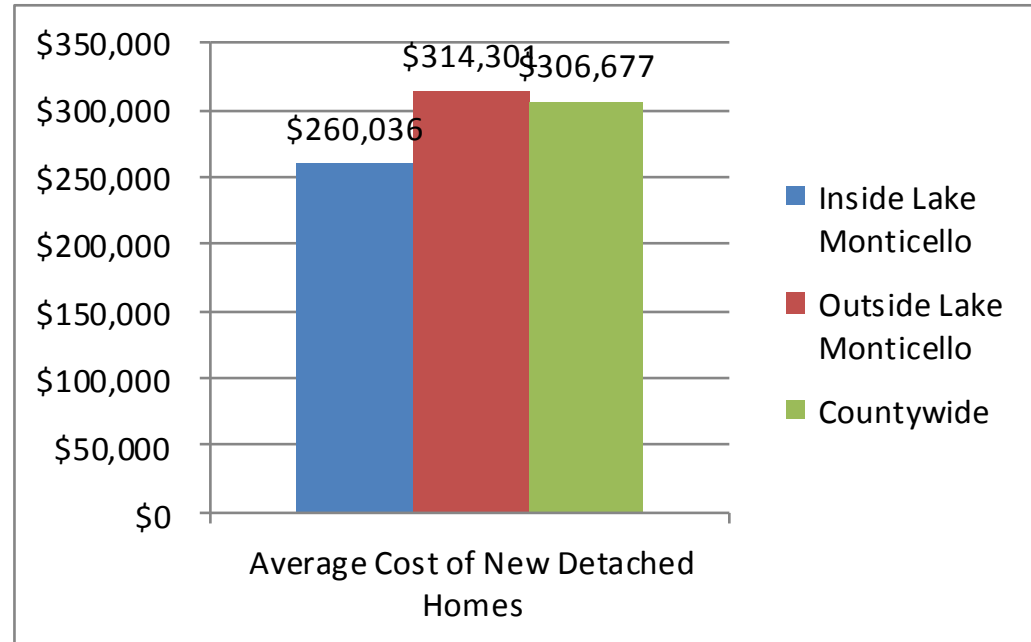


## RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home’s construction cost. In 2018, the average construction cost of a new home in Fluvanna County was \$306,677. Inside Lake Monticello, the average construction cost for a new home was \$260,036. Outside of Lake Monticello, the average construction cost for a new home was \$314,301. These costs are significantly higher than the 2016 Development Activity Report reflected. This increase can be attributed to several custom homes that were near or exceeded one million dollars each.

Note that the average construction cost does not include land costs.

Figure 7: Average costs of home construction (2018)



Source: Dept. of Building Inspections

Table 8: Average Construction Cost of New Homes (2018)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
<b>Average Cost of New <u>De-</u> <u>tached</u> Homes</b>	\$260,036	\$314,301	\$306,677

Note: Costs provided by developers

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

**Table 10: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2018)**

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. In 2018, Lake Monticello, had more new building permits (17) issued than any other subdivision. Behind Lake Monticello, Nahor Village had the second most building permits issued in 2018. Nahor Village is located outside of Lake Monticello off of Thomas Jefferson Parkway

Subdivision	Permits Issued
Lake Monticello	17
Nahor Village	12
Rosewood Manor	11
Sycamore Landing	9
Fox Hollow	4
Cunningham Meadows	4
Forest Glen	4
<b>TOTAL</b>	<b>61</b>

Source: Dept. of Building Inspections and Energov

## RESIDENTIAL ACTIVITY: SUBDIVISIONS

The subdivision ordinance regulates the division of land. Regulations within the subdivision ordinance control the dimensions of lots, the extent and nature of required utilities, plat details, and necessary transportation improvements. Virginia Code requires all localities to adopt a subdivision ordinance. The approval of subdivision plans is an administrative process; local planning staff reviews subdivision plans to determine whether or not they meet the provisions of the subdivision ordinance. In Fluvanna County, most new subdivisions are associated with residential development.



**Image 7:** Future site of Island Hill Rural Cluster Subdivision (SUB 18:48).

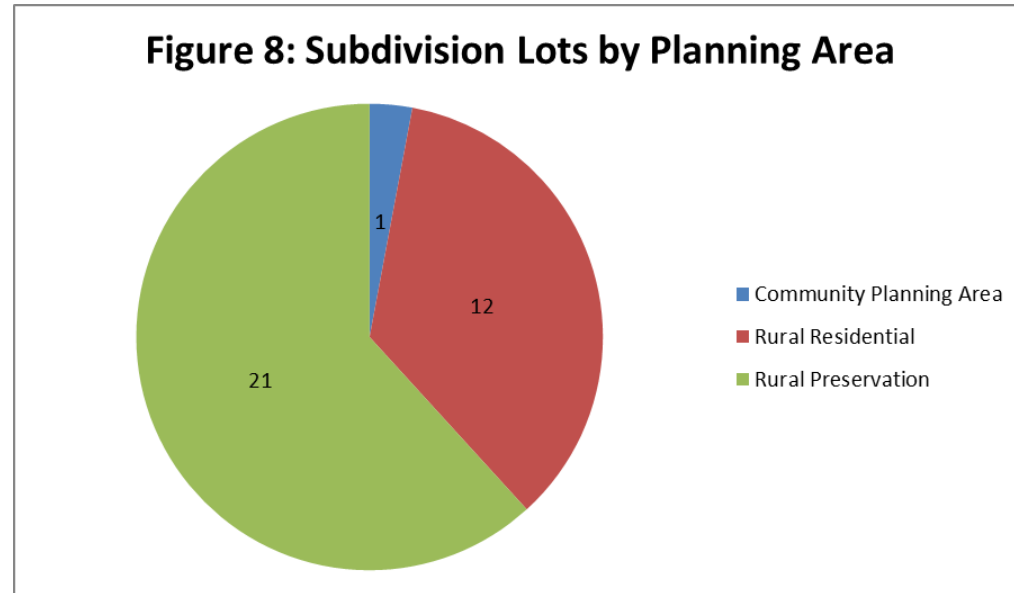


## RESIDENTIAL ACTIVITY: SUBDIVISIONS

**Table 11: Approved Subdivision Lots by Planning Area (2018)**

Planning Area	Subdivisions Type and Number of Lots			
	Major	Minor	Family	Total
<b>Community</b>				
Columbia CPA	0	0	0	<b>0</b>
Fork Union CPA	0	0	0	<b>0</b>
Palmyra CPA	0	1	0	<b>1</b>
Rivanna CPA	0	0	0	<b>0</b>
Scottsville CPA	0	0	0	<b>0</b>
Zion Crossroads CPA	0	0	0	<b>0</b>
<b>Community Planning Area</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Rural Residential</b>	<b>0</b>	<b>9</b>	<b>3</b>	<b>12</b>
<b>Rural Preservation</b>	<b>0</b>	<b>17</b>	<b>4</b>	<b>21</b>
<b>TOTAL</b>	<b>0</b>	<b>27</b>	<b>7</b>	<b>34</b>

Source: Dept. of Community Development



In 2018, thirty-four (34) lots were created and approved through the subdivision process. Twenty-seven (27) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Family subdivisions accounted for seven (7) of the lots created. The Island Hill Rural Cluster Subdivision to create 49 new lots was submitted in 2018, but was not approved until 2019. Thirty-three (33) of the approved lots were located outside of Community Planning Areas.

Most of the lots created were located within the Rural Preservation Planning Areas; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2015 Comprehensive Plan. Rural Preservation Planning Areas are intended to be the least developed areas of the county, with very low-density residential development. The Rural Residential Planning Area is intended to accommodate limited low-density residential development (no more than one unit per two acres) and agricultural uses. Community Planning Areas are intended to accommodate higher-density development near ex-

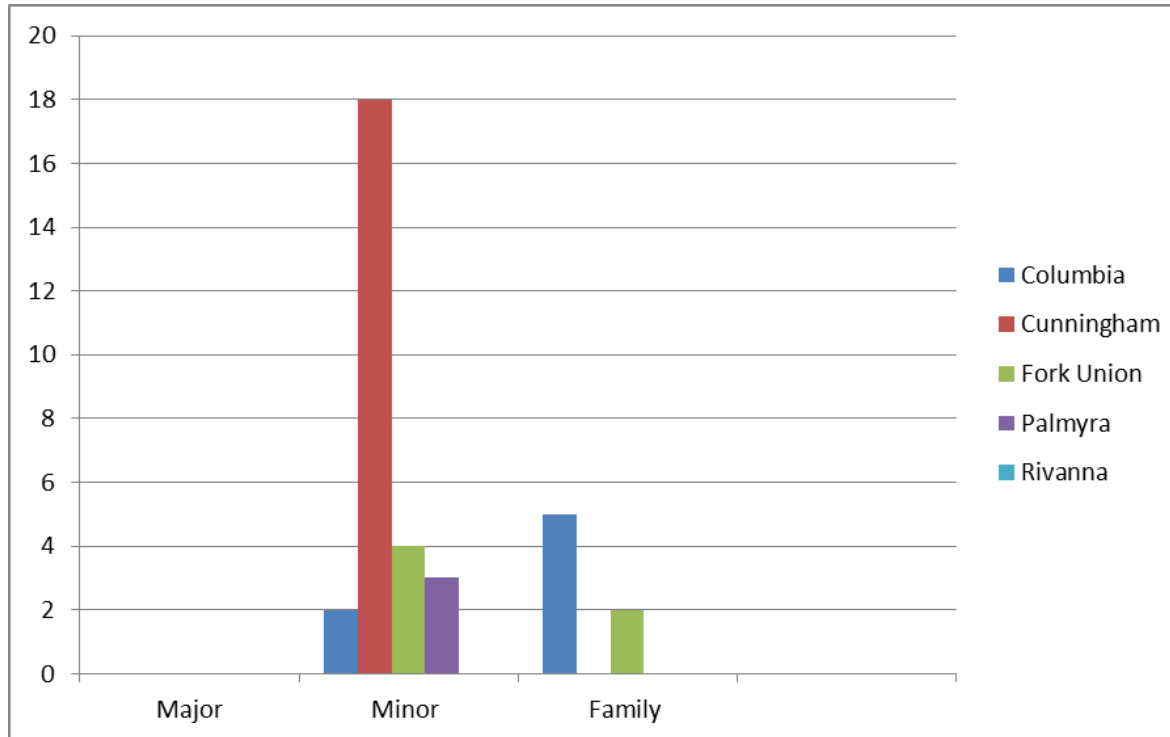
## RESIDENTIAL ACTIVITY: SUBDIVISIONS

**Table 12: Approved Subdivision Lots by Election District (2018)**

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
<b>Columbia</b>	0	2	5	7	20.59%
<b>Cunningham</b>	0	18	0	18	52.94%
<b>Fork Union</b>	0	4	2	6	17.65%
<b>Palmyra</b>	0	3	0	3	8.82%
<b>Rivanna</b>	0	0	0	0	0%
<b>Total (lots)</b>	<b>0</b>	<b>27</b>	<b>7</b>	<b>34</b>	<b>100%</b>

