



**FLUVANNA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
Fluvanna County Administration Building, Morris Room  
June 11, 2019  
**7:00 PM (Morris Room)**

**TAB AGENDA ITEMS**

**REGULAR MEETING**

**1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE**

**2 – DIRECTOR’S REPORT**

**3 – PUBLIC COMMENTS #1** (3 minutes each)

**4 – MINUTES**

Minutes of April 9, 2018

Minutes of May 7, 2019

**5 – PUBLIC HEARING**

None

**6 – PRESENTATIONS**

None

**7 – SITE DEVELOPMENT PLANS**

SDP 19:04—Virginia Electric & Power—Holly Steele, Planner

**8 – SUBDIVISIONS**

None

**9 – UNFINISHED BUSINESS**

None

**10 – NEW BUSINESS**

None

**11 – PUBLIC COMMENTS #2** (3 minutes each)

**12 – ADJOURN**

\_\_\_\_\_  
Planning/Zoning Administrator Review

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

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

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

To: Fluvanna County Planning Commission  
From: Eric Dahl, Director of Community Development  
Date: June 11, 2019  
Re: Planning Director's Report

## Board of Supervisors Actions:

May 15, 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. **(Approved 5-0)**

June 5, 2019

A resolution to initiate a Zoning Text Amendment to amend Chapter 22 of the Fluvanna County Code for yard setback regulations of the I-1, Industrial, Limited and I-2, Industrial, General zoning districts, and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors. **(Approved 5-0)**

*The Board of Supervisors agreed by majority to call a Special Meeting and have a Joint Public Hearing with the Planning Commission on July 9, 2019 to consider the above Zoning Text Amendment.*

## Board of Zoning Appeals Actions:

May 21, 2019

**BZA 19:03 – Keith Bray:** A request for a variance to Fluvanna County Code Sec.22-4-3(G) of the Zoning Ordinance to allow for the reduction of the minimum rear setback, from 75 feet to 51 feet, for the purpose of constructing a new 42' x 70' garage building with a gable roof with respect to 2.5 acres of Tax Map 8, Section 6, Parcel 2. The subject property is located in the Palmyra Election District at the intersection of Lake Monticello Road (Route 618) and White Oak Drive. The property is zoned A-1, Agricultural, General and is within the Rivanna Community Planning Area. **(Deferred 5-0)**

**BZA 19:04 – Greenberry’s:** A request for a variance to Fluvanna County Code Sec.22-11-5 of the Zoning Ordinance to allow for the reduction of the minimum building setback required from a street right-of-way, from 50 feet to 25 feet, for the purpose of constructing a light manufacturing facility with respect to 1.095 acres of Tax Map 5, Section 24, Parcel 6. The subject property is located in the Columbia Election District within the Zion Station industrial subdivision at the intersection of Zion Station Road (Route 1021) and Zion Station Court (Route 1022). The property is zoned I-1, Industrial, Limited and is within the Zion Crossroads Community Planning Area. **(Deferred 5-0)**

**Technical Review Committee for May 9, 2019:**

**SDP 19:04 Virginia Electric and Power Co.** – A site development plan request to construct a new centralized water treatment system and remove the existing centralized source water treatment system, with respect to 87.82 acres of Tax Map 59, Section 6, Parcels 1 and 2. The property is zoned I-1, Industrial, Limited and located on the south side of State Route 656 (Bremo Road) approximately .97 miles southeast of its intersection with State Route 15 (James Madison Highway). The property is located in the Fork Union Election District and is within the Rural Residential Planning Area.



**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 – 37 Sites)

Compliance with Tenaska Virginia Sound Levels 05/15/2019

Signs Removed From Public Rights-Of-Way (Total – 27)

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

Presentation to the Board Of Supervisors regarding latest county codes about garbage, refuse, waste and inoperable vehicles 05/01/2019



# BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

|                           |                |
|---------------------------|----------------|
| <b>Building Official:</b> | <b>Period:</b> |
| Kevin Zoll                | May, 2019      |

| Category | Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | TOTAL |
|----------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
|----------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|

## BUILDING PERMITS ISSUED

|   |       |    |    |    |    |    |    |    |    |    |    |    |    |     |
|---|-------|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| NEW - Single Family Detached (incl. Trades permits)     | 2015  | 4  | 5  | 10 | 9  | 12 | 12 | 14 | 13 | 2  | 4  | 7  | 3  | 95  |
|   | 2016  | 11 | 11 | 8  | 15 | 9  | 18 | 6  | 5  | 9  | 2  | 6  | 8  | 108 |
|   | 2017  | 3  | 2  | 16 | 6  | 4  | 10 | 6  | 5  | 14 | 5  | 7  | 13 | 91  |
|   | 2018  | 8  | 3  | 15 | 11 | 13 | 17 | 13 | 10 | 8  | 8  | 6  | 9  | 121 |
|   | 2019  | 8  | 10 | 14 | 9  | 12 | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 53  |
| NEW - Single Family Attached                            | 2015  | 2  | 0  | 0  | 0  | 0  | 0  | 0  | 2  | 0  | 0  | 0  | 0  | 4   |
|   | 2016  | 0  | 0  | 0  | 0  | 0  | 5  | 0  | 0  | 0  | 0  | 0  | 0  | 5   |
|   | 2017  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0   |
|   | 2018  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0   |
|   | 2019  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0   |
| NEW - Mobil Homes                                       | 2015  | 0  | 0  | 0  | 0  | 1  | 1  | 0  | 2  | 0  | 0  | 0  | 0  | 4   |
|   | 2016  | 0  | 1  | 0  | 0  | 0  | 0  | 0  | 1  | 0  | 0  | 0  | 0  | 2   |
|   | 2017  | 0  | 0  | 0  | 0  | 2  | 1  | 0  | 1  | 0  | 0  | 0  | 0  | 4   |
|   | 2018  | 0  | 0  | 1  | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 1  | 3   |
|   | 2019  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0   |
| Additions and Alterations                               | 2015  | 21 | 30 | 38 | 28 | 21 | 30 | 22 | 25 | 23 | 27 | 35 | 18 | 318 |
|   | 2016  | 13 | 10 | 31 | 27 | 29 | 29 | 15 | 32 | 31 | 28 | 27 | 27 | 299 |
|   | 2017  | 29 | 20 | 29 | 43 | 20 | 29 | 32 | 18 | 23 | 27 | 43 | 28 | 341 |
|   | 2018  | 19 | 6  | 10 | 19 | 8  | 13 | 26 | 25 | 32 | 42 | 22 | 21 | 243 |
|   | 2019* | 35 | 33 | 37 | 27 | 38 | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 170 |
| * Trade permits count not included as in previous years |       |    |    |    |    |    |    |    |    |    |    |    |    |     |
| Accessory Buildings                                     | 2015  | 4  | 4  | 3  | 4  | 1  | 0  | 0  | 2  | 6  | 0  | 0  | 3  | 27  |
|   | 2016  | 3  | 4  | 4  | 6  | 2  | 2  | 1  | 2  | 1  | 3  | 3  | 6  | 37  |
|   | 2017  | 0  | 4  | 2  | 3  | 2  | 2  | 2  | 4  | 2  | 0  | 2  | 2  | 25  |
|   | 2018  | 2  | 3  | 3  | 6  | 2  | 1  | 4  | 2  | 1  | 2  | 2  | 2  | 30  |
|   | 2019  | 2  | 4  | 6  | 4  | 4  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 20  |
| Swimming Pools  | 2015  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 1  | 1  | 0  | 0  | 0  | 2   |
|   | 2016  | 0  | 0  | 0  | 0  | 0  | 1  | 1  | 0  | 0  | 0  | 0  | 0  | 2   |
|   | 2017  | 0  | 0  | 0  | 0  | 0  | 1  | 1  | 0  | 0  | 1  | 1  | 0  | 4   |
|   | 2018  | 0  | 1  | 1  | 1  | 0  | 1  | 2  | 0  | 1  | 2  | 0  | 0  | 9   |
|   | 2019  | 0  | 0  | 0  | 3  | 2  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 5   |
| Commercial/Industrial Build/Cell Towers                 | 2015  | 1  | 0  | 0  | 0  | 0  | 0  | 2  | 0  | 0  | 1  | 1  | 1  | 6   |
|   | 2016  | 0  | 0  | 2  | 2  | 0  | 0  | 1  | 0  | 1  | 1  | 1  | 1  | 9   |
|   | 2017  | 1  | 2  | 0  | 0  | 0  | 0  | 2  | 2  | 1  | 1  | 0  | 0  | 9   |
|   | 2018  | 0  | 0  | 0  | 0  | 0  | 2  | 0  | 0  | 0  | 0  | 0  | 0  | 2   |
|   | 2019  | 0  | 0  | 1  | 1  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 2   |
| TOTAL BUILDING PERMITS                                  | 2015  | 32 | 39 | 51 | 41 | 35 | 43 | 38 | 45 | 32 | 32 | 43 | 25 | 456 |
|   | 2016  | 27 | 26 | 45 | 50 | 40 | 55 | 24 | 40 | 42 | 34 | 37 | 42 | 462 |
|   | 2017  | 33 | 28 | 47 | 52 | 28 | 43 | 43 | 30 | 40 | 34 | 53 | 43 | 474 |
|   | 2018* | 29 | 13 | 30 | 38 | 23 | 34 | 45 | 37 | 42 | 54 | 30 | 33 | 408 |
|   | 2019* | 45 | 47 | 58 | 44 | 56 | 0  | 0  | 0  | 0  | 0  | 0  | 0  | 250 |
| * Trade permits count not included as in previous years |       |    |    |    |    |    |    |    |    |    |    |    |    |     |

| BUILDING VALUES FOR PERMITS ISSUED |      |             |             |             |             |             |             |             |             |             |             |             |             |               |
|------------------------------------|------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| TOTAL BUILDING VALUES              | 2015 | \$1,384,631 | \$1,560,716 | \$2,916,520 | \$3,567,237 | \$2,999,918 | \$4,280,357 | \$5,272,378 | \$3,107,731 | \$2,625,563 | \$2,303,913 | \$1,931,893 | \$6,252,403 | \$ 38,103,260 |
|                                    | 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 | \$ 36,632,112 |
|                                    | 2017 | \$857,767   | \$827,724   | \$4,859,777 | \$2,066,132 | \$1,512,789 | \$3,676,118 | \$1,904,915 | \$2,359,988 | \$2,846,545 | \$1,957,646 | \$1,897,110 | \$3,479,285 | \$ 28,245,796 |
|                                    | 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 | \$ 37,107,929 |
|                                    | 2019 | \$1,991,054 | \$2,502,719 | \$5,639,238 | \$4,695,173 | \$3,057,597 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$ 17,885,781 |

| LAND DISTURBING PERMITS ISSUED |      |    |    |   |    |    |    |    |    |    |   |    |   |     |
|--------------------------------|------|----|----|---|----|----|----|----|----|----|---|----|---|-----|
| LAND                           | 2015 | 6  | 5  | 9 | 10 | 10 | 12 | 15 | 16 | 3  | 5 | 10 | 5 | 106 |
|                                | 2016 | 12 | 11 | 8 | 14 | 10 | 17 | 7  | 6  | 11 | 3 | 9  | 9 | 117 |







