



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Fluvanna County Administration Building

June 9, 2020

7:00 pm (Virtual Meeting / Morris Room)

TAB AGENDA ITEMS

REGULAR MEETING

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

2 – DIRECTOR'S REPORT – None

3 – PUBLIC COMMENTS #1

4 – MINUTES

Minutes of March 10, 2020

5 – PUBLIC HEARINGS – None

6 – PRESENTATIONS – None

7 – SITE DEVELOPMENT PLANS

SDP 19:08 Lane Self Storage - Sidewalk Waiver Request—Brad Robinson, Senior Planner

SDP 20:02 Sun Tribe Solar – Fluvanna Middle School – Brad Robinson, Senior Planner

8 – SUBDIVISIONS – None

9 – UNFINISHED BUSINESS – None

10 – NEW BUSINESS – None

11 – PUBLIC COMMENTS #2 (3 minutes each)

12 – ADJOURN

Douglas Miles

Planning Director Review

As a public body, the Fluvanna County Planning Commission is allowed to meet by utilizing the virtual meeting procedures and policies as outlined in Item 4.0-01 of the Virginia State Budget, HB 29. Item 4.0-01 It allows for public bodies to meet through electronic communication means during emergency declarations such as the current COVID-19 emergency.

The Governor has declared a state of emergency, the nature of this declared emergency makes it impracticable or unsafe for the public body to assemble within a single location: The purpose of meeting is to discuss or transact the business statutorily required or necessary to continue operations of the public body: Fluvanna County shall make available a written transcript of the meeting on its website in accordance with the timeframes established in 2.2-3707 and 2.2-3707.1 of the Code of Virginia. The nature of the emergency, the fact that the meeting was held by electronic means, and the type of electronic communication means by which the public meeting was held shall be stated in the minutes of the public body.

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

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

PLEDGE OF ALLEGIANCE

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

ORDER

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

PUBLIC HEARING RULES OF PROCEDURE

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

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For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.***

§ 4-0.01 OPERATING POLICIES

a. Each appropriating act of the General Assembly shall be subject to the following provisions and conditions, unless specifically exempt elsewhere in this act.

.....

g. 1. Notwithstanding any other provision of law, any public body, including any state, local, regional, or regulatory body, . . . may meet by electronic communication means without a quorum of the public body or any member of the governing board physically assembled at one location when the Governor has declared a state of emergency in accordance with § [44-146.17](#), provided that (i) the nature of the declared emergency makes it impracticable or unsafe for the public body or governing board to assemble in a single location; (ii) the purpose of meeting is to discuss or transact the business statutorily required or necessary to continue operations of the public body . . . and the discharge of its lawful purposes, duties, and responsibilities; (iii) a public body shall make available a recording or transcript of the meeting on its website in accordance with the timeframes established in §§ [2.2-3707](#) and [2.2-3707.1](#) of the Code of Virginia; and (iv) . . .

2. A public body . . . convening a meeting in accordance with this subdivision shall:

a) Give notice to the public . . . using the best available method given the nature of the emergency, which notice shall be given contemporaneously with the notice provided to members of the public body . . . ;

b) Make arrangements for public access . . . to such meeting through electronic means including, to the extent practicable, videoconferencing technology. If the means of communication allows, provide the public . . . with an opportunity to comment; and

3. Public bodies must otherwise comply with the provisions of § [2.2-3708.2](#) of the Code of Virginia. The nature of the emergency, the fact that the meeting was held by electronic communication means, and the type of electronic communication means by which the meeting was held shall be stated in the minutes of the public body . . .