Source: Dept. of Community Development

**Figure 9: Subdivisions by Election District (2018)**



## RESIDENTIAL ACTIVITY: SUBDIVISIONS

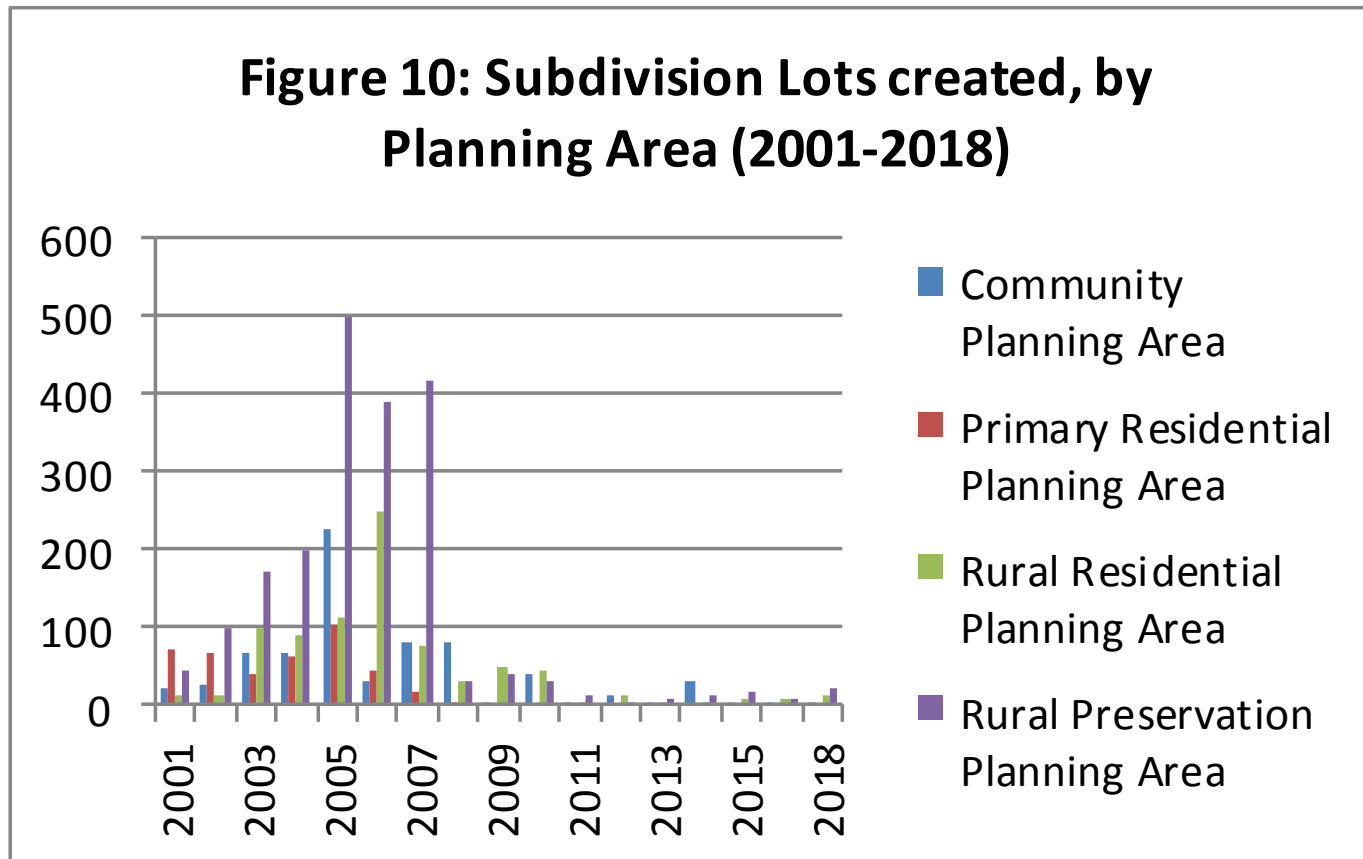
**Table 13: Approved Subdivision Lots by Planning Area (2001 - 2018)**

<b>Year</b>	<b>Community Planning Area</b>	<b>Primary Residential Planning Area</b>	<b>Rural Residential Planning Area</b>	<b>Rural Preservation Planning Area</b>	<b>Total</b>	<b>% Change from Previous Year</b>
<b>2001</b>	21	70	11	43	<b>145</b>	<b>49.50%</b>
<b>2002</b>	26	69	13	98	<b>206</b>	<b>42.10%</b>
<b>2003</b>	67	40	97	172	<b>376</b>	<b>82.50%</b>
<b>2004</b>	67	63	91	199	<b>420</b>	<b>11.70%</b>
<b>2005</b>	228	102	115	501	<b>946</b>	<b>125.20%</b>
<b>2006</b>	32	44	250	392	<b>718</b>	<b>-24.10%</b>
<b>2007</b>	79	17	75	418	<b>589</b>	<b>-17.97%</b>
<b>2008</b>	80	4	33	33	<b>150</b>	<b>-74.53%</b>
<b>2009</b>	2	0	48	40	<b>90</b>	<b>-40.00%</b>
<b>2010</b>	40	0	45	30	<b>115</b>	<b>21.74%</b>
<b>2011</b>	6	0	2	14	<b>22</b>	<b>-82.61%</b>
<b>2012</b>	11	0	11	4	<b>26</b>	<b>18.18%</b>
<b>2013</b>	2	NA*	4	7	<b>13</b>	<b>-50.00%</b>
<b>2014</b>	31	NA*	4	12	<b>47</b>	<b>261.54%</b>
<b>2015</b>	2	NA*	7	16	<b>25</b>	<b>-46.81%</b>
<b>2016</b>	2	NA*	7	10	<b>19</b>	<b>-24%</b>
<b>2018</b>	1	NA*	12	21	<b>34</b>	<b>78%</b>

\* Primary Residential Planning Areas were eliminated

## RESIDENTIAL ACTIVITY: SUBDIVISIONS

Subdivision activity has slowed significantly since 2007. In the mid-2000s, thousands of lots were created in Fluvanna County; most of these lots were located in areas designated for rural preservation. After 2007, the number of lots approved annually dropped dramatically.



## RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

As part of the County’s commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in over 100 homes, assisted many first-time homebuyers, and performed hundreds of emergency repairs. The organization also manages the Housing Choice voucher program. Fluvanna County contributes funds to the Fluvanna/Louisa Housing Foundation.

**Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2018)**

Type of Activity	Cost
Rental Homes: Construction	\$345,867
Replacement Homes	\$0
Rental Homes: Deposits	\$0
Emergency Repairs	\$33,099
Heat Pumps Installed	\$6,750
Assistance to First-Time Homebuyers	\$0
Material Funding for volunteer projects	\$1,719
<b>TOTAL</b>	<b>\$387,435</b>

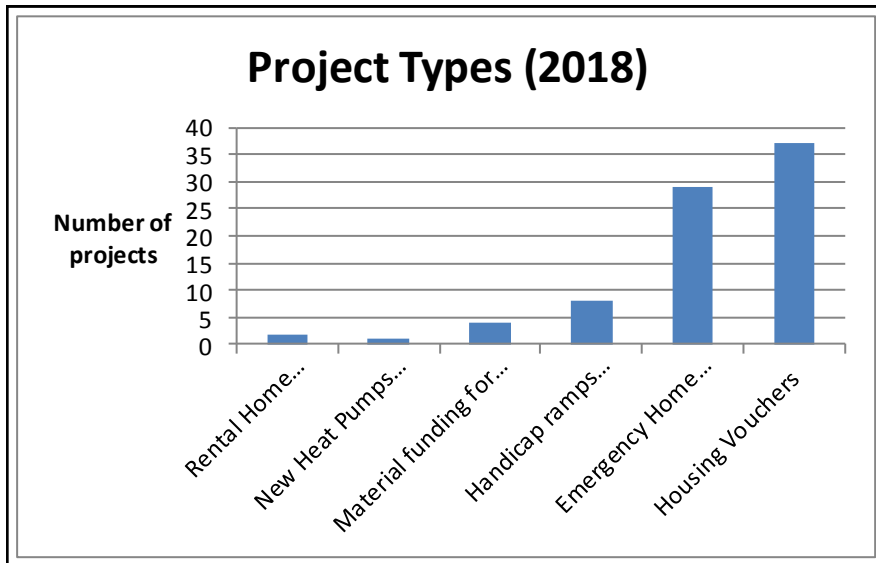
Source: Fluvanna/Louisa Housing Foundation



## RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

**Table 15: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2018)**

Project	Number
Rental Homes: Construction	2
Rental Homes: Deposits	0
Emergency Repairs	29
Heat Pumps Installed	1
Assistance to First-Time Homebuyers	0
Handicapped Ramps	8
Housing Vouchers	37
Material funding for volunteer projects	4
<b>TOTAL</b>	<b>99</b>



Source: Fluvanna/Louisa Housing Foundation

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Per Fluvanna County's zoning ordinance (Chapter 22), site development plans must be submitted whenever there is construction that causes a visible change; "visible change" includes grading, clearing for development, mining, or building improvements that change the traffic circulation on the site. Agricultural and forestry activities, as well as the construction of single-family homes on individual lots, are exempt from site plan requirements. Most site plans are reviewed administratively; sketch plans that preclude major site plans must be reviewed by the Planning Commission.