## TRANSACTIONS BY USER REPORT (05/01/2019 TO 05/31/2019) 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>BR19-0028</b>       |  |                  |                  |                |             |
| INV-00001068           | 2% State Surcharge                               | 05/08/2019       | Fee Payment      | Check #7113    | \$21.41     |
|                        | Basement, unfinished space                       | 05/08/2019       | Fee Payment      | Check #7113    | \$77.76     |
|                        | Electrical: Per SqFt                             | 05/08/2019       | Fee Payment      | Check #7113    | \$165.72    |
|                        | Gas  | 05/08/2019       | Fee Payment      | Check #7113    | \$45.00     |
|                        | HVAC: Residential (Use Groups R5) - each system  | 05/08/2019       | Fee Payment      | Check #7113    | \$180.00    |
|                        | New 9-1-1 Address Fee                            | 05/08/2019       | Fee Payment      | Check #7113    | \$90.00     |
|                        | One/two fam. dwelling, R5, finished living space | 05/08/2019       | Fee Payment      | Check #7113    | \$497.16    |
|                        | Plumbing flat fee                                | 05/08/2019       | Fee Payment      | Check #7113    | \$30.00     |
|                        | Plumbing, per fixture                            | 05/08/2019       | Fee Payment      | Check #7113    | \$120.00    |
|                        | Zoning Permit: \$100.00 Primary Structures       | 05/08/2019       | Fee Payment      | Check #7113    | \$100.00    |
| <b>BR19-0116</b>       |  |                  |                  |                |             |
| INV-00001082           | 2% State Surcharge                               | 05/16/2019       | Fee Payment      | Cash           | \$0.90      |
|                        | Basement, unfinished space                       | 05/16/2019       | Fee Payment      | Cash           | \$45.00     |
| <b>BR19-0121</b>       |  |                  |                  |                |             |
| INV-00001061           | 2% State Surcharge                               | 05/08/2019       | Fee Payment      | Check #2001    | \$11.35     |
|                        | E&S: Single Family, \$125 per lot                | 05/08/2019       | Fee Payment      | Check #2001    | \$125.00    |
|                        | Gas  | 05/08/2019       | Fee Payment      | Check #2001    | \$45.00     |
|                        | New 9-1-1 Address Fee                            | 05/08/2019       | Fee Payment      | Check #2001    | \$90.00     |
|                        | One/two fam. dwelling, R5, finished living space | 05/08/2019       | Fee Payment      | Check #2001    | \$367.56    |
|                        | Zoning Permit: \$100.00 Primary Structures       | 05/08/2019       | Fee Payment      | Check #2001    | \$100.00    |
| <b>BR19-0128</b>       |  |                  |                  |                |             |
| INV-00001058           | 2% State Surcharge                               | 05/03/2019       | Fee Payment      | Check #5397    | \$0.90      |
|                        | Basement, unfinished space                       | 05/03/2019       | Fee Payment      | Check #5397    | \$45.00     |
| <b>BR19-0134</b>       |  |                  |                  |                |             |
| INV-00001063           | 2% State Surcharge                               | 05/08/2019       | Fee Payment      | Check #7468    | \$0.90      |
|                        | Basement, unfinished space                       | 05/08/2019       | Fee Payment      | Check #7468    | \$45.00     |
| <b>BR19-0136</b>       |  |                  |                  |                |             |
| INV-00001079           | 2% State Surcharge                               | 05/16/2019       | Fee Payment      | Check #1984    | \$2.90      |
|                        | Basement, unfinished space                       | 05/16/2019       | Fee Payment      | Check #1984    | \$45.00     |
|                        | Zoning Permit: \$100.00 Primary Structures       | 05/16/2019       | Fee Payment      | Check #1984    | \$100.00    |
| <b>BR19-0140</b>       |  |                  |                  |                |             |
| INV-00001067           | 2% State Surcharge                               | 05/08/2019       | Fee Payment      | Check #2104    | \$11.88     |
|                        | E&S: Single Family, \$125 per lot                | 05/08/2019       | Fee Payment      | Check #2104    | \$125.00    |
|                        | Electrical: Per SqFt                             | 05/08/2019       | Fee Payment      | Check #2104    | \$96.48     |
|                        | HVAC: Residential (Use Groups R5) - each system  | 05/08/2019       | Fee Payment      | Check #2104    | \$90.00     |
|                        | New 9-1-1 Address Fee                            | 05/08/2019       | Fee Payment      | Check #2104    | \$90.00     |
|                        | One/two fam. dwelling, R5, finished living space | 05/08/2019       | Fee Payment      | Check #2104    | \$289.44    |
|                        | Plumbing flat fee                                | 05/08/2019       | Fee Payment      | Check #2104    | \$30.00     |
|                        | Plumbing, per fixture                            | 05/08/2019       | Fee Payment      | Check #2104    | \$88.00     |
|                        | Zoning Permit: \$100.00 Primary Structures       | 05/08/2019       | Fee Payment      | Check #2104    | \$100.00    |
| <b>BR19-0141</b>       |  |                  |                  |                |             |
| INV-00001066           | 2% State Surcharge                               | 05/08/2019       | Fee Payment      | Check #2104    | \$11.68     |
|                        | E&S: Single Family, \$125 per lot                | 05/08/2019       | Fee Payment      | Check #2104    | \$125.00    |
|                        | Electrical: Per SqFt                             | 05/08/2019       | Fee Payment      | Check #2104    | \$93.96     |

## TRANSACTIONS BY USER REPORT (05/01/2019 TO 05/31/2019)

| Invoice #         | Fee Name   | Transaction Date | Transaction Type | Payment Method | Paid Amount |
|-------------------|--|------------------|------------------|----------------|-------------|
|                   | Gas  | 05/08/2019       | Fee Payment      | Check #2104    | \$45.00     |
|                   | HVAC: Residential (Use Groups R5) - each system  | 05/08/2019       | Fee Payment      | Check #2104    | \$90.00     |
|                   | New 9-1-1 Address Fee                            | 05/08/2019       | Fee Payment      | Check #2104    | \$90.00     |
|                   | One/two fam. dwelling, R5, finished living space | 05/08/2019       | Fee Payment      | Check #2104    | \$281.88    |
|                   | Plumbing flat fee                                | 05/08/2019       | Fee Payment      | Check #2104    | \$30.00     |
|                   | Plumbing, per fixture                            | 05/08/2019       | Fee Payment      | Check #2104    | \$88.00     |
|                   | Zoning Permit: \$100.00 Primary Structures       | 05/08/2019       | Fee Payment      | Check #2104    | \$100.00    |
| <b>BR19-0147</b>  |  |                  |                  |                |             |
| INV-00001090      | 2% State Surcharge                               | 05/16/2019       | Fee Payment      | Check #036455  | \$13.50     |
|                   | E&S: Single Family, \$125 per lot                | 05/16/2019       | Fee Payment      | Check #036455  | \$125.00    |
|                   | Gas  | 05/16/2019       | Fee Payment      | Check #036455  | \$45.00     |
|                   | New 9-1-1 Address Fee                            | 05/16/2019       | Fee Payment      | Check #036455  | \$90.00     |
|                   | One/two fam. dwelling, R5, finished living space | 05/16/2019       | Fee Payment      | Check #036455  | \$435.24    |
|                   | Zoning Permit: \$100.00 Primary Structures       | 05/16/2019       | Fee Payment      | Check #036455  | \$100.00    |
| <b>BR19-0150</b>  |  |                  |                  |                |             |
| INV-00001093      | 2% State Surcharge                               | 05/22/2019       | Fee Payment      | Check #7469    | \$0.90      |
|                   | Basement, unfinished space                       | 05/22/2019       | Fee Payment      | Check #7469    | \$45.00     |
| <b>BR19-0159</b>  |  |                  |                  |                |             |
| INV-00001115      | 2% State Surcharge                               | 05/29/2019       | Fee Payment      | Check #2107    | \$11.57     |
|                   | E&S: Single Family, \$125 per lot                | 05/29/2019       | Fee Payment      | Check #2107    | \$125.00    |
|                   | Electrical: Per SqFt                             | 05/29/2019       | Fee Payment      | Check #2107    | \$94.68     |
|                   | HVAC: Residential (Use Groups R5) - each system  | 05/29/2019       | Fee Payment      | Check #2107    | \$90.00     |
|                   | New 9-1-1 Address Fee                            | 05/29/2019       | Fee Payment      | Check #2107    | \$90.00     |
|                   | One/two fam. dwelling, R5, finished living space | 05/29/2019       | Fee Payment      | Check #2107    | \$284.04    |
|                   | Plumbing flat fee                                | 05/29/2019       | Fee Payment      | Check #2107    | \$30.00     |
|                   | Plumbing, per fixture                            | 05/29/2019       | Fee Payment      | Check #2107    | \$80.00     |
|                   | Zoning Permit: \$100.00 Primary Structures       | 05/29/2019       | Fee Payment      | Check #2107    | \$100.00    |
| <b>ER19-0119</b>  |  |                  |                  |                |             |
| INV-00001052      | 2% State Surcharge                               | 05/03/2019       | Fee Payment      | Check #2579    | \$0.90      |
|                   | Electrical: Base fee                             | 05/03/2019       | Fee Payment      | Check #2579    | \$45.00     |
| <b>ER19-0129</b>  |  |                  |                  |                |             |
| INV-00001074      | 2% State Surcharge                               | 05/13/2019       | Fee Payment      | Cash           | \$0.90      |
|                   | Electrical: Base fee                             | 05/13/2019       | Fee Payment      | Cash           | \$45.00     |
| <b>ER19-0133</b>  |  |                  |                  |                |             |
| INV-00001077      | 2% State Surcharge                               | 05/14/2019       | Fee Payment      | Cash           | \$0.90      |
|                   | Electrical: Base fee                             | 05/14/2019       | Fee Payment      | Cash           | \$45.00     |
| <b>ER19-0141</b>  |  |                  |                  |                |             |
| INV-00001108      | 2% State Surcharge                               | 05/29/2019       | Fee Payment      | Check #002515  | \$0.90      |
|                   | Electrical: Base fee                             | 05/29/2019       | Fee Payment      | Check #002515  | \$45.00     |
| <b>SDP19:0006</b> |  |                  |                  |                |             |
| INV-00001091      | Site Plan Review: Sketch Plan                    | 05/16/2019       | Fee Payment      | Check #2877    | \$150.00    |
| <b>SDP19:0007</b> |  |                  |                  |                |             |
| INV-00001116      | Site Plan Review: Sketch Plan                    |                  |                  |                |             |