[Excerpt from HB 29—budget bill]



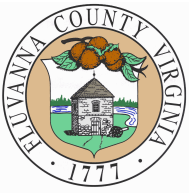
TRANSACTIONS BY USER REPORT (04/01/2020 TO 06/30/2020) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
MSC20:0022					
INV-00001856	Sign Permit	04/28/2020	Fee Payment	Check #2003	\$155.00
SDP20:0003					
INV-00001803	Site Plan Review: Sketch Plan	04/01/2020	Fee Payment	Check #1580	\$150.00
SDP20:0004					
INV-00001825	Amendment to Site Development Plan	04/10/2020	Fee Payment	Check #1139	\$150.00
SDP20:0005					
INV-00001857	Site Plan Review: Sketch Plan	04/28/2020	Fee Payment	Check #23433	\$150.00
SDP20:0006					
INV-00001866	Site Plan Review: Major Plan	05/04/2020	Fee Payment	Check #12332	\$1,100.00
SDP20:0007					
INV-00001937	Site Plan Review: Sketch Plan	06/01/2020	Fee Payment	Check #4593	\$150.00
SUB20:0012					
INV-00001801	Subdivision: GIS Fee (per lot)	04/01/2020	Fee Payment	Check #4901	\$50.00
		04/01/2020	Fee Payment	Check #4901	\$50.00
	Subdivision: Minor	04/01/2020	Fee Payment	Check #4901	\$500.00
SUB20:0013					
INV-00001802	Boundary Adjustment	04/01/2020	Fee Payment	Check #11908	\$100.00
SUB20:0014					
INV-00001822	Boundary Adjustment	04/08/2020	Fee Payment	Check #2793	\$100.00
SUB20:0015					
INV-00001834	Subdivision: Family	04/17/2020	Fee Payment	Check #0605	\$200.00
	Subdivision: GIS Fee (per lot)	04/17/2020	Fee Payment	Check #0605	\$50.00
		04/17/2020	Fee Payment	Check #0605	\$50.00
		04/17/2020	Fee Payment	Check #0605	\$50.00
		04/17/2020	Fee Payment	Check #0605	\$50.00
SUB20:0016					
INV-00001864	Boundary Adjustment	05/04/2020	Fee Payment	Check #3448	\$100.00
SUB20:0017					
INV-00001886	Boundary Adjustment	05/12/2020	Fee Payment	Check #118	\$100.00
SUB20:0018					
INV-00001887	Boundary Adjustment	05/12/2020	Fee Payment	Check #118	\$100.00
SUB20:0019					
INV-00001912	Subdivision: GIS Fee (per lot)	05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
	Subdivision: Minor	05/22/2020	Fee Payment	Check #2462	\$500.00
SUB20:0020					
INV-00001913	Boundary Adjustment	05/22/2020	Fee Payment	Check #1208	\$100.00
ZUP20:0001					

TRANSACTIONS BY USER REPORT (04/01/2020 TO 06/30/2020)

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
INV-00001844	Zoning Use Permit: Mobile Home	04/22/2020	Fee Payment	Check #0911	\$350.00
VALENCIA PORTER				TOTAL CHECK:	\$4,555.00
				NET TOTAL:	\$4,555.00
GRAND TOTALS				TOTAL CHECK:	\$4,555.00
				NET TOTAL:	\$4,555.00



TRANSACTIONS BY USER REPORT (05/01/2020 TO 05/31/2020) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
SDP20:0006					
INV-00001866	Site Plan Review: Major Plan	05/04/2020	Fee Payment	Check #12332	\$1,100.00
SUB20:0016					
INV-00001864	Boundary Adjustment	05/04/2020	Fee Payment	Check #3448	\$100.00
SUB20:0017					
INV-00001886	Boundary Adjustment	05/12/2020	Fee Payment	Check #118	\$100.00
SUB20:0018					
INV-00001887	Boundary Adjustment	05/12/2020	Fee Payment	Check #118	\$100.00
SUB20:0019					
INV-00001912	Subdivision: GIS Fee (per lot)	05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
		05/22/2020	Fee Payment	Check #2462	\$50.00
	Subdivision: Minor	05/22/2020	Fee Payment	Check #2462	\$500.00
SUB20:0020					
INV-00001913	Boundary Adjustment	05/22/2020	Fee Payment	Check #1208	\$100.00
VALENCIA PORTER				TOTAL CHECK:	\$2,250.00
				NET TOTAL:	\$2,250.00
GRAND TOTALS				TOTAL CHECK:	\$2,250.00
				NET TOTAL:	\$2,250.00

**FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
Morris Room
March 10, 2020
6:00 pm Work Session
7:00 pm Regular Meeting**

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

ALSO PRESENT: Douglas Miles, Community Development Director
Brad Robinson, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

ABSENT: Lewis Johnson

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

At 6:00pm, Chairman Bibb called the work session to order. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

B. PLANNING DIRECTOR COMMENTS

None were provided as time was yielded for additional time for the Rural Cluster discussion.