**Image 8:** Future site of Virginia Electric and Power Co.'s Electric Transmission Substation (SUP 18:03).

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 16: Site Development Plans within Community Planning Areas (2018)**

Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Public	Lake Monticello Pool Replacement	Angie Cooke, Lake Monticello Owners Association	Rivanna	R-4	Rivanna	Major Site Plan	VOID– See SDP 17:09
Industrial	Cavalier Container	Kenneth Bahr	Zion Crossroads	I-1	Columbia	Site Plan Amend.	Approved
Commercial	Fluvanna Self Storage Phase 2	Fluvanna Self Storage Corp.	Rivanna	B-1	Rivanna	Major Site Plan	Approved
Industrial	Building Replacement	Northland Forest Products	Zion Crossroads	I-1	Columbia	Minor Site Plan	Approved
Industrial	New Warehouse	VSI Supply	Zion Crossroads	I-1	Columbia	Sketch Plan	Withdrawn
Industrial	Van der Line Housing, Inc.	Roudabush, Gale, and Associates	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Commercial	Warehouse Facility	Fine Concrete, LLC	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Industrial	Warehouse with Office Space	Carbon Core	Zion Crossroads	I-1	Columbia	Major Site Plan	PC Approved

Source: Dept. of Community Development

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 17: Site Development Plans outside Community Planning Areas (2018)**

Rural Residential							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Church Assembly Hall	Cunningham United Methodist Church	Rural Residential	A-1	Cunningham	Major Site Plan	VOID– See SDP 17:10
Utility	Electric Transmission Substation	VA Electric and Power Co.	Rural Residential	A-1	Fork Union	Major Site Plan	Approved
Commercial	Landscaping Materials Supply Use	gardenkeepers of Virginia, LLC	Rural Residential	A-1	Columbia	Minor Site Plan	Approved

Rural Preservation							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Modular Building Addition	Scottsville Independent Baptist Church	Rural Preservation	A-1	Fork Union	Minor Site Plan	Approved

Source: Dept. of Community Development



**Image 9:** Cunningham United Methodist Church (SDP 18:01/SDP 17:10).  
Source of image: <http://www.cunninghamumc.org/>

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 18: Site Development Plans by Use (2018)**

Industrial							
Use	Description	Applicant Name	Planning Area	Zoning	Election Dis- trict	Site Plan Type	Status
Industrial	Cavalier Container	Kenneth Bahr	Zion Crossroads	I-1	Columbia	Site Plan Amend.	Approved
Industrial	Building Replacement	Northland Forest Products	Zion Crossroads	I-1	Columbia	Minor Site Plan	Approved
Industrial	New Warehouse	VSI Supply	Zion Crossroads	I-1	Columbia	Sketch Plan	Withdrawn
Industrial	Van der Line Housing, Inc.	Roudabush, Gale, and Associates	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Industrial	Warehouse with Office Space	Carbon Core	Zion Crossroads	I-1	Columbia	Major Site Plan	PC Approved
Utility	Electric Transmission Substation	VA Electric and Power Co.	Rural Residential	A-1	Fork Union	Major Site Plan	Approved

Source: Dept. of Community Development



## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 19: Site Development Plans by Use (2018)**

Public/Institutional							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Church Assembly Hall	Cunningham United Methodist Church	Rural Residential	A-1	Cunningham	Major Site Plan	VOID– See SDP 17:10
Institutional	Modular Building Addition	Scottsville Independent Baptist Church	Rural Preservation	A-1	Fork Union	Minor Site Plan	Approved
Public	Lake Monticello Pool Replacement	Angie Cooke, Lake Monticello Owners Association	Rivanna	R-4	Rivanna	Major Site Plan	VOID– See SDP 17:09

Commercial/Retail							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Fluvanna Self Storage Phase 2	Fluvanna Self Storage Corp.	Rivanna	B-1	Rivanna	Major Site Plan	Approved
Commercial	Warehouse Facility	Fine Concrete, LLC	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Commercial	Landscaping Materials Supply Use	gardenkeepers of Virginia, LLC	Rural Residential	A-1	Columbia	Minor Site Plan	Approved

Source: Dept. of Community Development

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

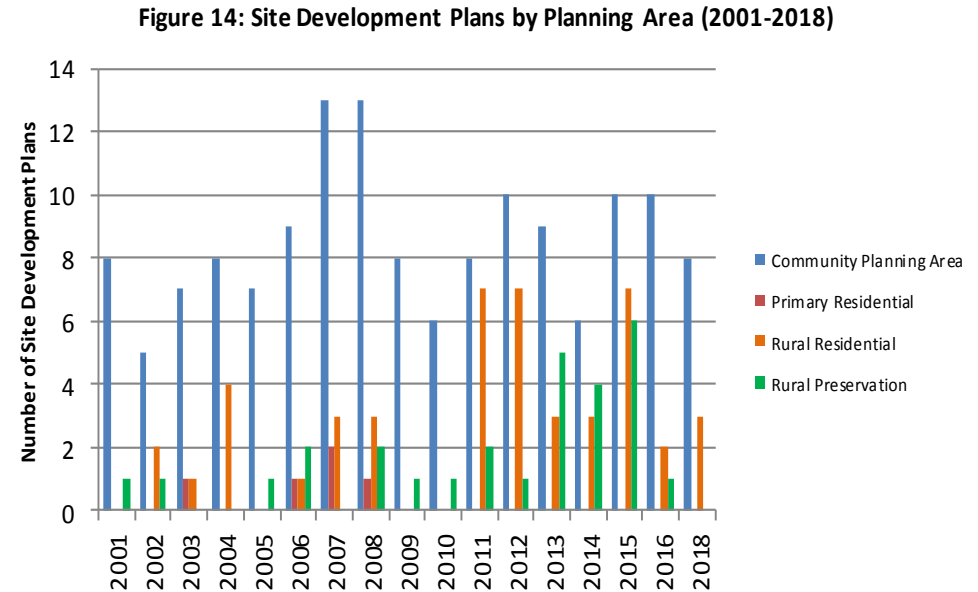
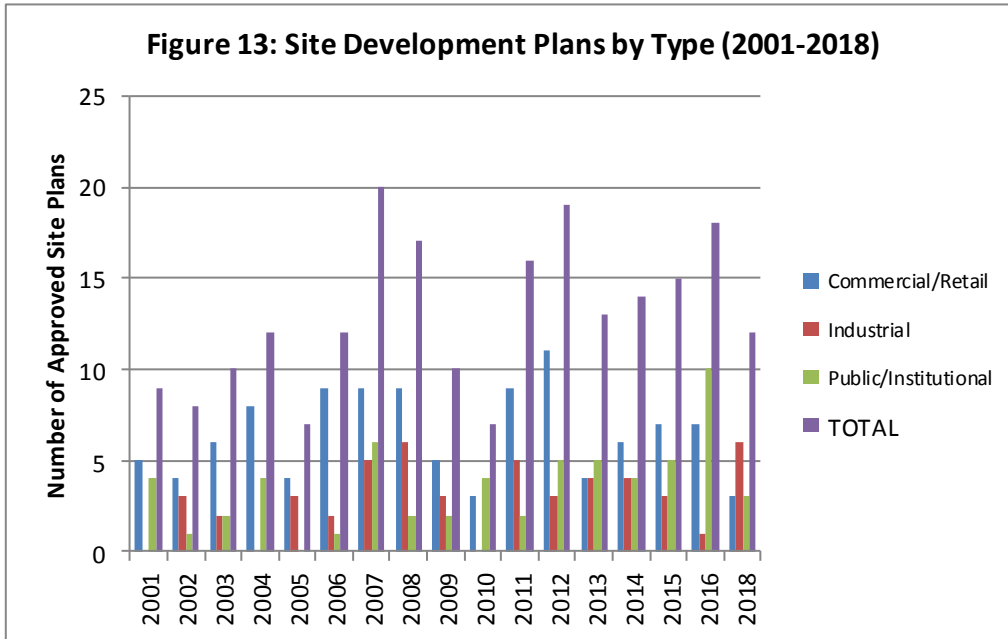
**Table 20: Site Development Plans by Project Type (2001 - 2016)**

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
2011	9	5	2	16
2012	11	3	5	19
2013	4	4	5	13
2014	6	4	4	14
2015	7	3	5	18*
2016	7	1	10	18
2018	3	6	3	12
<b>TOTAL</b>	<b>109</b>	<b>50</b>	<b>60</b>	<b>219</b>

Source: Dept. of Community Development

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2018, site development plans were submitted for twelve (12) new projects throughout the County. Eight (8) out of the 12 SDP's were located in Community Planning Areas. Zion Crossroads was the most represented Community Planning Area, with 6 out of the 12 SDP applications lying in this CPA.



## ZONING ACTIVITY: ZONING TEXT AMENDMENTS






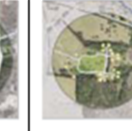

The zoning ordinance establishes regulations governing the use of land. Fluvanna County's zoning ordinance includes eleven (11) different districts and describes the allowable uses permitted in each district. It also establishes design standards for new development.

Fluvanna County's zoning ordinance was first adopted in January 1974. Since that time, its text has been amended to reflect the changing needs of the community. Many, but not all, of the zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

Eight (8) text amendments were presented by staff in 2018. Five (5) of the eight were approved by the Planning Commission and Board of Supervisors.

Zoning	Current Density
A-1	1 unit per 2 acres, OR Rural cluster subject to R-4
R-1	1 unit per 1 acre, OR Rural Cluster 1 unit per 1 acre
R-2	1 unit per ½ acre
R-3	2.9 units per acre
R-4	1 unit per 2 acres without sewer/water; 2.9 units per acre with sewer/water. Rural Cluster allows 2.9 units per 1 acre
MHP	1 per 6,000 sq ft
PUD	ZION CPA: Single Family: 6 per acre (max). Townhouse: 9 per acre (max). Multifamily: 16 per acre (max)  ZION UDA: SF: 4 min, 6 max. Townhouse: 6 min. 9 max. Multifamily: 12 min. 16 max.