## TRANSACTIONS BY USER REPORT (05/01/2019 TO 05/31/2019)

| Invoice #              | Fee Name                                   | Transaction Date | Transaction Type | Payment Method       | Paid Amount       |
|------------------------|--|------------------|------------------|----------------------|-------------------|
|                        |  | 05/29/2019       | Fee Payment      | Check #22449657      | \$150.00          |
| <b>SDP19:0008</b>      |  |                  |                  |                      |                   |
| INV-00001118           | Site Plan Review: Sketch Plan              | 05/29/2019       | Fee Payment      | Check #2884          | \$150.00          |
| <b>SDP19:0010</b>      |  |                  |                  |                      |                   |
| INV-00001123           | Site Plan Review: Sketch Plan              | 05/29/2019       | Fee Payment      | Check #14531         | \$150.00          |
| <b>SP19-0003</b>       |  |                  |                  |                      |                   |
| INV-00001086           | 2% State Surcharge                         | 05/16/2019       | Fee Payment      | Cash                 | \$4.20            |
|                        | Electrical: Base fee                       | 05/16/2019       | Fee Payment      | Cash                 | \$45.00           |
|                        | Swimming Pool: Residential                 | 05/16/2019       | Fee Payment      | Cash                 | \$65.00           |
|                        | Zoning Permit: \$100.00 Primary Structures | 05/16/2019       | Fee Payment      | Cash                 | \$100.00          |
| <b>SUB19:0008</b>      |  |                  |                  |                      |                   |
| INV-00001094           | Boundary Adjustment                        | 05/22/2019       | Fee Payment      | Check #19882         | \$100.00          |
| <b>SUB19:0009</b>      |  |                  |                  |                      |                   |
| INV-00001106           | Subdivision: Family                        | 05/22/2019       | Fee Payment      | Check #1254          | \$200.00          |
|                        | Subdivision: GIS Fee (per lot)             | 05/22/2019       | Fee Payment      | Check #1254          | \$100.00          |
| <b>SUB19:0010</b>      |  |                  |                  |                      |                   |
| INV-00001119           | Subdivision: Family                        | 05/29/2019       | Fee Payment      | Check #352           | \$200.00          |
|                        | Subdivision: GIS Fee (per lot)             | 05/29/2019       | Fee Payment      | Check #352           | \$50.00           |
|                        |  | 05/29/2019       | Fee Payment      | Check #352           | \$50.00           |
| <b>SUP19:0003</b>      |  |                  |                  |                      |                   |
| INV-00000954           | Sign Deposit for Public Hearing            | 05/16/2019       | Refund           | Check #0000          | (\$90.00)         |
| <b>SUP19:0005</b>      |  |                  |                  |                      |                   |
| INV-00001117           | Special Use Permit                         | 05/29/2019       | Fee Payment      | Check #1000          | \$800.00          |
| <b>VALENCIA PORTER</b> |  |                  |                  | <b>TOTAL CASH:</b>   | <b>\$351.90</b>   |
|                        |  |                  |                  | <b>TOTAL CHECK:</b>  | <b>\$8,133.71</b> |
|                        |  |                  |                  | <b>TOTAL REFUND:</b> | <b>(\$90.00)</b>  |
|                        |  |                  |                  | <b>NET TOTAL:</b>    | <b>\$8,395.61</b> |
| <b>GRAND TOTALS</b>    |  |                  |                  | <b>TOTAL CASH:</b>   | <b>\$351.90</b>   |
|                        |  |                  |                  | <b>TOTAL CHECK:</b>  | <b>\$8,133.71</b> |
|                        |  |                  |                  | <b>TOTAL REFUND:</b> | <b>(\$90.00)</b>  |
|                        |  |                  |                  | <b>NET TOTAL:</b>    | <b>\$8,395.61</b> |

FLUVANNA COUNTY PLANNING COMMISSION  
**WORK SESSION AND REGULAR MEETING MINUTES**

County Administration Building, Morris Room

April 9, 2019

6:00 p.m. Work Session

7:00 p.m. Regular Meeting

**MEMBERS PRESENT:**

Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Lewis Johnson  
Gequetta "G" Murray-Key  
Howard Lagomarsino  
Patricia Eager, Board of Supervisors Representative

**ALSO PRESENT:**

Jason Stewart, Planning and Zoning Administrator  
Brad Robinson, Senior Planner  
Holly Steele, Planner  
Fred Payne, County Attorney  
Valencia Porter, Senior Program Support Assistant

**ABSENT:**

None

A. **Open the Work Session**

At 6:00p.m., Chairman Bibb called the work session into session, followed by the Pledge of Allegiance and a moment of silence.

B. **Director's Comments : Jason Stewart, Planning Director**

Planning Commission members are requested to save the date for a joint work session for both Planning Commission and Board of Supervisors meeting on June 19, 2019 at 4 p.m.

C. **Public Comments**

None

D. **Work Session**

**Rural Cluster Subdivisions—Brad Robinson, Senior Planner**

Island Hill timeline:

|                   |  |
|-------------------|--|
| December 3, 2018  | Application received                                       |
| December 13, 2018 | TRC Review   |
| January 8, 2019   | Planning Commission reviewed and deferred by a vote of 5-0 |
| February 12, 2019 | Planning Commission reviewed and approved by a vote of 5-0 |
| March 20, 2019    | Briefing to Board of Supervisors                           |
| March 25, 2019    | Community Meeting at Library                               |
| April 3, 2019     | Board of Supervisors discussion                            |

Comprehensive Plan:

- "Rural clusters are small-scale residential areas surrounded by farmland, preservation zones, or otherwise environmentally sensitive land."
- "Clusters should strive to maintain density similar to that of the neighborhood residential community element. This will maximize preserved land by clustering homes on small lots."
- "The rural cluster element concentrates development in a compact area, leaving the remaining land for preservation and common use."
- "Rural clusters provide an opportunity for open-space preservation, typically at the periphery surrounding the developed area. Open space should be clustered to maximize large areas of open space whenever possible."

Discussion:

- Does the county need to review regulations for rural cluster development for future application?
  - What updates or changes are needed?
- Should rural cluster developments continue to be permitted countywide, or only in certain areas?

**Bibb:** Do you have a copy of the State Regulations?

**Brad Robinson, Senior Planner:** I do.

**Bibb:** 15.2-2286.1.

**Zimmer:** What are the other arguments that we have heard against this plan?

**Brad Robinson, Senior Planner:** The other primary concern were about the setbacks from the lots that's going to boarder those lots in Broken Island, and Riverside.

**Bibb:** (From the State Regulations Code)"If proposals for the clustering of single-family dwellings and the preservation of open space developments comply with the locality's adopted standards, conditions, and criteria, the development and open space preservation shall be permitted by right under the local subdivision ordinance. The implementation and approval of the cluster development and open space preservation shall be done administratively by the locality staff and without a public hearing. No local ordinance shall require that a special exception, special use, or conditional use permit be obtained for such developments. However, and such ordinance may exempt (a) developments of two acres or less and (b) property located in the Air Installation Compatible Use Zone from the provisions of this subdivision". So basically it puts a burden on the Planning Department from my understanding?

**Brad Robinson, Senior Planner:** That was the Code for back in 2004.

**Payne:** I think it's been amended.

**Eager:** I think one of the things we should look at are the setbacks A-1, 75, rear setbacks of 25.

**Payne:** I suggest that you divide them up into two types. Requestment of tweaking, if you want to make major changes, be ready for a long and very expensive project.

**Bibb:** Are we required to allow cluster subdivisions?

**Payne:** Yes.

**Zimmer:** Two years from now it might change.

**Payne:** We need to identify the problem and the solution.

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE**

At 7:00p.m. Chairman Bibb called the Regular meeting into session.

2. **DIRECTOR'S REPORT—Jason Stewart, Planning Director**

**March 20, 2019**

**SUP 19:01 National Communication Towers** – A request for a special use permit to construct a 199' Self-Support Tower, with respect to 12.7 acres of Tax Map 39, Section A, Parcel 29. The property is located off of West River Rd. (State Route 6), approximately 0.6 miles northeast of the intersection with Rockfish Run Rd. (State Route 683). The parcel is zoned A-1 Agricultural, General and located within the Rural Preservation Planning Area and the Fork Union Election District. **(Approved 5-0)**

**April 3, 2019**

None

**Board of Zoning Appeals Actions:**

**March 19, 2019**

**BZA 19:01 – Todd and Casey Robinson** – A request for a variance to Fluvanna County Code Sec.22-4-3(E) of the Zoning Ordinance to allow for the reduction of the minimum front setback required along a public road, from 125 feet to 80 feet and, for the purpose of constructing an attached garage to their existing home and bringing the existing home into compliance with the front yard setback requirements for Tax Map 19, Section 13, Parcel 16. **(Approved 5-0)**

**Technical Review Committee—March 14, 2019**

None

**3. PUBLIC COMMENTS:**

➤ **Philip Ianna: 852 Broken Island Road, Palmyra, VA 22963**

The light fixtures are wonderful here and are much better than Albemarle and Charlottesville City. I have went to three different places here and I am needless to say that the ordinance requires 2 ½ feet of cabals and Food Lion has 9ft. The Exxon has 30 feet of them. The lights over at the library have no glare to them and they don't automatically cut off, which is a very good thing. I am happy to help with tweaking for the light source ordinance.

**4. MINUTES**

Minutes of March 12, 2019

Zimmer made a motion to approve the March 12, 2019 Planning Commission minutes as presented. Seconded by Lagomarsino. The motion carried by a vote of 5-0-0. AYE: Bibb, Johnson, Zimmer, Murray-Key, and Lagomarsino. **NAY:** None **ABSTAIN:** None **ABSENT:** None

**5. PUBLIC HEARINGS:**

None

**6. PRESENTATIONS:**

None

**7. SITE DEVELOPMENT PLANS:**

None

**8. SUBDIVISIONS:**

None

**9. UNFINISHED BUSINESS:**

None

**10. NEW BUSINESS:**

Affordable Housing Summit—Mrs. Murray-Key

There is a Regional meeting on April 19, 2019 that is for practical users. There will be another meeting coming later for the public. The commission need ideas on how it affects the rural areas. We don't know exactly what the correct numbers for affordable housing are. What price range in affordable housing would be reasonable for county residents? The commission is trying to meet the unmet numbers that we can't provide because of a lot of residents work in different localities. What is really affordable housing? This group is looking at this as a whole. Far as the medium income. We are trying to build what we need. How we can accommodate that into our county. This team is going out into the public and asking questions and trying to find the answers to be involved.

April 19, 2019 at the Omni Hotel in Charlottesville, VA from 8-4p.m.  
TJPDC.org is the website.  
Registration of \$35.00 fee.

**11. PUBLIC COMMENTS:**

None

**12. ADJOURN:**

Chairman Bibb adjourned the Planning Commission meeting of April 9, 2019 at 7:30p.m.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

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**Barry A. Bibb, Chairman**  
**Fluvanna County Planning Commission**

**FLUVANNA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**Circuit Court Room**  
**May 7, 2019**  
**7:00 p.m. Regular Meeting**

**MEMBERS PRESENT:** Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Lewis Johnson  
Gequetta "G" Murray-Key  
Howard Lagomarsino  
Patricia Eager, Board of Supervisors Representative

**ALSO PRESENT:** Eric Dahl, DCA/Interim Director of Community Development  
Brad Robinson, Senior Planner  
Holly Steele, Planner  
Fred Payne, County Attorney  
Valencia Porter, Senior Program Support Assistant

**ABSENT:** None

1. **Open the Regular Meeting:**  
At 7:00p.m., Chairman Bibb called the Regular Meeting into session, followed by the Pledge of Allegiance and a moment of silence.
2. **Director's Report: Eric Dahl, DCA/Interim Director of Community Development**

**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). 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 Ricer 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.



3. **Public Comments:**

None

4. **Minutes:**

April 9, 2019 Minutes were deferred to the June 11, 2019 Planning Commission Meeting.