C. PUBLIC COMMENTS

None were provided.

WORK SESSION:

Rural Cluster Subdivisions—Brad Robinson, Senior Planner

The Planning Commission briefly discussed rural cluster subdivisions and whether any changes need to be implemented to the regulations based on concerns from the Island Hill project. Planning Staff would like to obtain input from the Planning Commission on a potential buffering requirement, better use of the open space area and whether lot sizes are large enough to permit for future additions. Some discussion points included:

- What is the problem, how to address putting a buffer on a Rural Cluster, and by adding the buffer will it solve the problem?
- Need to determine whether open space versus buffers are an issue.
- Should the buffer be 100 feet? Should the distance of the buffer be relative to the size of the lot?

Planning Department staff will further examine the difference between large lots and rural clusters. The Planning Commission indicated it would not like to buffer residential to residential.

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

At 7:00pm, Chairman Bibb called the Regular Meeting to Order, followed by the Pledge of Allegiance and a moment of silence.

2. DIRECTOR'S REPORT-- Douglas Miles

Board of Supervisors Actions:

February 19, 2020
No Planning Cases

March 4, 2020
No Planning Cases

Board of Zoning Appeals Actions:
No Zoning Cases

Technical Review Committee meeting for February 13, 2020:

SDP 20:01 Zion Crossroads Self Storage – A site development plan request to construct a 50' x 150' building with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B. The property is zoned B-1, General Business and located along Richmond Road (U.S. Route 250) approximately 0.3 miles west of the intersection with James Madison Highway (U.S. Route 15). The parcel is located within the Zions Crossroads Community Planning Area and the Columbia Election District. The proposed climate controlled, self-storage building will replace the outdoor recreational vehicle and boats storage area on the property.

Site Plan Submittals:

Sun Tribe Solar – Fluvanna Middle School at 3717 Central Plains Road

Planning Staff Attendance at Regional Planning meetings:

March 5, 2020 – TJ Health District Comprehensive Plan meeting was held within the Planning Department with the Thomas Jefferson Health District staff members to update the current Plan and further provide additional resources available through the Virginia Department of Health to Fluvanna County businesses and residents for healthy living options and recreational programs.

March 10, 2020 – VDOT Smart Scale Projects meeting was held at the TJPDC Office with Chuck Proctor, VDOT who facilitated the regional transportation funding meeting. Fluvanna County Smart Scale projects should include the Route 53 and Turkeysag Trail VDOT Roundabout; and intersection and turn lane improvements at Route 250 and Troy Road and Route 15 and Troy Road that meet the VDOT requirements.

Upcoming VDOT Town Hall Meeting: The Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (SR 618) VDOT Roundabout construction town hall meeting will be held at: Lake Monticello Fairway Clubhouse at 51 Bunker Blvd on Wednesday, March 18th at 6:00 pm.

Certified Planning Commissioner Program Training

The Certified Planning Commissioner (CPC) Program through VCU's Center for Public Policy:

Summer 2020: June 29th & 30th until September 14th & 15th, 2020

Fall 2020: September 28th-29th until November 30th-December 1st, 2020 with both programs at Virginia Commonwealth University campus: 1001 West Franklin Street Richmond, VA 23284.

The CPC program consists of three parts: In-person Opening session, home study assignments each week, and an in-person Closing session allowing for networking with other commissioners.

3. **PUBLIC COMMENTS # 1:**
None were provided.