Community Planning Areas	Comp Plan Density
Columbia	None specified
Fork Union	Up to 4 dwelling units per acre (pg. 58)
Palmyra	Up to 4 dwelling units per acre (pg. 54)
Rivanna	Up to 6 dwelling units per acre (pg. 51)
Scottsville	Up to 4 dwelling units per acre (pg. 58)
Zion Crossroads	Up to 10 dwelling units per acre (pg. 45)
Rural Planning Areas	Comp Plan Density
Rural Residential	1 d.u. per 2 acres, gross; or 6 d.u. per acre net (developable area only, not counting open space)
Rural Preservation	None specified

COMMUNITY ELEMENT MATRIX						
urban ←			→ rural			
						
<b>Regional Center</b>				<b>Rural Areas</b>		
Regional Mixed Use	Regional Employment	Neighborhood Mixed Use	Neighborhood Residential	Village	Rural Cluster	Rural Preservation
Density						
Commercial FAR: 2.0 Residential DUA: 10-15	Commercial FAR: 2.0 Residential DUA: 10-15	Commercial FAR: 1.0 Residential DUA: 8-10	Commercial FAR: 0.5 Residential DUA: 4-8	Commercial FAR: 0.75 Residential DUA: 4-6	Commercial FAR: 0.5 Residential DUA: 2-6 (net)	Commercial FAR: 0.1 Residential DUA: 0.5-0.1

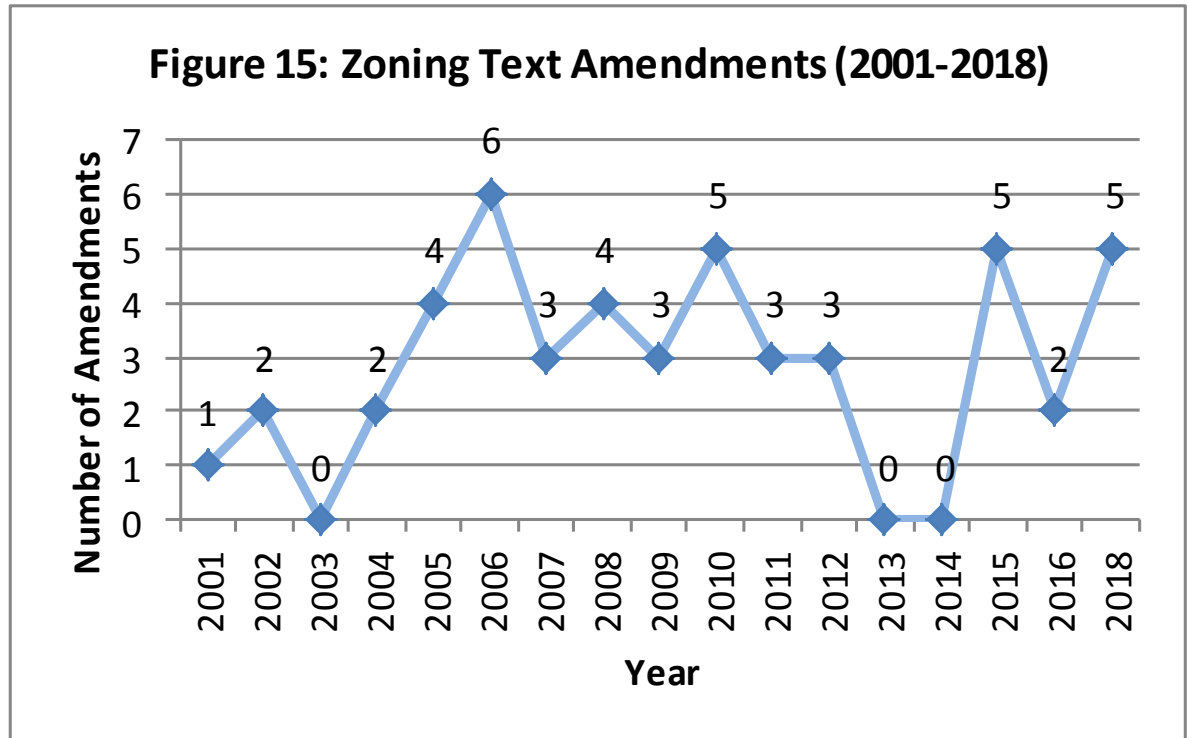
**Image 10:** A slide from Brad Robinson, Senior Planner's, presentation to the Board of Supervisors for the Density Text Amendment. This amendment was approved by the Board. (ZTA 18:05)

## ZONING ACTIVITY: ZONING TEXT AMENDMENTS

Most zoning text amendments have been initiated by the Planning Commission or the Board of Supervisors. Many of these amendments were intended to address changing development patterns, as well as economic, environmental, and public safety concerns. Since the County’s needs change regularly there is often at least one zoning text amendment annually, although 2013 and 2014 are exceptions to this tendency.

**Table 21: Approved Zoning Text Amendments (2001 - 2018)**

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
2011	3
2012	3
2013	0
2014	0
2015	5
2016	2
2018	5
<b>TOTAL</b>	<b>43</b>





## ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property (a **rezoning**). Requested zoning map amendments must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property’s zoning classification from one district to another, they may also involve modifications to conditions imposed upon a property as part of a previous rezoning.

There are currently eleven different zoning districts: A-1 (Agricultural), R-1 (Residential, Limited), R-2 (Residential, General), R-3 (Residential, Planned Community), R-4 (Residential, Limited), B-1 (Business, General), B-C (Business, Convenience), I-1 (Industrial, Limited), I-2 (Industrial, General), Mobile Home Park (MHP), and Planned Unit Development (PUD).

**Table 22: Zoning Map Amendment Applications by Election District (2018)**

ID#	Description	Applicant Name	Planning Area	Election District	Zoning	Requested Zoning	Status
ZMP 18-01	Colonial Circle	Steven Peters	Rivanna	Palmyra	NA	NA	In Review

Source: Dept. of Community Development

## ZONING ACTIVITY: ZONING MAP AMENDMENTS

There was one (1) zoning map amendment in 2018. As of May 2019, this rezoning was still undergoing the review process by staff and the Planning Commission. Case ZMP 18:01, Colonial Circle, is a request to rezone 61.95 acres from A-1/B-1 to an R-3 Mixed Use Development. This property is located at the intersection of Lake Monticello Road (Route 618) and Thomas Jefferson Parkway (Route 53). The acres for this development are not reflected in the chart below because this rezoning has not been approved.

**Table 23: Zoning Map Amendments Approved by Planning Area (2001—2018)**

Planning Area	Acres Rezoned																
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2018
<b>Columbia</b>	**	**	**	**	**	**	**	**	0	0	0	0	0	0	4.6	1.53	0
<b>Fork Union</b>	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0	0	0	0
<b>Palmyra</b>	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6	6.9	0	0
<b>Rivanna</b>	18.5	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0	1.4	0	36.6	21.5	13.81	0
<b>Scottsville</b>	**	**	**	**	**	**	**	**	0	0	0	0	0	0	0	0	0
<b>Zion Cross-roads</b>	2	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0	17.1	4.3	10.5	0
<b>Community Subtotal</b>	<u>20.5</u>	<b>131.1</b>	<b>43.8</b>	<b>67.9</b>	<b>54.3</b>	<b>140.7</b>	<b>86.7</b>	<b>21.8</b>	<b>234.7</b>	<b>44.2</b>	<b>23.9</b>	<b>1.4</b>	<b>7.6</b>	<b>284.3</b>	<b>37.3</b>	<b>25.84</b>	<b>0</b>
<b>Primary Residential</b>	<u>0</u>	0	0	0	0	1.5	0	0	*	*	*	*	*	*	*	*	0
<b>Rural Residential</b>	<u>0</u>	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0	1.9	0	0
<b>Rural Preservation</b>	<u>0</u>	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>31.5</b>	<b>131.1</b>	<b>43.8</b>	<b>163.9</b>	<b>72.4</b>	<b>142.1</b>	<b>86.7</b>	<b>23.8</b>	<b>240</b>	<b>44.2</b>	<b>23.9</b>	<b>1.4</b>	<b>7.6</b>	<b>284.3</b>	<b>39.2</b>	<b>25.84</b>	<b>0</b>

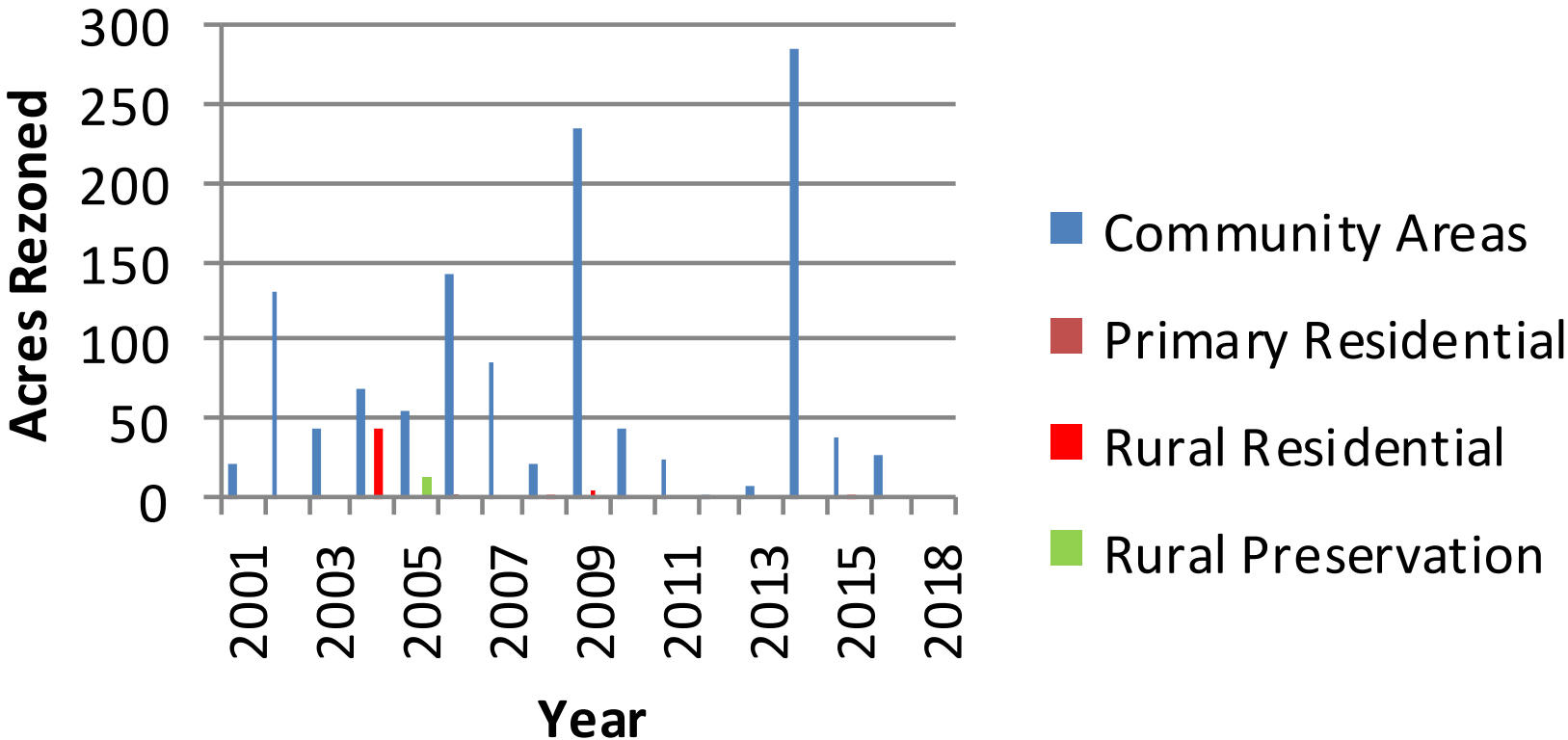
\* Primary Residential Planning Area was eliminated.