5. **PUBLIC HEARINGS:**

**SUP 19:03 - Mike Brookman - Holly Steele, Planner**

**Overview:**

- 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.
- Rural Residential Community Planning Area;
- Applicant wishes to construct a retail store that includes an access drive and a parking lot. The applicant wishes to use the existing 18' paved driveway that is shared by the Fork Union Animal Clinic as the primary entrance to his property.
- There is no previous zoning history on the property.

**Questions:**

**Zimmer:** With this SUP being already in place, say if he would change his mind to have an indoor or outdoor shooting range, would that be considered as part of this SUP?

**Holly Steele, Planner:** No, he would have to submit a new application.

**Murray-Key:** The fire chief had an inquiry about the powder, the reloading the supplies, and the inflammability of those materials. Can you talk about that?

**Mike Brookman, Applicant:** Sure, I talked with Mike extensively about it and I won't even have an open supply room. But the supplies, I guess the most important thing on there is the black powder, black powder burns, and it doesn't necessary explodes, it burns.

**Lagamarsino:** So what's your security blanket?

**Mike Brookman, Applicant:** The building is pretty much going to be concrete. It's rated at 165mph winds, a direct fire contact for two hours. Windows and doors are all going to be with steel cages. It's not going to be pretty and it's not going to be agricultural wonder.

**Lagamarsino:** What about fire protection?

**Mike Brookman, Applicant:** It's also rated for two hours of fire protection, in certain protection areas we have to use gas. With that type of building in order for a fire to continue it will need oxygen, and my building is concrete air tight. No oxygen.

**Lagamarsino:** Did you have that conversation with the Fire Chief?

**Mike Brookman, Applicant:** I plan on doing a well. Only because that I am so far off the road that it's not even going to be able to connect to the county line.

**Public Hearing:**

None

**Motion:**

Johnson moved that the Planning Commission recommend approval 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, subject to the nine (9) conditions listed in the staff report. Lagomarsino seconded. The motion carried by a vote of 5-0. AYES: Bibb, Johnson, Zimmer, Lagomarsino, and Murray-Key. ABSENT: None ABSTAIN: None.

**ZMP 18:01 - Steven & Codie Peters - Brad Robinson, Senior Planner**

**Overview:**

- 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.
- 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.



**Presentation - Kelsey Schlein, Planner/Shimp Engineering**

- All numbers came from VDOT from the Friday May 3, 2019 report
- Able to answer all of the following traffic questions.
- This project has become a very careful project as far as looking for safety for the kids.

**Public Hearing:**

**Carol Parsons- 14 Barrett St, Palmyra, VA 22963:** Concerns about the water usage, also about Broken Island, need area for kids to play. Like playgrounds, basketball courts, etc., solutions to the additional traffic, hope the roundabout is bigger the one on 53 & 616

**Angela Davis, 103 Martin Kings Rd, Palmyra, VA 22963:** Concerns about the traffic control.

The Planning Commission discussed and decided per recommended of the county attorney to hold action on the rezoning until after the public hearing for the special use permit, SUP 18:05.

**SUP 18:05 - Steven & Codie Peters - Brad Robinson, Senior Planner**

- 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.;
- Special use permit is required for density between 3 and 10 units per acre in the R-3 district per Sec. 22-7-8;
- Applicant requesting 6.9 dwelling units per acre;
- ZTA 18:05 approved in 2018 to bring 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 CPA and 6 dwelling units per acre in the Rivanna CPA.

**Public Hearing:**

**Kristen McGee, 17 Smokewood Dr, Palmyra, VA 22963:** Concerns about the water, traffic safety for children, do not approve of this.

**Karol Forsberg, 27 Amethyst Road, Palmyra, VA 22963:** Just no more commercial projects.

**Planning Discussion:**

After the discussion of the Planning Commission, members decided that the plan meets all the codes.

**Motion ZMP 18:01:**

Murray-Key moved that the Planning Commission recommend approval 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, **subject to subject to submittal of a preliminary master plan for a maximum gross residential density of 2.9 units per acre (179 units) in accordance with Section 22-7-8 of the Fluvanna County Code.** Seconded by Zimmer. The motion carried by a vote of 4-0. AYE: Bibb, Zimmer, Murray-Key, and Lagomarsino. NAY: Johnson ABSTAIN: None ABSENT: None.

**Motion SUP 18:05:**

Murray-Key moved that the Planning Commission recommend denial 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. Seconded by Johnson. The motion carried by a vote of 5-0. AYE: Bibb, Zimmer, Murray-Key, Johnson, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None.

**6. PRESENTATIONS:**

**Development Activity Report—Holly Steele, Planner**

The annual Development Activity Report (DAR) includes information regarding development-related activities undertaken, approved, or reviewed by various departments and agencies.

The DAR allows land use comparisons and trends to be seen over time and provides an indication of recent land use changes.

- Land:** Fluvanna County's Comprehensive Plan, adopted in 2015, and continues to influence growth and development decisions.
- Building Permits:** 121 building permits for new homes were issued in 2018, a 33% increase from the 91 permits issued in 2017.
- Subdivisions:** 34 new subdivision lots were approved in 2018, a 78% increase from the 19 new lots approved in 2016.
- Site Plans:** Twelve (12) site development plans were reviewed in 2018, an 11% increase from the nine (9) plans reviewed in 2017. Eight (8) of the site development plans reviewed (66%) were located within designated growth areas.
- Special Use Permits:** Five (5) special use permits were reviewed in 2018. Three (3) of the special use permits reviewed were located outside of designated growth areas.
- Rezoning, Text Amendments, Zoning Appeals:** One (1) rezoning applications was considered in 2018. This application is still in review. Five (5) zoning text amendments were approved in 2018. Two (2) variances were heard by the Board of Zoning Appeals (BZA) in 2018. One request was approved and one was withdrawn.
- Code Compliance:** At least forty-four (44) complaints were investigated in 2018. Additionally, the Board of Supervisors enacted new ordinances related to Code Compliance that included regulations of inoperable vehicles, trash on private property, and solid waste requirements.
- Ag/Forestal, Land Use:** There are 19 Agricultural and Forestal Districts (AFDs), which include 20,542.80 acres (11.38% of Fluvanna County). No new AFD's were created in 2018. In 2018, 109,947 acres (59% of Fluvanna County) were enrolled within the Land Use Taxation Program.

**Motion:**

Zimmer moved that the Planning Commission recommend approval of the 2018 Development Activity Report on this 7<sup>th</sup> day of May. The motion carried by a vote of 5-0. AYE: Bibb, Zimmer, Johnson, Murray-Key, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None.

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None

10. **NEW BUSINESS:**

11. **PUBLIC COMMENTS:**

None

12. **ADJOURN:**

Chairman Bibb adjourned the Planning Commission meeting of May 7, 2019 at 9:25p.m.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

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**Barry A. Bibb, Chairman**  
**Fluvanna County Planning Commission**



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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:** SDP 19:04  
**Tax Map:** Tax Map 59, Section 6, Parcel 1 and 2

**From:** Holly Steele  
**District:** Fork Union  
**Date:** June 13, 2019

**General Information:** This item is scheduled to be heard by the Planning Commission on Tuesday, June 13, 2019 at 7:00 p.m. in the Fluvanna County Administration Building Morris Room.

**Applicant:** Virginia Electric and Power Company

**Owner:** Virginia Electric and Power Company

**Representative:** Laura Zuranski, Dominion Energy

**Requested Action:** Approval of a sketch plan request to install a new centralized water treatment system in an area formerly used for warehouse space, with respect to approximately 34.5 acres of Tax Map 59, Section 6, Parcels 1 and 2. (Attachment A)

**Location:** The property is located off of Bremono Rd. (State Route 656), approximately 0.8 miles west of the intersection with Bremono Bluff Rd. (State Route 657). (Attachment B)

**Existing Zoning:** I-1, Industrial, Limited

**Existing Land Use:** Utility, Major

**Adjacent Land Uses:** Adjacent properties are zoned I-1, Industrial, Limited and A-1, Agricultural, General. (Attachment C)

**Comprehensive Plan:** Rural Residential Planning Area

**Zoning History:** A site plan was approved for a 4,800 square foot synthetic fuel facility on November 29, 2004, and a variance was approved to increase the height of the synfuel facility from 45 feet to 60 feet on December 7, 2004 (Per the SDP 13:05 Staff Report).

SDP 13:05 was approved to convert Bremono Power Station from coal-fired power to gas-fired power on May 22, 2013.

SDP 15:12 was approved for closure of the coal combustion residuals impoundment ponds on November 23, 2015.

SDP 16:19 was approved as an amendment to SDP 15:12 for the closure of coal combustion residuals impoundment ponds and increase the site area to 285.665 acres was approved by a vote of 4-0-1 on March 7, 2017.

### **Analysis:**

The applicant is requesting sketch plan approval to install a new centralized water treatment system in an area formerly used for warehouse space on property zoned I-1 and 34.51 acres in size. Additionally, the applicant will be removing the existing temporary centralized source water treatment system and the occupied space will be reverted back to parking lot space. The existing structure is approximately 26,650 sf.

There are three main locations on the parcel that will be impacted by this site development plan:

- **Location A:** This location represents the existing warehouse that will be repurposed into the new centralized water treatment system. This building is approximately 5,200 sf.
- **Location B:** This location is an existing concrete pad that will be repurposed for increasing the warehouse footprint and/or allowing for the construction of new support facilities in the future. During the TRC meeting, the representatives stated that they envisioned this area being used for temporary trailers and/or auxiliary structures. This area is approximately 9,520 sf and lies directly next to Location A.
- **Location C:** This location is an existing concrete pad that will be repurposed for increasing the warehouse footprint and/or allowing for the construction of new support facilities in the future. This area is approximately 5,510 sf.

In accordance with Sec. 22-11-5 of the zoning ordinance, the sketch plan is in compliance with the minimum building setback requirements.

(Attachment A)

#### *Exception to not construct a sidewalk*

Per Sec. 22-11-11 of the zoning ordinance, the applicant is requesting an exception from the Planning Commission to not install sidewalks along the paved interior roads within the Brema Power Station facility. This exemption request has been granted to prior site development plans approved within the facility. Staff recommends approval of this request. (Attachment D)

Section 22-11-11 of the Fluvanna County Zoning Ordinance requires sidewalks “*on both sides of all roadways, public and private.*” However, it is important to note that there are interior paved drives, but no state maintained roads or named private roads within the Brema facility.

#### *Parking/Roads*

The subject property has frontage along one state-maintained road, Brema Road (State Route 656). Per the site plan notes, this project will not create a net increase to traffic on Brema Road

once it is constructed. Removal of the existing temporary centralized source water treatment system (CSWTS) will create more parking spaces on the premises as the facility is currently located in a temporary structure in the main parking lot.

#### *Landscaping/Screening*

All landscaping should be in compliance with Article 24 of the Fluvanna County Zoning Ordinance. The sketch plan does not indicate any additional landscaping will be provided on the site. No additional buildings are being constructed at this time and one building is being removed. No existing landscaping will be removed as a result of this project and all screening along Bremo Road will be maintained.

#### *Outdoor Lighting*

All outdoor lighting must be fully shielded and utilize full cut-off lighting fixtures per Sec. 22-25-5. More information is needed from the applicant in regards to outdoor lighting. No lighting information was shown on the sketch plan or discussed in the Technical Review Committee Meeting.