4. **MINUTES:**

MOTION:	Planning Commission Minutes of February 11, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:				Seconded	Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0 Approved as written				

5. PUBLIC HEARINGS:

None

6. PRESENTATIONS:

None

7. SITE DEVELOPMENT PLANS:

SDP 20:01—Zions Crossroads Self Storage—Douglas Miles, Community Development Director

Approval of a sketch plan to construct a fifty (50) foot by one hundred and fifty (150) foot climate controlled self-storage building in place of their recreational vehicle storage area.

The property is located along the south line of Richmond Road (US Route 250) and located at the intersection of Better Living Drive and down the self-storage facility gravel access road.

MOTION:	I move to approve SDP 20:01, a sketch plan request to construct a 50' x 150' self-storage building with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B, subject to the two (2) conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Seconded		Motion	
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	Approved 4-0 with two (2) conditions				

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS # 2:

No comments were provided.

12. ADJOURN:

Chairman Bibb adjourned the Planning Commission meeting of March 10, 2020 at 7:10 pm.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

MEMORANDUM

Date: June 9, 2020
To: Fluvanna County Planning Commission
From: Brad Robinson, Senior Planner
Subject: SDP 19:08 Lane Self Storage – Sidewalk Waiver Request

The Planning Commission previously reviewed and approved a sketch plan for the above referenced project on July 9, 2019. However, a sidewalk waiver was not granted at that time.

The subject property (TM 5-A-59) is zoned I-1 (Industrial, Limited). Sections 22-11-11 and 22-23-6.6.A of the County Code state that sidewalks shall be required on both sides of all roadways, public and private. A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- 1) The Virginia Department of Transportation prohibits the construction of sidewalks;
- 2) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- 3) The application of the aforementioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

The applicant's waiver request is enclosed for your review.

SUGGESTED MOTION

I move to approve/deny/defer a sidewalk waiver to SDP 19:08, a sketch plan request to construct a self-storage facility with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59, pursuant to County Code Sections 22-11-11 and 22-23-6.6.A.

ATTACHMENTS

- A. Sidewalk Waiver Request
- B. SDP 19:08 Sketch Plan



April 8, 2020

Fluvanna County Planning Commission
132 Main Street
PO Box 450
Palmyra, VA 22963

Project: Troy Self Storage Facility, Tax Map Parcel 5-A-59

Subject: Sidewalk Exception

Please consider this letter as an official request for an exception from the Planning Commission to waive the requirement for sidewalks along the parcel's road frontage per Zoning Ordinance Section 22-23-6(A).

The proposed site development Plan is zoned I1 and its proposed use will be in accord with the zoning designation. The applicant believes that installing small sections of sidewalk that will not be connected to existing sidewalks or trails within an area that is not highly populated or interconnected is not ideal for pedestrian traffic or sidewalks.

The applicant respectfully requests the Planning Commission to approve this exception based on the information as outlined herein.

Sincerely,

Racey Engineering, PLLC

A handwritten signature in blue ink, appearing to read "Joshua P. Turner", is written over a light blue horizontal line.

Joshua P. Turner, PE
Engineering Development Manager

PRELIMINARY SITE PLAN FOR LANE SELF STORAGE TAX MAP 5 SECTION A PARCEL 59 FLUVANNA COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=1000'