Source: Dept. of Community Development

\*\* Columbia CPA and Scottsville CPA were adopted as part of the 2009 Comprehensive Plan.

ZONING ACTIVITY: ZONING MAP AMENDMENTS

**Figure 16: Acreage Rezoned, by Planning Area  
(2001-2018)**



## ZONING ACTIVITY: SPECIAL USE PERMITS

Within the Fluvanna County Zoning Ordinance, certain uses may be permitted in select districts with a special use permit; that is, uses that require a special use permit may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and the Board of Supervisors review special use permit applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding location
- Is compatible with the uses permitted by-right in the zoning district
- Does not adversely affect the use or value of neighboring property

The Board of Supervisors may require that the applicants adhere to certain conditions. If the conditions are not met, the special use permit may be revoked.



**Image 11:** Site of SUP 18:01 Amber Hill, LLC; a special use permit to establish an auto reclamation facility.

## ZONING ACTIVITY: SPECIAL USE PERMITS

**Table 24: Special Use Permit (SUP) Applications by Land Use District (2018)**

CPA							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Public	SUP 18:02	Outdoor Recreation Facility	Lake Monticello Owners Association	A-1	Palmyra	Rivanna CPA	Denied
Commercial	SUP 18:05	Increase maximum gross density	Steven L. and Codie C. Peters	A-1/B-1	Palmyra	Rivanna CPA	In Review

Source: Dept. of Community Development

Outside of Community Planning Areas							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Industrial	SUP 18:01	Salvage and Scrap Yard	KP Development	I-2	Palmyra	Rural Residential	Approved
Industrial	SUP 18:03	Electric Transmission Substation	VA Electric and Power Co.	A-1	Fork Union	Rural Residential	Approved
Institutional	SUP 18:04	Dormitory and Educational Facility	Dunlin Farm, LLC.	A-1	Columbia	Rural Preservation	Denied

Source: Dept. of Community Development



## ZONING ACTIVITY: SPECIAL USE PERMITS

2018 Special Use Permit Information							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Industrial	SUP 18:01	Salvage and Scrap Yard	KP Development	I-2	Palmyra	Rural Residential	Approved
Public	SUP 18:02	Outdoor Recreation Facility	Lake Monticello Owners Association	A-1	Palmyra	Rivanna CPA	Denied
Industrial	SUP 18:03	Electric Transmission Substation	VA Electric and Power Co.	A-1	Fork Union	Rural Residential	Approved
Institutional	SUP 18:04	Dormitory and Educational Facility	Dunlin Farm, LLC.	A-1	Columbia	Rural Preservation	Denied
Commercial	SUP 18:05	Increase maximum gross density	Steven L. and Codie C. Peters	A-1/B-1	Palmyra	Rivanna CPA	In Review

Source: Department of Community Development

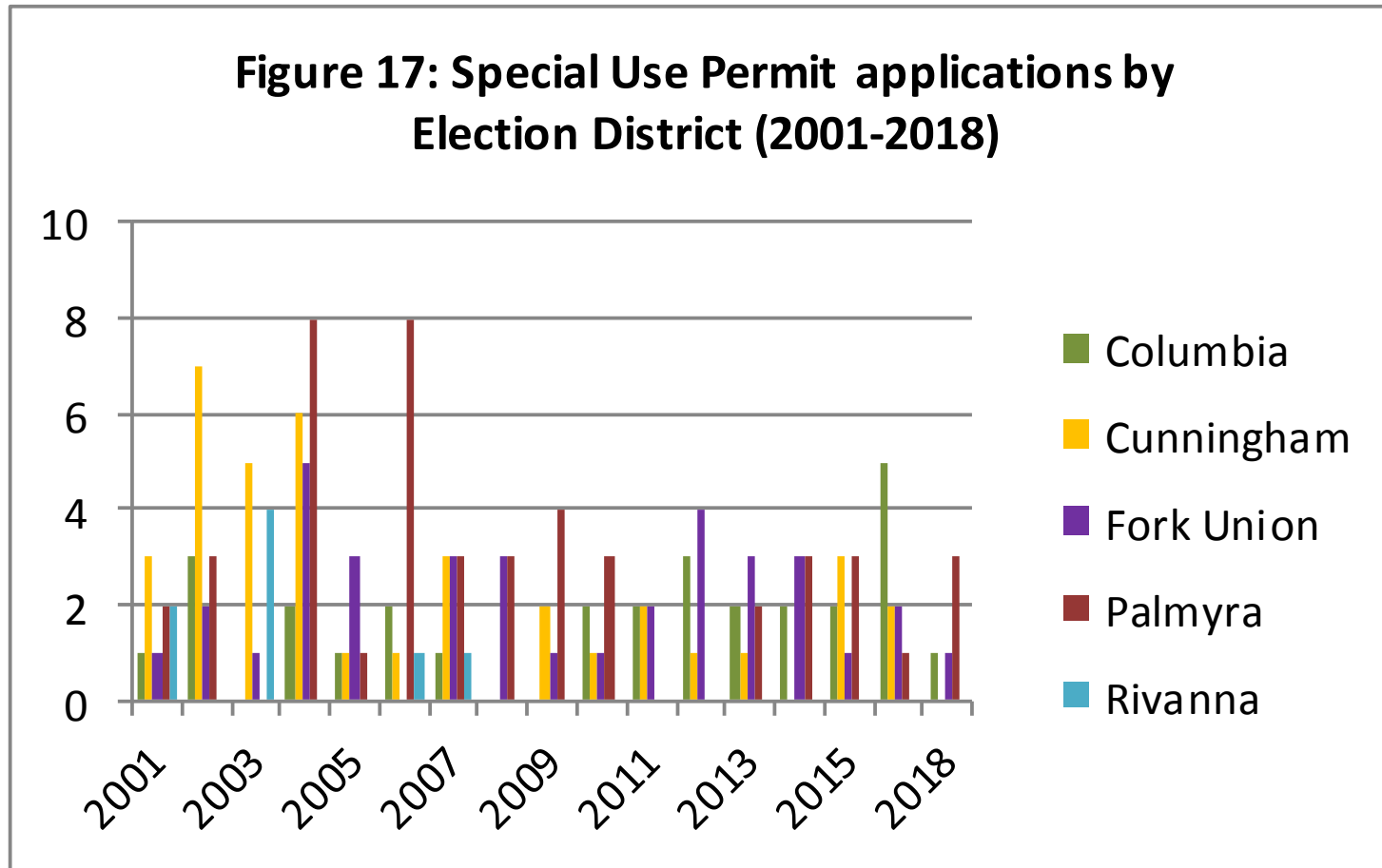
## ZONING ACTIVITY: SPECIAL USE PERMITS

**Table 26: Special Use Permit (SUP) Applications by Election District (2001 - 2018)**

Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
2014	2	0	3	3	0	8
2015	2	3	1	3	0	9
2016	5	2	2	1	0	10
2018	1	0	1	3	0	5
<b>Total</b>	<b>29</b>	<b>38</b>	<b>36</b>	<b>47</b>	<b>8</b>	<b>158</b>

## ZONING ACTIVITY: SPECIAL USE PERMITS

Five (5) applications for special use permits (SUPs) were submitted Countywide. Of these 5, two were approved, two were denied, and one remains under review by the Planning Commission and staff members. Two (2) applications were located within the Rivanna Community Planning Area. Most of these applications were for commercial or industrial facilities.



## ZONING ACTIVITY: CODE COMPLIANCE

The Fluvanna County Zoning Ordinance describes what uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of Fluvanna County residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Code Compliance Officer ensures that the regulations set forth in the zoning ordinance are enforced consistently and equitably. A wide variety of code issues routinely come to the County including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints. All complaints are investigated quickly, fairly, and thoroughly. Complainant information is kept confidential, but all complaints that are received, anonymous or otherwise, are processed.

In addition to investigating citizen complaints, the Code Compliance Officer completed several other projects:

- Removed illegal signage within road right-of-way's throughout the County
- Monitored sound levels within industrial areas
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans
- Accompanied Health Department and Building Department officials on site inspections as requested
- Inspected and surveyed properties with problematic erosion and sediment control issues
- Completed photographic assessments of commercial, residential, and institutional properties
- Assisted Department of Building Inspections, Department of Public Works, and Planning Department with miscellaneous tasks
- Replaced damaged public hearing signs.