#### *Stormwater Management*

Per the applicant's site plan notes, the ground disturbance for this particular project is less than 10,000 sf. Based on this level of disturbance; no new stormwater management plan will be required at this time.

#### **Technical Review Committee:**

The following comments were received from the Technical Review Committee on May 9, 2019:

1. Fire Chief: No comments.
2. Erosion and Sediment Control: Questions about the surface lines leading to the project.
3. Sheriff's Department: No comments.
4. Economic Development: No comments.
5. VDOT: No comments
6. Emergency Services: No comments.
7. Planning Department: Questions regarding whether something would be rebuilt where the existing temporary structure is located. Additionally, the planners wanted to confirm which tax map parcels this would be directly affecting.
8. Chamber of Commerce: No comments.

(Attachment E)

#### **Conclusion:**

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

**Recommended Conditions:**

1. Meet all final site plan requirements which include, but are not limited to, providing parking, landscaping, and outdoor lighting;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all VDOT requirements.

**Suggested Motions:**

I move to approve SDP 19:04, a sketch plan request to install a new centralized water treatment system in an area formerly used for warehouse space, with respect to approximately 34.5 acres of Tax Map 59, Section 6, Parcels 1 and 2, subject to the conditions listed in the staff report.

**Attachments:**

- A – Application/Site Plan
- B – Aerial Vicinity Map
- C – Aerial Zoning Map
- D—Sidewalk Exception Request Letter
- E – TRC comment letter

Copy: Laura Zuranski [PG.environmental@DominionEnergy.com](mailto:PG.environmental@DominionEnergy.com)  
Mark Mitchell [mark.d.mitchell@dominionenergy.com](mailto:mark.d.mitchell@dominionenergy.com)  
File

Received

MAY 01 2019

Fluvanna County



COMMONWEALTH OF VIRGINIA  
 COUNTY OF FLUVANNA  
 Site Development Application

**Owner of Record:** Virginia Electric and Power Company

**Applicant of Record:** Virginia Power and Electric Company

E911 Address: 5000 Dominion Blvd, Glen Allen, VA 23060

E911 Address: 5000 Dominion Blvd, Glen Allen, VA 23060

Phone: (804) 273-2788 Fax: N/A

Phone: (804) 273-3685 Fax: N/A

Email: mark.d.mitchell@dominionenergy.com

Email: mark.d.mitchell@dominionenergy.com

**Representative:** Laura Zuranski

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

E911 Address: 5000 Dominion Blvd, Glen Allen, VA 23060

Phone: (804) 273-2788 Fax: N/A

Is property in Agricultural Forestal District?  No  Yes

Email: PG.Environmental@DominionEnergy.com

If Yes, what district: N/A

**Tax Map and Parcel(s):** See Attached List

**Deed Book Reference:** See Attached List

**Acreeage:** 284.045 **Zoning:** I-1 / A-1

Deed Restrictions?  No  Yes (Attach copy)

Location: 1038 Brems Rd, Brems Bluff, VA 23022

Description of Property: Existing power generation facility

Proposed Structure: N/A

Dimensions of Building: Existing warehouse and concrete pads

Lighting Standards on Site:  No  Yes

# of Employees: N/A

# of Parking Spaces: 144

Noise Limitations: N/A

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

Mark Mitchell, Vice President Generation Construction

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY

|  |                                  |                              |
|--|----------------------------------|------------------------------|
| Date Received: 5/1/2019                      | Fee Paid: \$44812, \$150.00      | Application #: SDP 19 : 0004 |
| Election District: Fork Union                | Planning Area: Rural Residential | Number of Lots:              |
| <b>Total Fees Due at Time of Submittal</b>   |                                  |                              |
| Sketch Plan: \$150.00                        | Minor Plan: \$550.00             | Major Plan: \$1,100.00       |
| <b>Additional Fees Due at Time of Review</b> |                                  |                              |
| Street Sign Installation:                    | \$200.00 Per Intersection        |                              |
| Amendment of Plan                            | \$150.00                         |                              |
| Outdoor Lighting Plan Review*                | \$ 50.00                         |                              |
| Landscape Plan Review*                       | \$ 50.00                         |                              |
| Tree Protection Plan Review*                 | \$ 50.00                         |                              |
| * If not part of a Site Plan Review          |                                  |                              |

## Valencia Porter

---

**From:** Lauren Sheridan  
**Sent:** Thursday, May 2, 2019 1:40 PM  
**To:** Valencia Porter  
**Subject:** 59-7-26  
**Attachments:** 59-7-1, 2, 3 (Subdivision).pdf; 59-A-26 (Boundary Survey).pdf; Property Card (59-A-26).pdf

Hi Valencia,

Upon further investigation into this matter, parcel 59-7-26 does not exist, it is actually 59-A-26 and was just mislabeled in our real estate records. It was never part of the original subdivision plat from 1908 recorded in DB 3-318. I've also attached the 1974 boundary survey plat recorded in DB 101-434 as well.

I've updated our records to reflect 59-A-26 as the correct tax map number instead of 59-7-26, but it will not be reflected on the GIS and VamaNet until Kelly has completed the April transfers she just received today and sends them a new link with updated data.

I've attached the property card we have for 59-A-26 to help you in the meantime until the GIS data is updated. Please note, the assessment portrayed on the property card is inaccurate, as this property is assessed and taxed by the State Corporation Commission (SCC).

Please let me know if you have any questions, or need any additional information.

Thanks,  
Lauren

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

Please be advised that Parcel 59-6-4  
is 58-4-4A



Virginia:

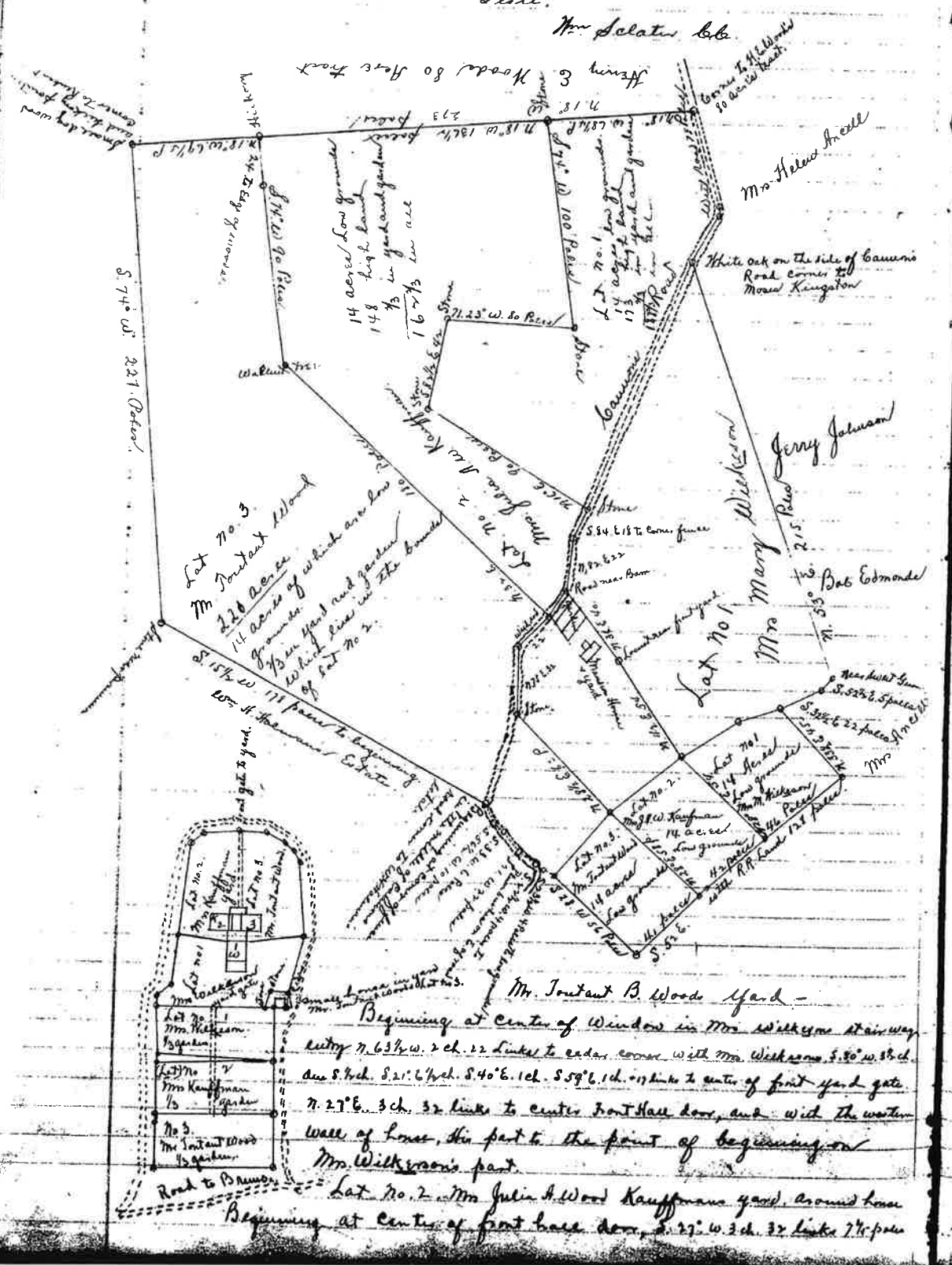
In the clerk's office of Henrico Circuit Court  
May 26<sup>th</sup> 1908.

This deed was this day presented in said  
office and together with the Certificate thereon admitted  
to record at 8 o'clock AM.

Teste.

Mr. Sclater C.C.

S-102



Lot No. 3  
Jontant Woods  
22.8 acres  
14 acres of which are low  
ground  
1/3 in yard and garden  
which line in the bound  
of lot No. 2.