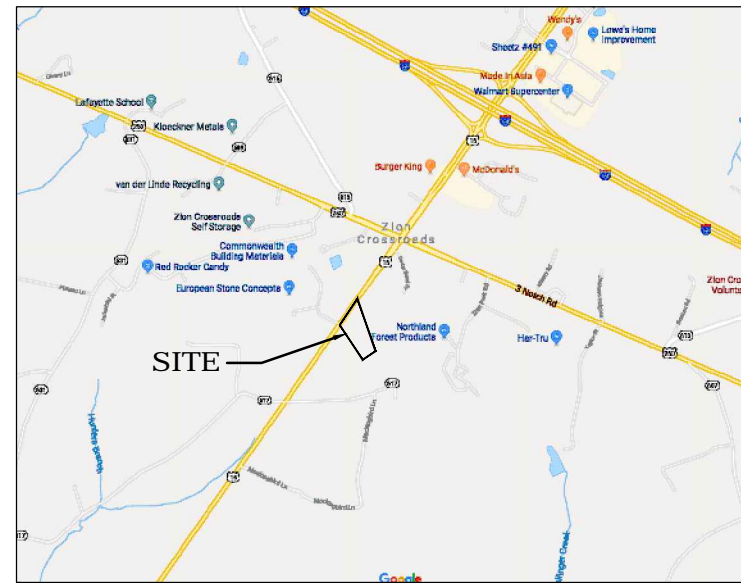


IMAGE PROVIDED BY GOOGLE MAPS

OWNER / DEVELOPER

William E. II & Ann E. Figgins
11496 Monteford Rd.
Orange, VA 22960

ZONING

I-1

LEGAL REFERENCE

INST 180001389
DB 699-996
DB 18-362 PLAT
4.337 AC

DISTRICTS

Magisterial Palmyra

SOURCE OF BOUNDARY & TOPO

Boundary provided by: Bryon J. Chambers
Existing Topography provided by: Fluvanna County GIS

EXISTING USE

Vacant Lot

PROPOSED USE

Indoor Self-Storage Facility
Seven (7) Storage Buildings
54,270 SF Total Storage Area

LIGHTING

Wall mounted fixtures to be provided along each building.

TRIP GENERATION

Per ITE Trip Generation Manual, 9th Edition
Trip Generation Code 151
Expected Daily Trip is 82 trips/day
AADT (Route 15) = 6500
RTE 15 Design Speed = 55 mph

SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - SITE PLAN
- SHEET C3 - FIRE TRUCK ACCESS EXHIBIT

Lane Self Storage - Trip Generation

ITE	QTY	Daily	AM			PM		
			IN	OUT	Total	IN	OUT	TOTAL
151	54,270	82	5	6	11	6	5	11
IV=	1000 Sq-ft GFA	54.27						