## ZONING ACTIVITY: CODE COMPLIANCE

**Table 28: Code Compliance Cases by Planning Area (2018)**

Planning Area	Total	Percentage of Total
Columbia CPA	1	2.27%
Fork Union CPA	2	4.55%
Palmyra CPA	2	4.55%
Rivanna CPA	8	18.18%
Scottsville CPA	0	0.00%
Zion Crossroads CPA	4	9.09%
<b>Community Planning Area</b>	<b>17</b>	<b>38.64%</b>
<b>Rural Residential</b>	<b>17</b>	<b>38.64%</b>
<b>Rural Preservation</b>	<b>10</b>	<b>22.73%</b>
<b>TOTAL</b>	<b>44</b>	<b>100%</b>

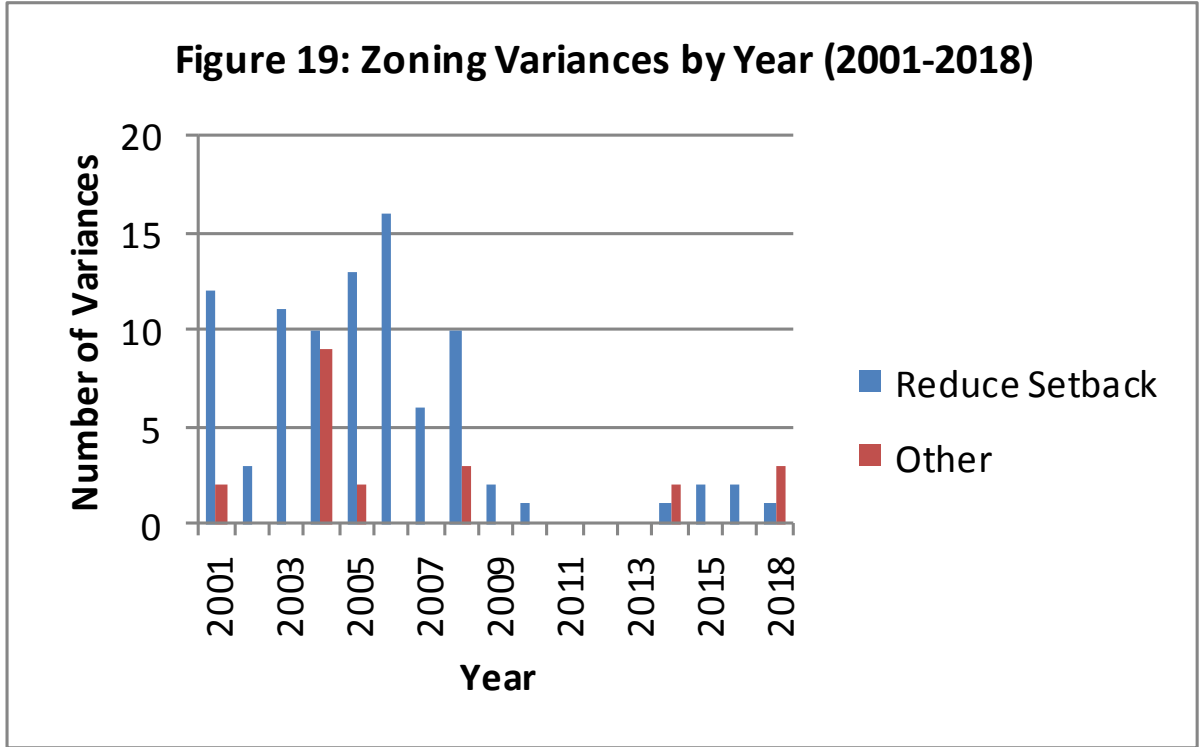
Source: Dept. of Community Development

## ZONING ACTIVITY: BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is responsible for hearing appeals from orders, requirements, decisions, or determinations made by the zoning administrator or other local government staff. The BZA is also responsible for granting variances from zoning regulations. Virginia law requires that every locality with a zoning ordinance have a BZA.

There are currently five (5) members appointed to the BZA. The board is scheduled to meet monthly, but only convenes when an item is requested for their consideration.

In 2018, the Planning Department received four (4) applications for Board of Zoning Appeals cases. Of these cases, two were approved, one was denied, and one application was withdrawn.



**Table 29: Zoning Variances by Year (2001 - 2018)**

Type of Variance	Year																	Total
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2018	
<b>Reduce Setback</b>	12	3	11	10	13	16	6	10	2	1	0	0	0	1	2	2	1	<b>90</b>
<b>Other</b>	2	0	0	9	2	0	0	3	0	0	0	0	0	2	0	0	3	<b>21</b>
<b>TOTAL</b>	<b>14</b>	<b>3</b>	<b>11</b>	<b>19</b>	<b>15</b>	<b>16</b>	<b>6</b>	<b>13</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>111</b>

Source: Dept. of Community Development

## ZONING ACTIVITY: BOARD OF ZONING APPEALS

Table 30: Zoning Variances by Election District (2018)

Election District	Type of Variance				
	Reduce Set-back	Reduce Parking Re-quired	Reduce Public Road Frontage	Other	TOTAL
Columbia	1	0	1	0	2
Cunningham	0	0	0	0	0
Fork Union	0	0	0	0	0
Palmyra	0	0	1	1	2
Rivanna	0	0	0	0	0
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>4</b>

Source: Dept. of Community Development

## PRESERVATION PROGRAMS: OVERVIEW

Despite experiencing rapid population growth over the past decade, Fluvanna County retains its rural character. To promote the preservation of its rural lands, Fluvanna County has adopted several conservation initiatives.

The Agricultural and Forestal District (AFD) program provides an economic incentive for landowners to retain their property as open space. Landowners who use their property for farming or forestry are eligible, with approval from the Board of Supervisors. Properties enrolled in the program qualify for an agricultural or forestal use-value assessment. While a property is enrolled in the AFD program, it may not be developed to a more intensive use. The program also provides protection from some state actions.

The Land Use Valuation Program allows for the reduction of real estate taxes on parcels used for qualified agricultural, horticultural, forestry, and open space uses. Interested landowners must apply to the Commissioner of the Revenue to enroll in the program.

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of April 2019, 15,724 acres were under conservation easements held by public and private entities. The County itself currently holds five (5) conservation easements totaling approximately 1,150 acres.



**Image 12:** View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

## PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

**Table 31: Agricultural & Forestal Districts (2018)**

<b>AFD NAME</b>	<b>DISTRICT(S)</b>	<b>ORIGINAL APPROVAL DATE</b>	<b>DATE RE-NEWED</b>	<b>REVIEW PERIOD</b>	<b>NEXT REVIEW DATE</b>	<b>ACREAGE</b>
<b>Adams Creek</b>	Cunningham	16 May 2001	4 Apr 2011	10 years	16 May 2021	557.64
<b>Bourne Tract</b>	Cunningham	4 Aug 2007	2 Sept 2015	8 years	2 Sept 2023	282.06
<b>Bowlesville</b>	Columbia	1 Aug 1999	1 Apr 2015	8 years	1 Apr 2023	934.86
<b>Bremo Recess</b>	Fork Union	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	496.29
<b>Byrd Creek</b>	Columbia	21 Jul 1999	3 Jun 2009	10 years	21 Jul 2019	905.54
<b>Carysbrook</b>	Fork Union	21 Jul 1999	1 Jul 2009	10 years	21 Jul 2019	1847.1
<b>Cunningham Acres</b>	Palmyra/Rivanna/Cunningham	17 Nov 1999	7 Oct 2009	10 years	17 Nov 2019	473.74
<b>Dobby Creek</b>	Cunningham	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	371.16
<b>Glenarvon Farm</b>	Fork Union	17 Nov 1999	7 Oct 2009	10 years	17 Nov 2019	3102.35
<b>Granite Hills</b>	Columbia	4 Aug 1999	1 Jul 2009	10 years	4 Aug 2019	771.97
<b>Kidds Store</b>	Cunningham	15 Dec 1999	7 Oct 2009	10 years	15 Dec 2019	1669.52
<b>Lower Bremo</b>	Fork Union	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	1493.76
<b>North 640</b>	Palmyra/Columbia	6 Oct 2004	7 Oct 2009	10 years	17 Nov 2019	2303.69
<b>Poorhouse</b>	Palmyra/Columbia	19 Jan 2000	2 Dec 2009	10 years	19 Jan 2020	494.28
<b>Shepherds</b>	Columbia	15 Nov 2000	6 Oct 2010	10 years	15 Nov 2020	706.49
<b>Shores-Hardware</b>	Fork Union/Cunningham	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	1238.56
<b>Stage Junction</b>	Columbia	7 Jun 2000	19 May 2010	10 years	7 Jun 2020	770.66
<b>Union Mills</b>	Palmyra	15 May 2002	2 May 2012	10 years	15 May 2022	324.72
<b>Upper Bremo</b>	Fork Union	20 Sep 2000	4 Aug 2010	10 years	20 Sep 2020	1798.41
<b>Total acreage of Districts</b>						<b>20,542.8</b>
<b>% of Total County Acreage in Ag/For Districts*</b>						<b>11.38%</b>
<b>*Total Acreage of Fluvanna County is approx. 180,484 acres.</b>						

Source: Dept. of Community Development



## PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

**Table 32: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2018)**

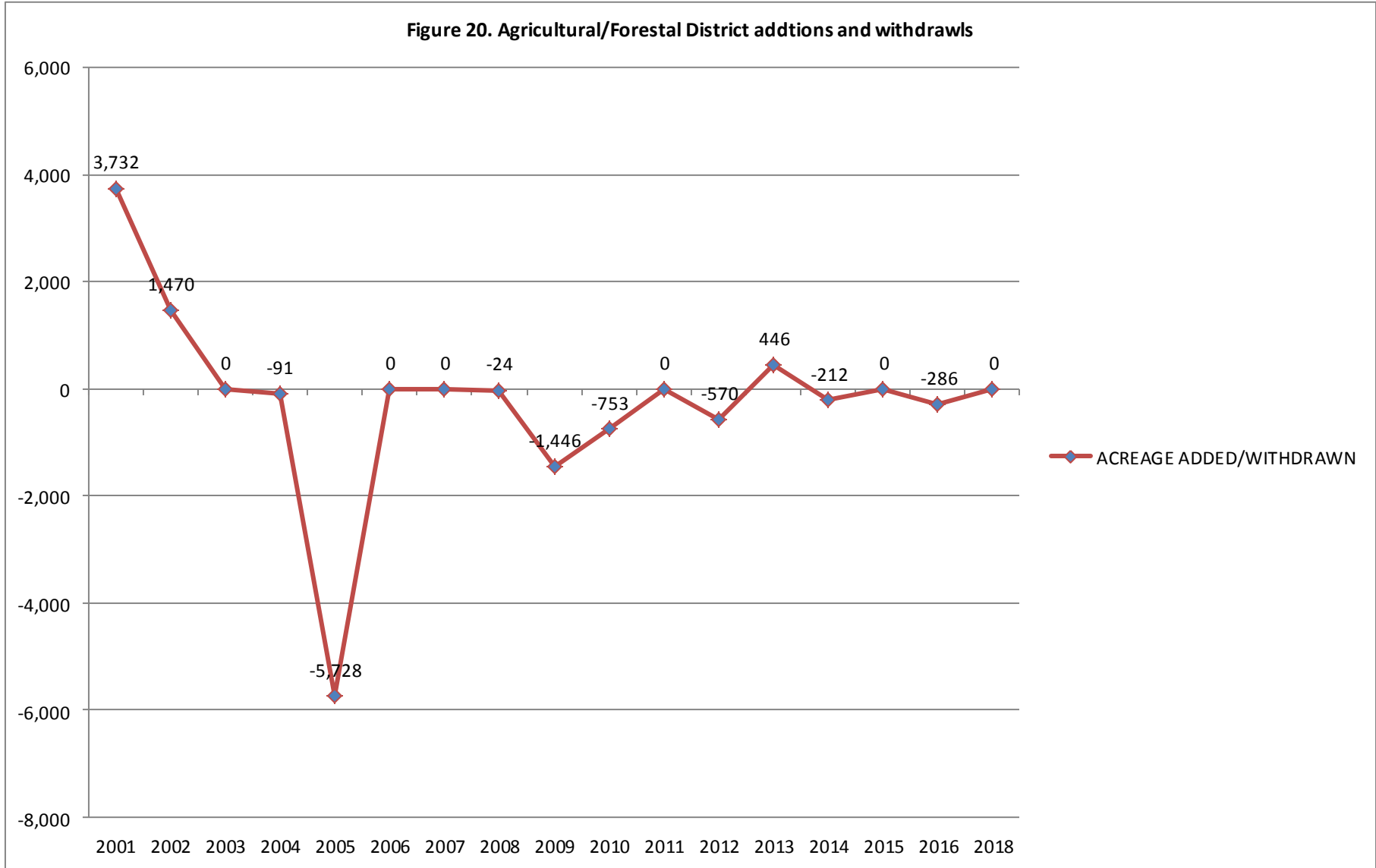
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	446
2014	0	-212
2015	0	0
2016	0	-286
2018	0	0