Mr. Jontant B. Woods yard -  
Beginning at center of window in Mrs. Wickerson's stairway  
entry N. 63 1/2° W. 2 ch. 22 links to cedar corner with Mrs. Wickerson S. 80° W. 83° d.  
and S. 8° ch. S. 21° 6' ch. S. 40° E. 1 ch. S. 59° E. 1 ch. 011 links to center of front yard gate  
N. 27° E. 3 ch. 32 links to center front hall door, and with the western  
wall of house, this part to the point of beginning on  
Mrs. Wickerson's part.  
Lot No. 2 Mrs. Julia S. Wood Kauffmann's yard, around house  
Beginning at center of front hall door, S. 27° W. 3 ch. 32 links 7 1/4 feet

|              |             |           |                                 |              |                          |
|--------------|-------------|-----------|---------------------------------|--------------|--------------------------|
| Map No 59    | A           | 26        | VIRGINIA ELECTRIC & POWER CO    | Dwl.No.      |                          |
| Acct.No.     |             |           | JAMES F WAGNER, DIR/TAX 17/0JRP | Occupancy    | SCC                      |
| R# 16611     |             |           | PO BOX 26666                    | No.Story     |                          |
| Acres 27.678 | Class 79    | RICHMOND  | VA23261                         | Age          |                          |
|              |             |           |                                 | Cond         |                          |
|              |             |           | PRICE - DT 0/00/0000            | Class        |                          |
| AC 27.678    |             |           | INSTRUMENT- 0000 0000000 00     | Zoning       |                          |
|              |             |           | CUNNINGHAM                      | No.Units     | APPR                     |
| Exterior     | Interior    | Walls     |                                 | Date Insp    | 9/24/2018 FPXX           |
| Found.       | No.Rms.     | Floors    |                                 | At Home      | <input type="checkbox"/> |
| Walls        | Bd.Rms.     | Heat      | Basm't                          | Not Home     | <input type="checkbox"/> |
| Roof Type    | No.Baths    | Fireplace | Garage                          | Neighborhood | 1 S/D                    |
| Roofing      | No.1/2 Bths | Gas FPS   | Flue                            | BLT.In       | Garage No.Cars           |

| OTHER IMPROVEMENTS |           |       |      |       | OTDES-      |       |                |        |   |
|--------------------|-----------|-------|------|-------|-------------|-------|----------------|--------|---|
| Description        | Size      | End   | Rate | Dep   | Total Value | R/W   | Water          | Gas    | N |
|                    |           |       |      |       |             | Ease  | Sewer          | Elect. | N |
|                    |           |       |      |       |             | terr. | UTILITY VALUE- |        |   |
|                    |           |       |      |       |             | Char. |                |        |   |
| LAND USE & VALUE   |           |       |      |       |             |       |                |        |   |
| TYPE               | No. Acres | Price | Adj  | Value |             |       |                |        |   |
|                    |           |       |      |       |             |       |                |        |   |
|                    |           |       |      |       |             |       |                |        |   |

| MIN UND DEV-       |  | MIN NOT UND DEV- |  | Front       | Depth | Area  | Unit | Rate  | Value |
|--------------------|--|------------------|--|-------------|-------|-------|------|-------|-------|
|                    |  |                  |  |             |       |       |      |       |       |
|                    |  |                  |  | Depth Fac 1 |       |       |      | Adj.1 |       |
|                    |  |                  |  | Depth Fac 2 |       |       |      | Adj.2 |       |
| Structural Element |  |                  |  |             |       | Value |      |       |       |
| Bldg               |  |                  |  |             |       |       |      |       |       |
| Basm't             |  |                  |  |             |       |       |      |       |       |
| Fin.Basm't         |  |                  |  |             |       |       |      |       |       |
| P/Tumb.            |  |                  |  |             |       |       |      |       |       |
| Heat               |  |                  |  |             |       |       |      |       |       |
| A/C                |  |                  |  |             |       |       |      |       |       |
| F.P.               |  |                  |  |             |       |       |      |       |       |
| Flue               |  |                  |  |             |       |       |      |       |       |
| BLT.In             |  |                  |  |             |       |       |      |       |       |
| Additions          |  |                  |  |             |       | S/W/L |      |       |       |
|                    |  |                  |  |             |       |       |      |       |       |
|                    |  |                  |  |             |       |       |      |       |       |

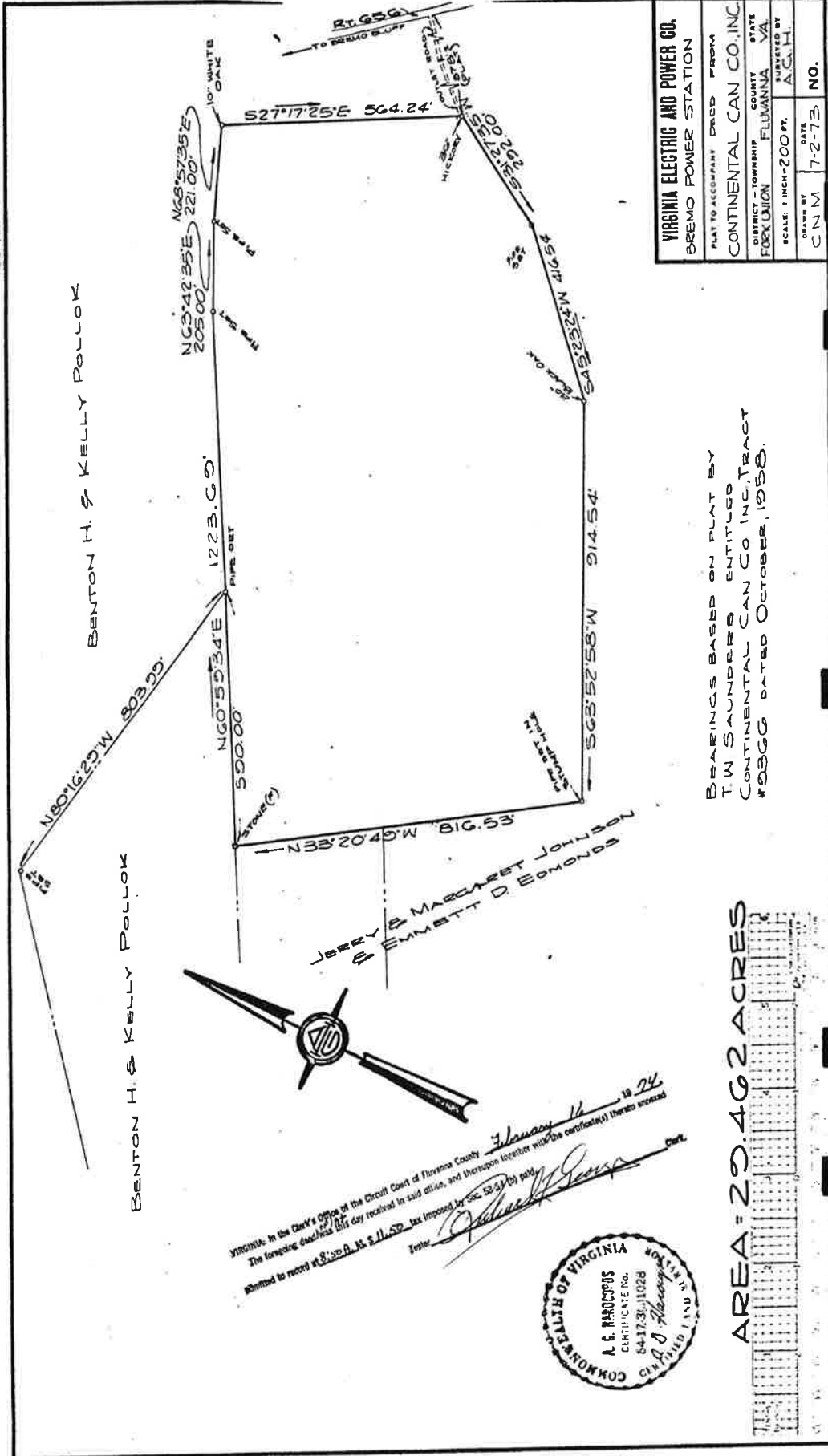
| Seq | Type | Str | Description | Area |               |
|-----|------|-----|-------------|------|---------------|
|     |      |     |             |      |               |
|     |      |     |             |      | Subtotal      |
|     |      |     |             |      | Factor        |
|     |      |     |             |      | Phy%          |
|     |      |     |             |      | Depr. Fnc%    |
|     |      |     |             |      | Ecn%          |
|     |      |     |             |      | Total Dwl.    |
|     |      |     |             |      | Other Impr.   |
|     |      |     |             |      | Total Impr    |
|     |      |     |             |      | Land          |
|     |      |     |             |      | Total Value\$ |

GRANTOR:

101 434

See Original Plat 1st of 1st  
Book 1st of 1st 5, 1908

20-44-20



BENTON H. & KELLY POLLUK

BENTON H. & KELLY POLLUK

JERRY & MARGARET JOHNSON  
& EMMETT D. EDMONDS



Virginia, in the Clerk's Office of the Circuit Court of Fluvanna County  
 The foregoing described plat day received in said office, and thereupon together with the certificate(s) thereon approved  
 admitted to record at 9:30 P. M. \$11.50 tax imposed by Sec. 53-534 by plat  
 Filed February 16, 1928  
 Clerk



BEARINGS BASED ON PLAT BY  
 T. W. SAUNDERS ENTITLED  
 CONTINENTAL CAN CO INC. TRACT  
 #9366 DATED OCTOBER, 1958.

AREA = 29.462 ACRES



|   |                          |
|---|--------------------------|
| VIRGINIA ELECTRIC AND POWER CO.<br>BREMEO POWER STATION |                          |
| PLAT TO ACCOMPANY DEED FROM<br>CONTINENTAL CAN CO. INC. |                          |
| DISTRICT - TOWNSHIP<br>FOUR UNION                       | COUNTY<br>FLUVANNA       |
| SCALE 1 INCH = 200 FT.                                  | STATE<br>VA.             |
| DRAWN BY<br>C.N.M.                                      | SUBMITTED BY<br>A.C.H.M. |
| DATE<br>7-2-73  | NO.                      |

ON STRAYED

156 55

**Virginia Electric and Power  
Bremo Power Station  
Fluvanna County Site Development Application  
Supporting Attachment**

Project Property Information (tax map, parcel ID, DB ref.)

1. Virginia Public Service Company  
Tax Parcel: 59-6-4 (in part)  
Deed: D.B. 19, PG. 173  
Plat: D.B. 19, PG. 174 (Lot 4 - in part)
2. Virginia Public Service Company  
Tax Parcel: 59-6-4 (in part)  
Deed: D.B. 19, PG. 173  
Plat: D.B. 19, PG. 174 (Lot 4 - in part)
- ~~3.~~ Virginia Public Service Company  
Tax Parcel: 59-6-3  
Deed: D.B. 19, PG. 176  
Plat: D.B. 19, PG. 174 (Lot 3)
- ~~4.~~ Virginia Public Service Company  
Tax Parcel: 59-6-2  
Deed: D.B. 19, PG. 177  
Plat: D.B. 19, PG. 174 (Lot 2)
- ~~5.~~ Virginia Public Service Company  
Tax Parcel: 59-6-2A  
Deed: D.B. 19, PG. 177
- ~~6.~~ Virginia Public Service Company  
Tax Parcel: 59-6-1  
Deed: D.B. 19, PG. 248  
Plat: D.B. 19, PG. 174 (Lot 1)
- ~~7.~~ Virginia Public Service Company  
Tax Parcel: 59-6-1A  
Deed: D.B. 19, PG. 248
- ~~8.~~ Virginia Electric and Power Company  
Tax Parcel: 59-A-24  
Deed: D.B. 116, PG. 131  
Plat: D.B. 44, PG. 455
- ~~9.~~ Virginia Electric and Power Company  
Tax Parcel: 62-A-1  
Deed: D.B. 39, PG. 216  
Plat: D.B. 57, PG. 218
- ~~10.~~ Virginia Electric and Power Company  
Tax Parcel: 59-7-1A (in part)  
Deed: D.B. 50, PG. 478  
Plat: D.B. 50, PG. 481 (parcel 1X-C)