EXISTING 5-FT CONTOURS SHOWN ARE PER FLUVANNA COUNTY GIS

SWM RUNOFF MANAGED BY UNDERGROUND DETENTION

SWM RUNOFF RELEASED PER ENERGY BALANCE EQUATION

T.M 5-A-57D
MELTON, HORACE E., JR. & KAREN
DB 77-253
ZONED: A-1
0.94 ACRES

T.M 5-A-58
MELTON, HORACE E., JR. & KAREN
DB 77-253
ZONED: A-1
0.64 ACRES

T.M 5-A-59
FIGGINS, WILLIAM E. III & ANN E
INST 180001389
ZONED: I-1
4.337 ACRES

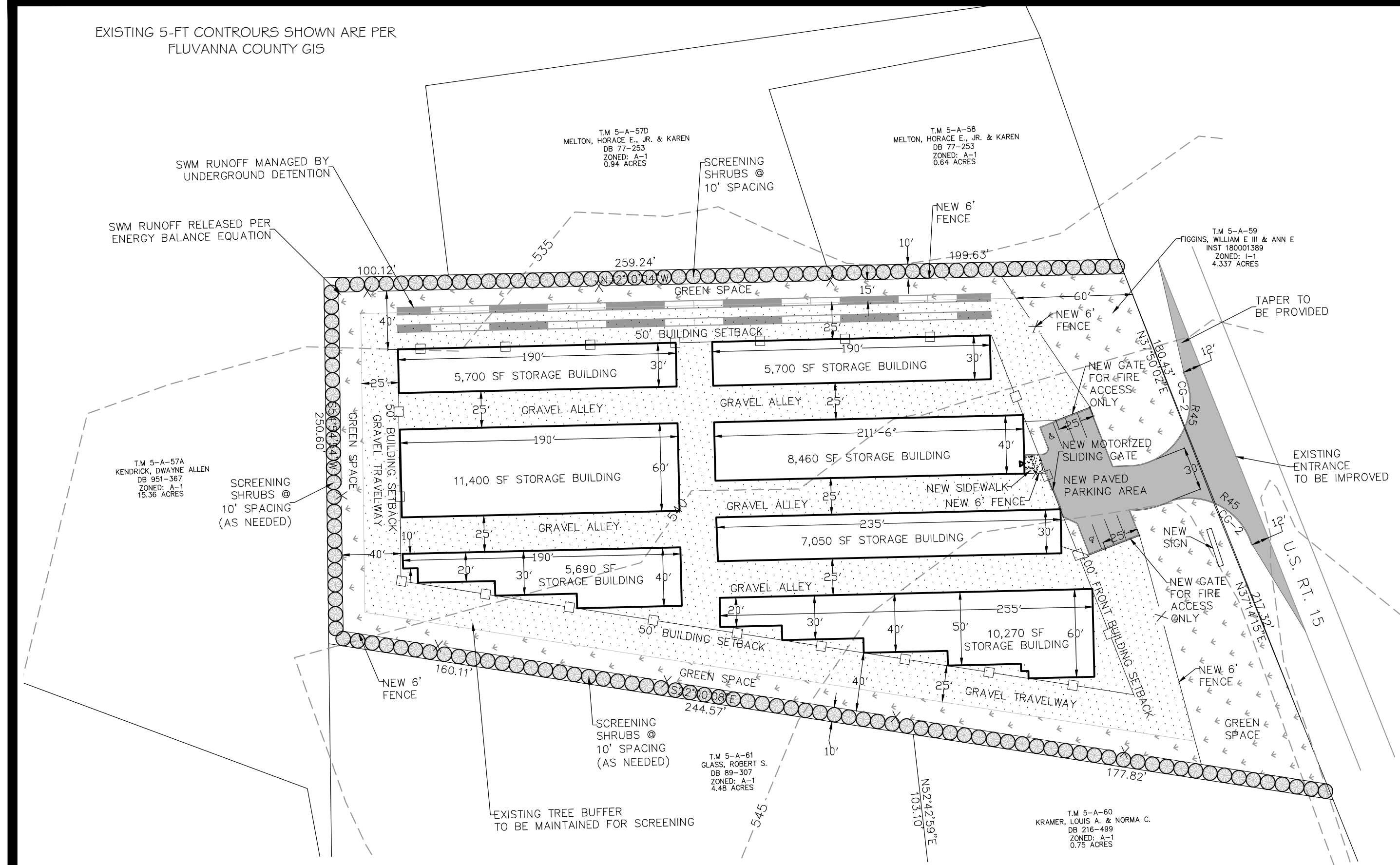
T.M 5-A-57A
KENDRICK, DWAYNE ALLEN
DB 951-367
ZONED: A-1
15.36 ACRES

SCREENING SHRUBS @ 10' SPACING (AS NEEDED)