<b>Agricultural &amp; Forestal Districts (2018)</b>	
Total Number of Districts:	19
Total Acreage within Districts:	20,542.80
Total Number of Parcels:	344

Note: In 2018 there were no applications for additions or withdrawals from this program. However, the total number of acres in this program differentiates due to the different methodologies used each year.

Source: Dept. of Community Development

## PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS



## PRESERVATION PROGRAMS: LAND USE TAXATION

**Table 33: Acreage Under Land Use Taxation (2001 - 2018)**

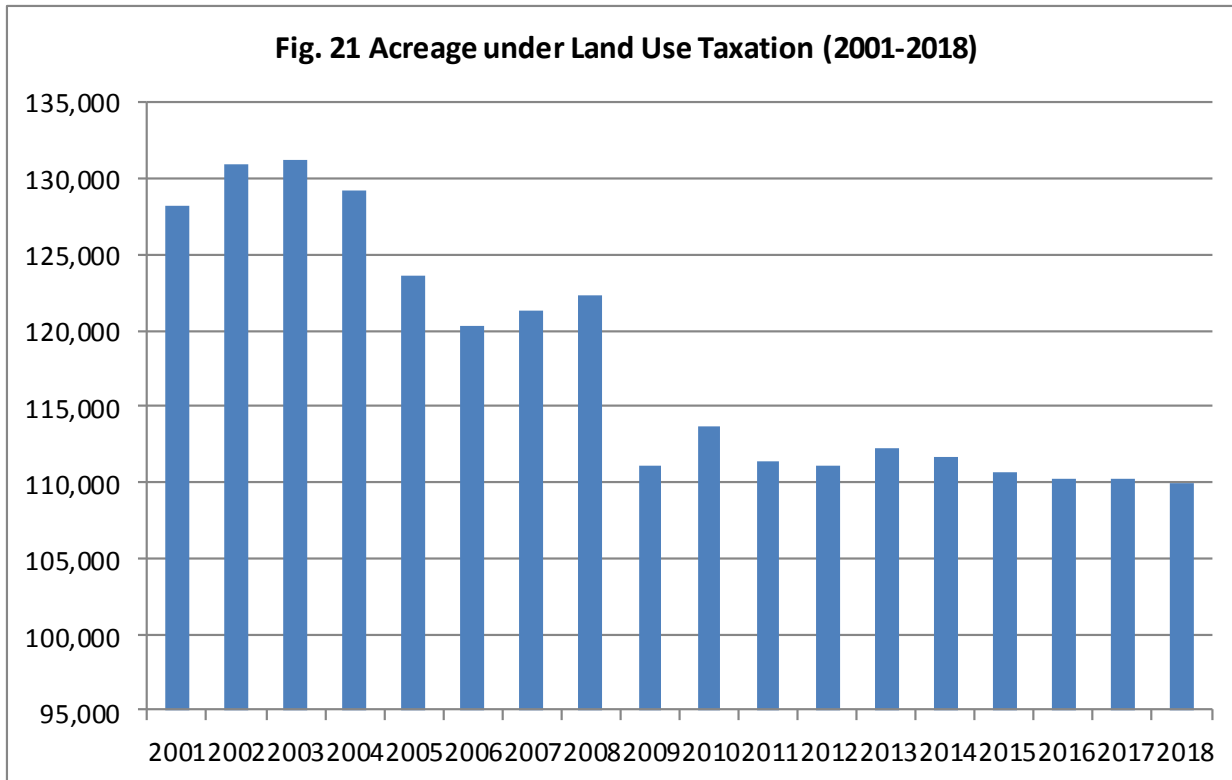
Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
2008	31,378	90,739	141	122,258	67%
2009	28,380	82,620	89	111,089	60%
2010	28,176	85,134	309	113,619	62%
2011	27,335	83,981	86	111,402	61%
2012	27,186	83,868	86	111,140	60%
2013	27,205	84,904	153	112,262	61%
2014	26,974	84,311	304.38	111,642	61%
2015	26,593	83,434	568	110,623	61%
2016	26,440	83,035	977	110,156	59%
2017*	26,110	83,035	977	110,156	59%
2018*	26,122	82,603	1,188	109,947	59%
*In 2017 and 2018, 33 acres were in Horticultural use				<b>Total Acreage in County</b>	<b>183,808</b>

Source: Commissioner of the Revenue

## PRESERVATION PROGRAMS: LAND USE TAXATION

From its highpoint in 2003, the amount of acreage enrolled in the Land Use Valuation Program has generally decreased. In 2003, approximately 71% of the County (131,202 acres) was enrolled in the program; by 2013, only 60.4% of the County (111,642 acres) was enrolled.

The total acreage enrolled in the program in 20168 was 109,947, a slight decline from the total 110,156 acres enrolled in 2017.



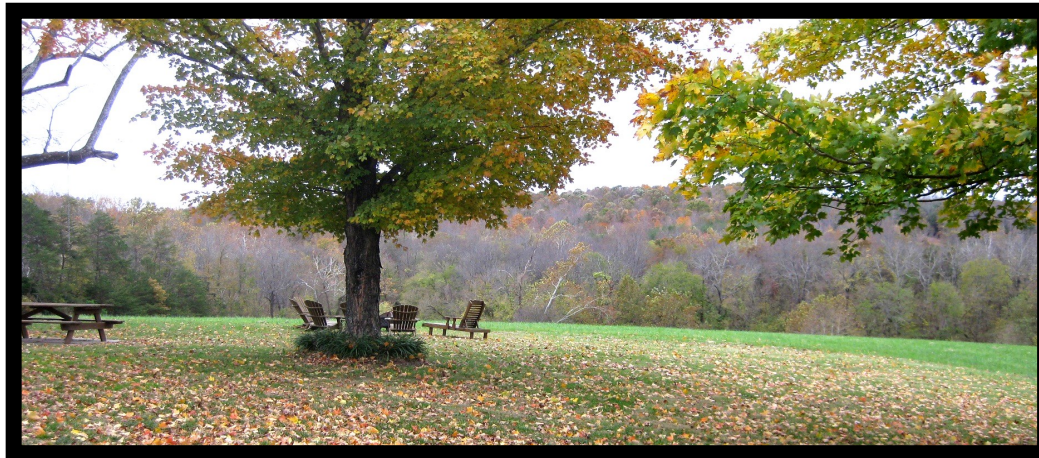
**Image 13:** View of a vineyard in Fluvanna County

## PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of December 31, 2017, there 40 unique conservation and historic easements holding entities in Fluvanna County. These easements protect **15,724.2347 acres**, or **approximately 8.7% of the County**. The Virginia Department of Forestry (VDOF), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds five (5) conservation easements totaling approximately 1,150 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers (see Appendix B).

**Table 34: Conservation Easements Held by Fluvanna County (2018)**

Owner Name	District	Tax Map Parcel	Approval Date	Acreage
John and Kathyne Zehler	Cunningham	30-A-84	October 27, 2007	123.781
William and Lynne Barber	Columbia	43-A-7	December 6, 2007	100.556
Palmyra Associates, LLC.	Fork Union	30-A-14	December 21, 2011	25.93
Central Meadows, LLC	Columbia	22-A-7,42, and 43 22-3-2 and 3	September 18, 2013	665.86
Hotel Street Capital, LLC	Palmyra	19-A-39C and 30-A-110	February 15, 2017	232