- ~~11.~~ Virginia Electric and Power Company  
Tax Parcel: 59-7-1A (in part)  
Deed: D.B. 50, PG. 478  
Plat: D.B. 50, PG. 481 (parcel 1X-A)
- ~~12.~~ Virginia Electric and Power Company  
Tax Parcel: 59-7-1A (in part)  
Deed: D.B. 50, PG. 478  
Plat: D.B. 50, PG. 481 (parcel 1X-B)
- ~~13.~~ Virginia Electric and Power Company  
Tax Parcel: 59-7-1B (two parts)  
Deed: D.B. 97, PG. 291  
Plat: D.B. 97, PG. 293
- ~~14.~~ Virginia Electric and Power Company  
Tax Parcel: 59-7-1  
Deed: D.B. 116, PG. 131  
Plat: D.B. 3, PG. 318 (Lot 1 - in part)
- 15. Virginia Electric and Power Company  
Tax Parcel: 59-7-26  
Deed: D.B. 101, PG. 432  
Plat: D.B. 101, PG. 434
- ~~16.~~ Virginia Electric and Power Company  
Tax Parcel: 62-A-4 (in part, not mapped)  
Chancery Book 13, PG. 360
- ~~17.~~ Virginia Electric and Power Company  
Tax Parcel: 62-A-3  
Deed: D.B. 50, PG. 241  
Deed: D.B. 50, PG. 246  
Plat: D.B. 50, PG. 245 & 248
- ~~18.~~ Virginia Electric and Power Company  
Tax Parcel: 62-A-2  
Deed: D.B. 57, PG. 274  
Plat: D.B. 57, PG. 276  
Deed: D.B. 50, PG. 283  
Plat: D.B. 50, PG. 286
- ~~19.~~ Virginia Electric and Power Company  
Tax Parcel: 62-A-4 (in part)  
Deed: D.B. 154, PG. 56  
Deed: D.B. 154, PG. 47  
Plat: D.B. 154, PG. 55 (Parcel "X-3")
- ~~20.~~ Virginia Electric and Power Company  
Tax Parcel: 58-A-10 (in part)  
Deed: D.B. 975, PG. 919  
Plat: P.B. 3, PG. 227



**VIA HAND DELIVERY**

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

April 30, 2019

**RE: Dominion Energy - Bremo Power Station Centralized Water Treatment System Project  
Sketch Plan Submittal**

Dear Sir or Madam:

The attached material is being submitted in support of the above reference project and in accordance with the County of Fluvanna Site Development Plan Description and Process. Note that this application is in response to a change in use of existing structures at the facility. This Major Site Development Sketch Plan Submittal includes the following:

- Site Development Plan Application
- Site Development Plan Application Fee
- Sketch Plan (20 – 11" x 17" and 3 – Full-size copies)
- Major Sketch Plan Checklist

In addition to the documents listed above, Dominion has included a Secretary's Certificate for Mr. Mark Mitchell, Vice President, Generation Construction for the County's files.

Should you have any questions or require additional information, please contact Laura Zuranski at (804) 273-2788 or [laura.m.zuranski@dominionenergy.com](mailto:laura.m.zuranski@dominionenergy.com)

Sincerely,

A handwritten signature in black ink that reads "Jason Williams".

Jason E. Williams  
Director, Environmental

Enclosures

**Received**

**MAY 01 2019**

**Fluvanna County**

# VIRGINIA ELECTRIC AND POWER COMPANY

## Secretary's Certificate

I, the undersigned, hereby certify that I am Assistant Corporate Secretary of Virginia Electric and Power Company d/b/a Dominion Energy Virginia, a Virginia public service corporation (the "Company").

I further certify that the attached Exhibit A is a true and correct excerpt from the Bylaws of said company and that said Bylaws have not been amended or revoked and that the same is now in full force and effect.

I further certify that the individual named below is an officer of said Company holding the position set forth below opposite his name:

**Mark D. Mitchell**

**Vice President – Generation Construction**

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the corporate seal of said Company this 30 day of April, 2019.

  
\_\_\_\_\_  
Karen W. Doggett

CORPORATE  
SEAL

**EXCERPT FROM BYLAWS OF  
VIRGINIA ELECTRIC AND POWER COMPANY**

\*\*\*\*\*

**ARTICLE XIV.**

**Officers.**

The Board of Directors, in its discretion, may appoint one or more Vice Presidents and one or more assistant officers to any of the officers it appoints with the exception of any Chief Executive Officers, Presidents, Chief Operating Officers or Chief Financial Officers, and may appoint such other officers or agents as it may deem advisable and prescribe their powers and duties. Unless otherwise provided by the Board, any such officer or agent shall have the powers and duties commonly incident to his office.

Except as otherwise provided by the Board of Directors, each Chief Executive Officer, President and Vice President shall have authority to sign certificates of stock, bonds, deeds and contracts and to delegate such authority in such manner as may be approved by a Chief Executive Officer or President.

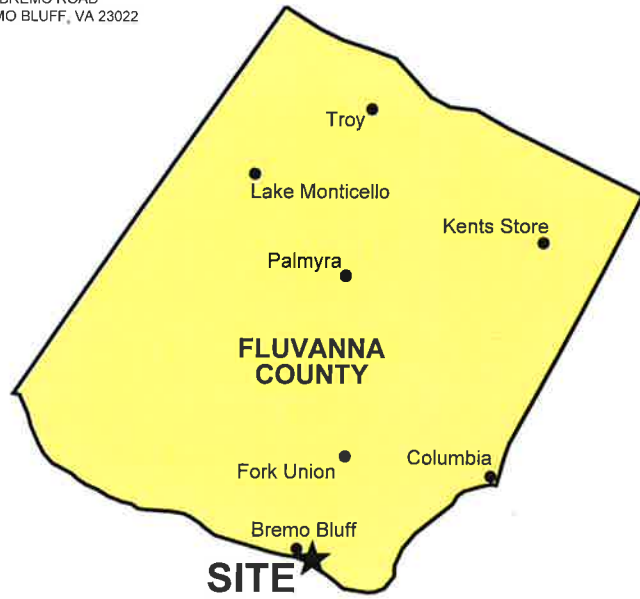
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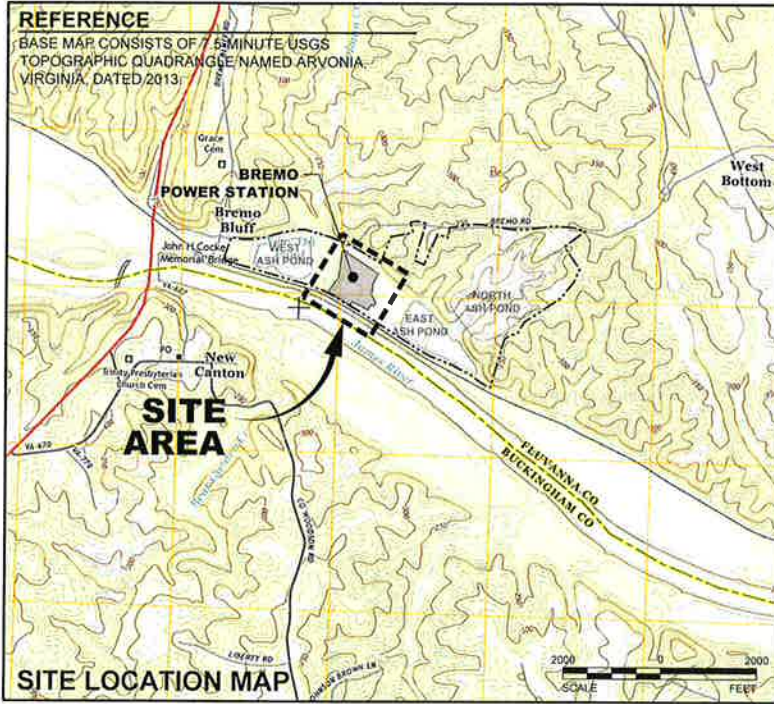


**SITE ADDRESS:**  
1038 BREMO ROAD  
BREMO BLUFF, VA 23022

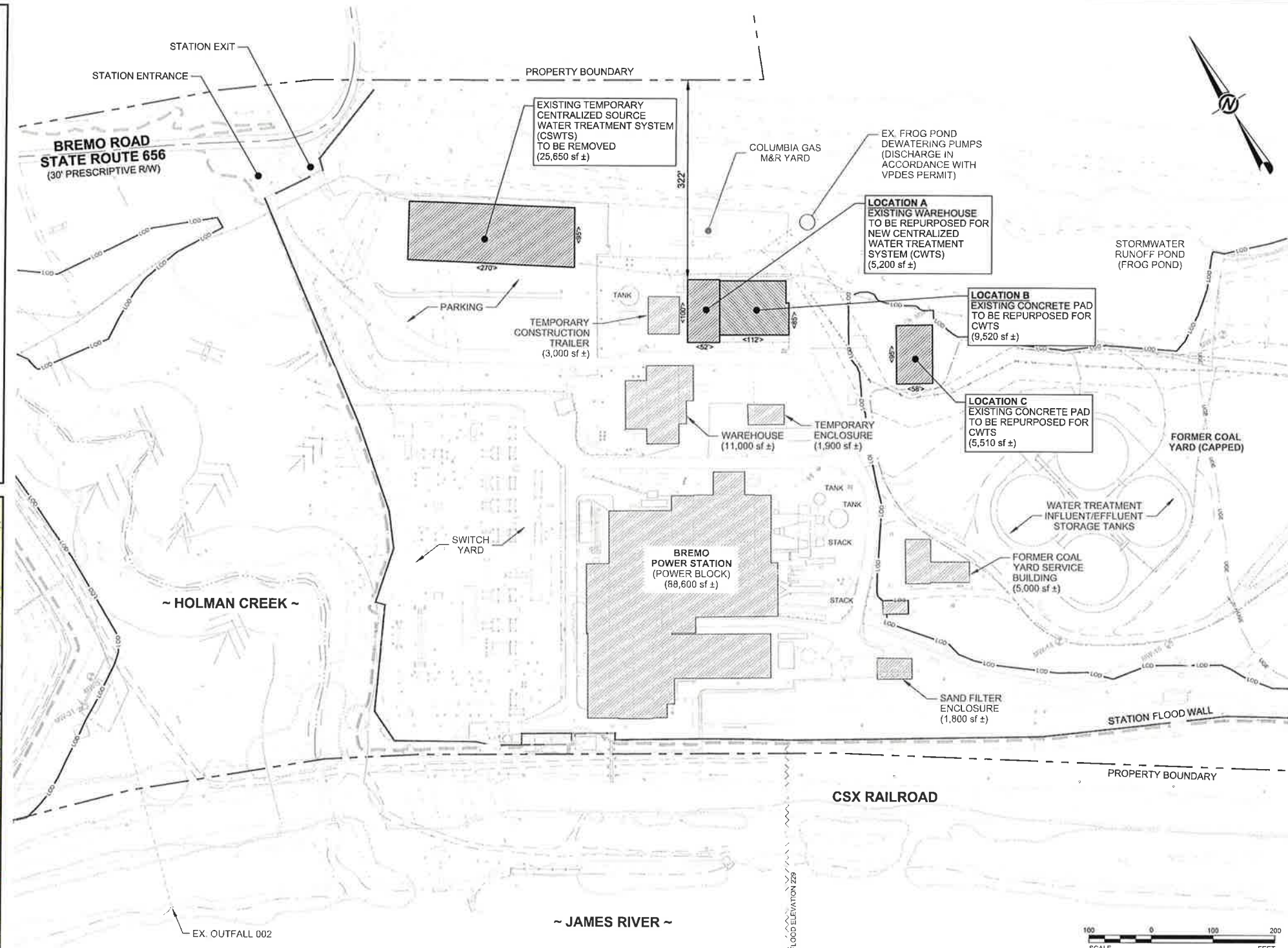


VICINITY MAP

NOT TO SCALE



SITE LOCATION MAP



**LEGEND**

|     |   |        |  |
|-----|---|--------|--|
| --- | DOMINION PROPERTY BOUNDARY              | □      | WETLANDS   |
| --- | ADJACENT PROPERTY BOUNDARY              | ---    | LIMITS OF RIPARIAN PROTECTION AREA (PER FLUVANNA COUNTY ORDINANCE) |
| --- | EX. TOPOGRAPHIC CONTOURS (2' INTERVALS) | ---    | LIMITS OF 100-YR FLOOD PLAIN                                       |
| --- | EX. PAVED ROAD                          | 230    | BASE FLOOD ELEVATION   |
| --- | EX. UNPAVED ROAD                        | □ MW-8 | EX. GROUNDWATER MONITORING WELL LOCATION AND IDENTIFICATION        |
| --- | EX. RAILROAD                            | ---    | LIMITS OF DISTURBANCE (SEE GENERAL NOTE 5)                         |
| --- | EX. TREE LINE                           |        |  |
| --- | EX. FENCE                               |        |  |
| --- | EX. OVERHEAD UTILITY LINE               |        |  |
| □   | EX. MANHOLE                             |        |  |
| --- | CREEK/STREAM CENTERLINE                 |        |  |
| --- | APPROX. EDGE OF SURFACE WATER           |        |  |