T.M 5-A-61
GLASS, ROBERT S.
DB 89-307
ZONED: A-1
4.48 ACRES

T.M 5-A-60
KRAMER, LOUIS A. & NORMA C.
DB 216-499
ZONED: A-1
0.75 ACRES

EXISTING TREE BUFFER TO BE MAINTAINED FOR SCREENING



LANE SELF-STORAGE: PRELIMINARY SITE PLAN

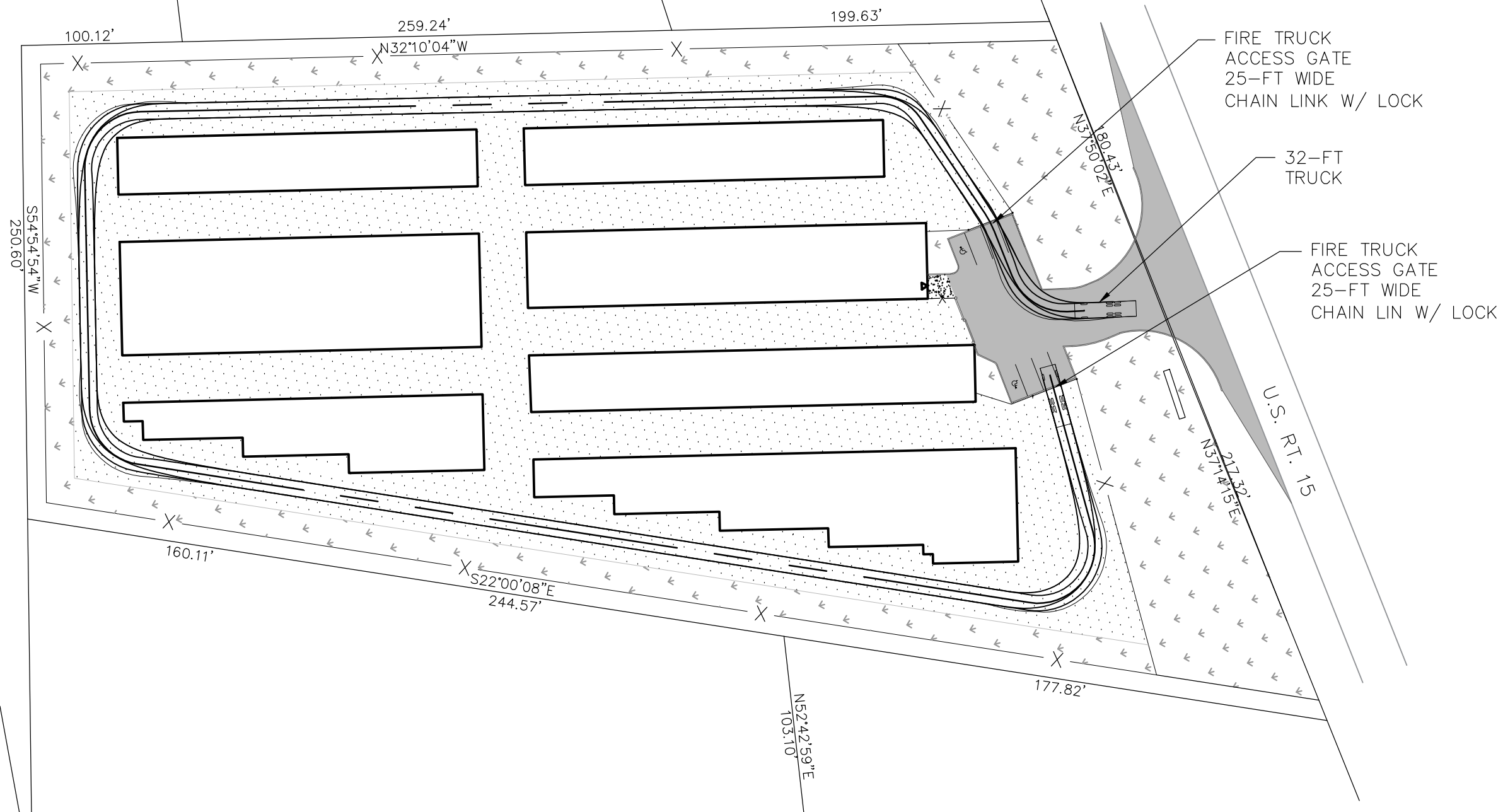
Revised: 6-25-2019

Sheet C2

SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

912 E HIGH ST CHARLOTTESVILLE, VA 22902 PHONE: (434) 227-5140 JUSTIN@SHIMP-ENGINEERING.COM



LANE SELF-STORAGE: FIRE TRUCK ACCESS EXHIBIT
 Revised: 6-25-2019
 Sheet C3



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STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 20:02
Tax Map: Multiple parcels – See application

From: Brad Robinson
District: Fork Union
Date: June 9, 2020

General Information: This item is scheduled to be heard by the Planning Commission on Tuesday, June 9, 2020 at 7:00 p.m. in the Fluvanna County Administration Building Morris Room.

Applicant: Sun Tribe Solar LLC

Owner: Fluvanna County School Board

Representative: Rich Allevi, Sun Tribe Solar

Requested Action: Approval of a sketch plan request to construct a solar array with respect to 83.185 acres of Tax Map 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3. (Attachment A)

Location: The affected property is located along Central Plains Road (Route 649) approximately 0.1 miles west of the intersection with James Madison Highway (U.S. Route 15). (Attachment B)

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Educational facility/public use

Adjacent Land Uses: Adjacent properties are zoned A-1

Comprehensive Plan: Rural Preservation Planning Area

Zoning History: A site development plan (SDP 98:10) for additions and renovations to Central Elementary School (Tax Map 41-A-16) was approved in 1998.