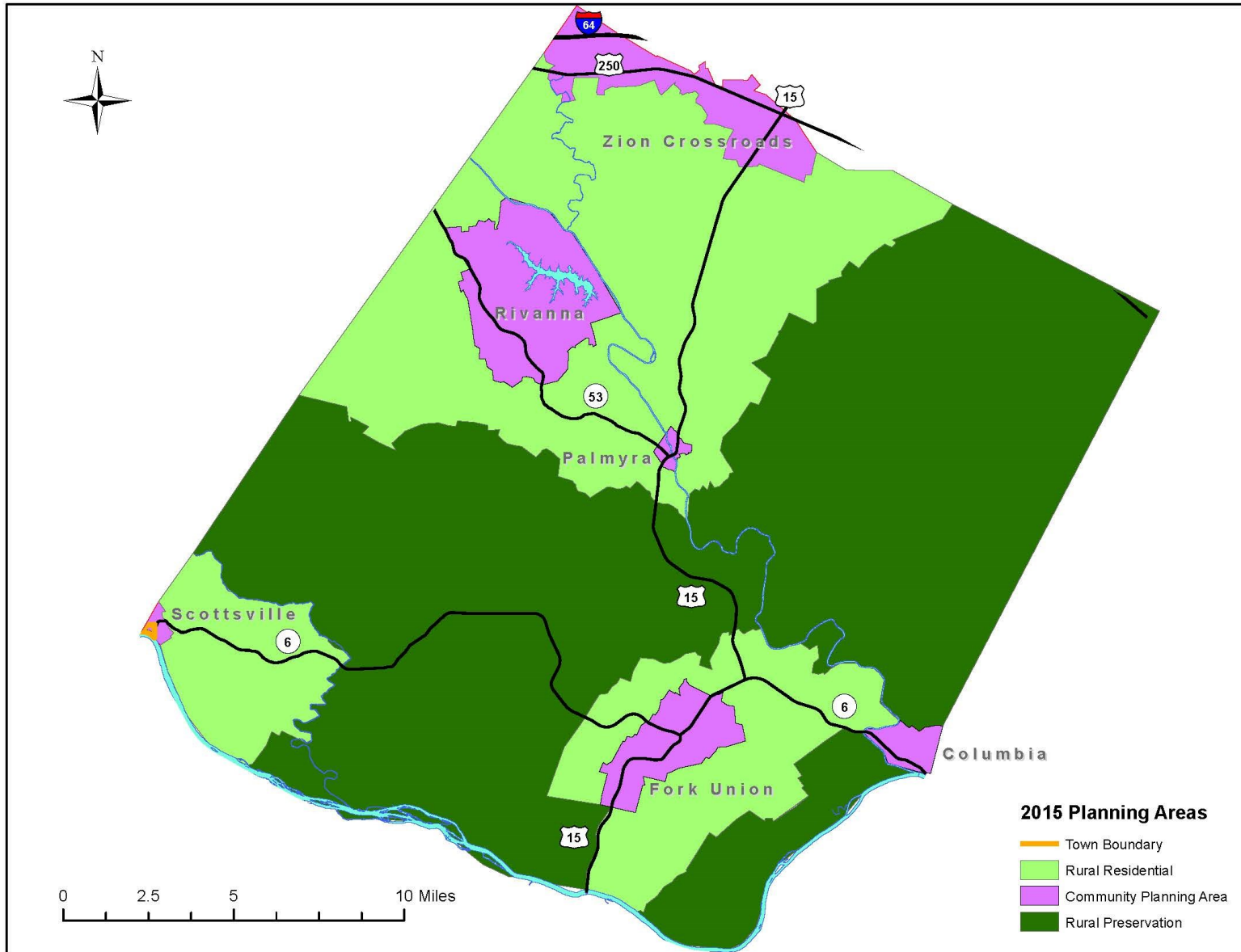


Source: Fluvanna County Website

**Image 14:** View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.



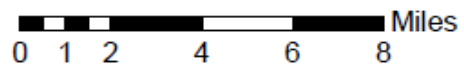
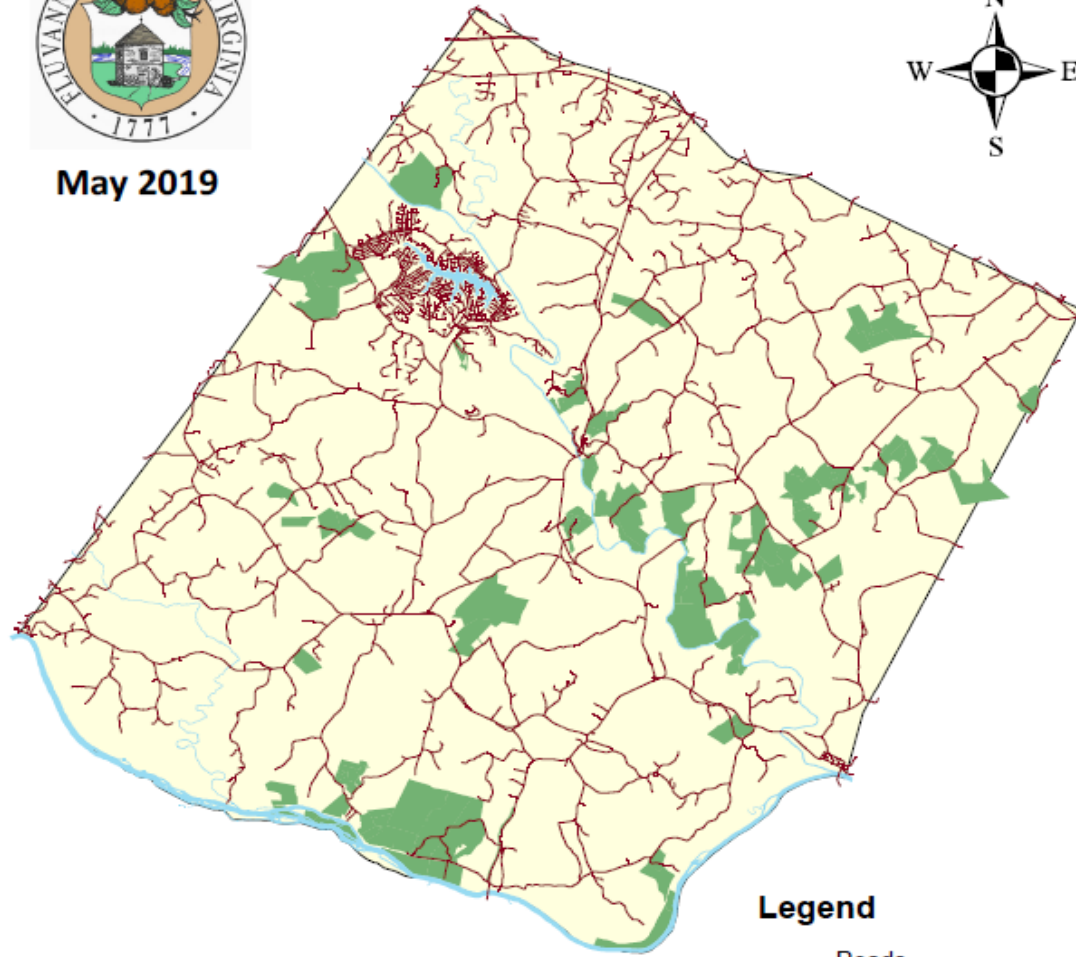
# APPENDIX A: 2018 FUTURE LAND USE MAP



## APPENDIX B: MAP OF CONSERVATION EASEMENTS



May 2019



### Legend

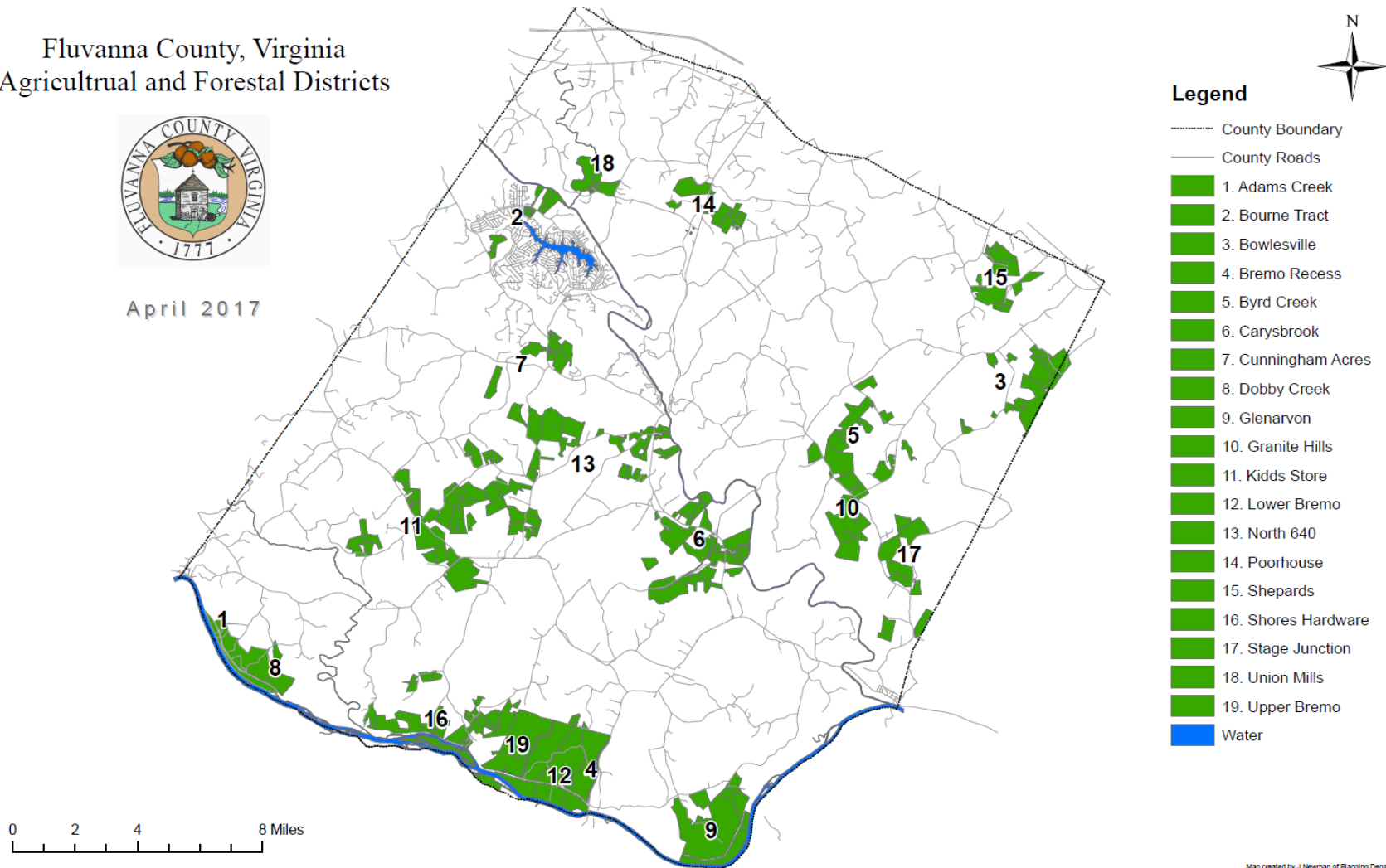
- Roads
- Major Bodies of Water
- Conservation Easements

## APPENDIX C: MAP OF AGRICULTURAL & FORESTAL DISTRICTS

Fluvanna County, Virginia  
Agricultural and Forestal Districts



April 2017



Note: No new AFDs have been created since this map was made and, therefore, this map is still reflective of all of the AFD's that exist in the county.