**GENERAL NOTES:**

- EXISTING CONDITIONS COMPILED FROM:
  - AERIAL TOPOGRAPHIC SURVEY PREPARED BY MCKENZIE SNYDER, INC., DATE OF AERIAL PHOTO: 1/18/15 [CONTROL PREPARED BY H&B SURVEYING & MAPPING (H&B)]
  - BOUNDARY SURVEY PREPARED BY H&B SURVEYING AND MAPPING, LLC DATED 04/27/15.
- SITE DATUM: NAD83 / NAVD88, VIRGINIA STATE PLANE SOUTH.
- WETLAND DELINEATION BY DOMINION ENVIRONMENTAL SERVICES ON 01/30/15 & 02/05/15 AND BY GOLDER ASSOCIATES ON 03/16/15 & 03/25/15. WATERS OF THE U.S. CONFIRMED BY THE USACE DURING JUNE 4, 2015, JUNE 16, 2016, AND JULY 21, 2016 SITE VISITS.
- 100 YEAR FLOOD PLAIN DELINEATION BASED ON FLOOD ELEVATION DATA REPRESENTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 51065C0260C, EFFECTIVE DATE: 05/16/2008.
- EXISTING LIMITS OF DISTURBANCE (LOD) FROM EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN, PREPARED BY GOLDER ASSOCIATES, DATED 04/01/19, APPROVED BY DEQ (VSMP) AND FLUVANNA COUNTY ON 04/08/19 AND 04/09/19, RESPECTIVELY.

**SITE PLAN NOTES:**

- THE PURPOSE OF THE PROJECT IS TO INSTALL A NEW CENTRALIZED WATER TREATMENT SYSTEM AND REMOVE THE EXISTING CSWTS FROM SITE.
- THE EXISTING WAREHOUSE (LOCATION A) IS TO BE REPURPOSED TO HOUSE THE CWTS. ADDITIONALLY, SEVERAL EXISTING CONCRETE PADS (LOCATION B & LOCATION C) MAY BE USED TO INCREASE THE WAREHOUSE FOOTPRINT, AND/OR ALLOW FOR THE CONSTRUCTION OF NEW SUPPORT FACILITIES.
- NO GROUND DISTURBANCE GREATER THAN 10,000 SF IS PROPOSED.
- THE PROPOSED SITE CHANGES WILL NOT IMPACT PUBLIC UTILITIES (WATER OR SEWER).
- THE PROPOSED SITE CHANGES WILL NOT CREATE A NET INCREASE TO VEHICLE TRAFFIC ON BREMO ROAD, POST CONSTRUCTION, AS COMPARED TO PREVIOUS STATION OPERATIONS.

Received  
MAY 01 2019  
Fluvanna County

CLIENT: DOMINION ENERGY BREMO POWER STATION FLUVANNA COUNTY, VIRGINIA

CONSULTANT: GOLDER ASSOCIATES 2108 WEST LABURNUM AVENUE SUITE 200 RICHMOND, VA 23227 (804) 358-7900 www.golder.com

PROJECT: CENTRALIZED WATER TREATMENT SYSTEM (CWTS) INSTALLATION

TITLE: SKETCH PLAN

PROJECT NO: 15-20347.220

REV: 0 DRAWING: 1

| REV | MM/DD/YY | DESCRIPTION    | ATN    | ATN  | JRD    |
|-----|----------|----------------|--------|------|--------|
| 0   | 05/01/19 | ORIGINAL ISSUE | ATN    | ATN  | JRD    |
|     |          |                | DESIGN | CADD | CHECK  |
|     |          |                |        |      | REVIEW |





Rt 657

BREMO RD

Rt 656

58

59

62

Buckingham

871  
552  
986  
997  
1012  
467  
487  
551  
488  
538  
1109

917

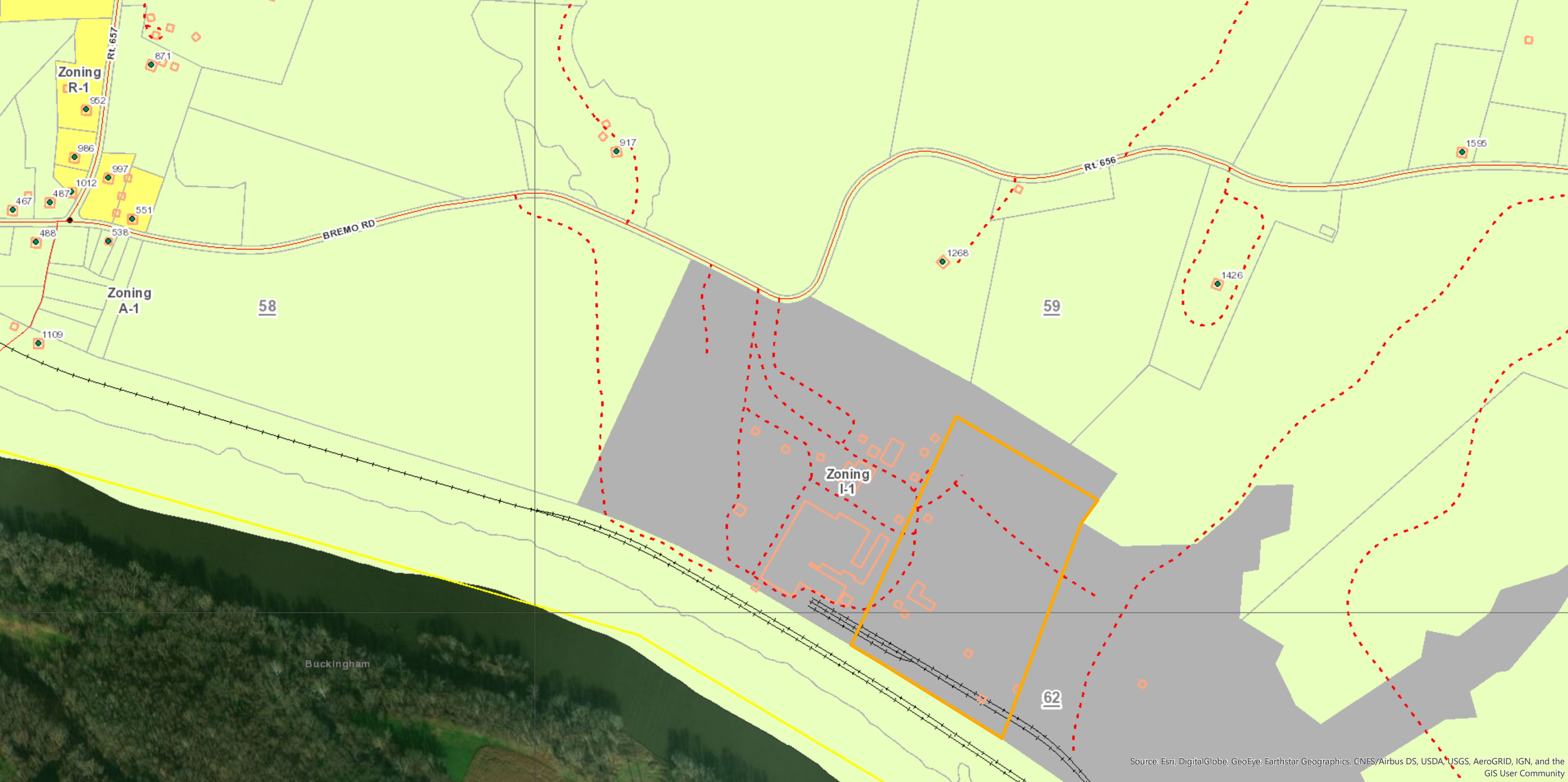
1535

1268

1426

1038





Buckingham

Dominion Energy Services, Inc.  
Generation Construction  
5000 Dominion Boulevard, Glen Allen, VA 23060  
DominionEnergy.com



June 7, 2019

VIA ELECTRONIC MAIL

Ms. Holly Steele, Planner  
Fluvanna County Planning Department  
132 Main Street  
PO Box 540  
Palmyra, V A 22963  
Email: [hsteele@fluvannacounty.org](mailto:hsteele@fluvannacounty.org)

**Reference:** Major Site Development Plan – Sketch Plan – Fluvanna County

**Subject:** Centralized Water Treatment System

Dear Ms. Steele:

Dominion Energy is submitting this letter to request a sidewalk exemption from Sec. 22-11-11 of the Fluvanna County Zoning Ordinance, in regards to our recent submittal for the Centralized Water Treatment System.

Please contact me at (804) 400-4797 if you have any questions or concerns about this request.

Sincerely,

A handwritten signature in cursive script that reads "Mark B. Mitchell".

Mark Mitchell  
Vice President, Generation Construction

Enclosures



---

## COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

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

May 9, 2019

Laura Zuranski  
Dominion Energy  
5000 Dominion Blvd.  
Glen Allen, VA 23060

Delivered via email to [PG.Environmental@DominionEnergy.com](mailto:PG.Environmental@DominionEnergy.com)

**Re: SDP 19:04 – Virginia Electric and Power Co.**  
**Tax Map: 59-6-1 and 2**

Dear Ms. Zuranski:

The following comments have been received from the Technical Review Committee:

1. Fire Chief: No comments.
2. Erosion and Sediment Control: Questions about the surface lines leading to the project.
3. Sheriff's Department: No comments.
4. Economic Development: No comments.
5. VDOT: No comments
6. Emergency Services: No comments.
7. Planning Department: Questions regarding whether something would be rebuilt where the existing temporary structure is located. Additionally, the planners wanted to confirm which tax map parcels this would be directly affecting.
8. Chamber of Commerce: No comments.

The Planning Commission will have a meeting to discuss this item on **Tuesday, June 11, 2019**. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910 or by email at [hsteele@fluvannacounty.org](mailto:hsteele@fluvannacounty.org).

Sincerely,

Holly Steele  
Planner  
Dept. of Community Development

Copy: File

[Mark.d.mitchell@dominionenergy.com](mailto:Mark.d.mitchell@dominionenergy.com)