Analysis:

The applicant is requesting sketch plan approval to construct a solar array on property of the Fluvanna County School Board which is zoned A-1 and 83.185 acres in size. While the property contains both Central Elementary and Fluvanna Middle schools, the proposed solar array will serve only Fluvanna Middle School (with the possibility of a separate solar project for Central Elementary in the future). The solar array will not connect to the local electrical grid; for this reason, this project has been considered an accessory use to the school instead of a major utility use which requires approval of a special use permit in the A-1 zoning district. The solar array will involve an area of disturbance more than 10,000 square feet which requires approval of a major site plan in accordance with Sec. 22-23-8 of the zoning ordinance.

According to the submitted sketch plan, the applicant is proposing a solar array containing eleven rows of panels. The solar array will be located on a separate parcel directly north of the middle school and football field. An interconnection trench will run from the solar array to an inverter and point of interconnection at the rear of the middle school.

(Attachment C)

Parking/Roads

The parcel containing the solar array, Tax Map 41-1-3, does not have direct frontage along a road and will be accessed via other properties of the school board which contain an existing entrance along Central Plains Road (Route 649). Some tree trimming will be needed from the entrance to U.S. Route 15 to improve sight distance (see TRC comments). No additional parking is required or proposed for this project.

Landscaping/Screening

Landscaping and screening requirements are not applicable to this project. Some tree clearing and grading will be required for the site of the solar array which is currently wooded and undeveloped.

Outdoor Lighting

All outdoor lighting must be fully shielded and utilize full cut-off lighting fixtures per Sec. 22-25-5 of the zoning ordinance. The applicant has not indicated whether any outdoor lighting is proposed.

Stormwater Management

A stormwater management pond will be required on the site of the solar array with specific location to be determined for the final site plan process. An erosion and sediment control plan will need to be approved prior to issuance of a land disturbance permit.

Technical Review Committee:

The following comments were generated from the March 12, 2020 Technical Review Committee meeting:

1. Planning staff did not have any comments.
2. CVEC stated that Fluvanna County Middle School falls outside of CVEC service territory.
3. Department of Forestry did not have any comments.
4. Economic Development did not have any comments.
5. Emergency Management did not have any comments.
6. Erosion & Sediment Control stated that a 50 foot buffer/riparian protection area will be needed over the stream on site. The stream crossing needs to be as perpendicular as possible. Mass grading will most likely be required within the array but should not be needed around it.
7. Fire Chief stated that a good driveway width is needed for fire trucks to access the site or brush trucks at a minimum (which need a 14-foot square). A turnaround area is also desired and it is preferred that it be located outside of the gate or the fencing around the array. The stream crossing should have a gradual incline. The gravel should be compact enough to allow travel for fire trucks which are typically 32 feet in length and weigh approximately 22 tons. Signage for 911 addressing is recommended along Central Plains Road.
8. Sheriff's Department did not have any comments.
9. VDH stated that no water and sewage facilities should be negatively impacted by the proposed installations but is not sure how much research has been done to ensure that at this point.
10. VDOT stated that the entrance will need to be upgraded for construction traffic and the tree line along Central Plains Road from the site to Route 15 may need some trimming. There are some sight line concerns. VDOT also provided the following comment:

It is unclear how the site will be accessed based on what has been provided so far. Will they utilize one of the existing school entrances, based on the sketch it appears that they may be using the entrance that runs through the old gravel parking lot? The entrance location will need to be evaluated to ensure that adequate sight distance is available.

(Attachment D)

Conclusion:

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

Recommended Conditions:

1. Meet all final site plan requirements;
2. Meet all VDOT requirements;
3. Meet all required Erosion and Sedimentation Control regulations.

Suggested Motions:

I move to approve SDP 20:02, a sketch plan request to construct a solar array with respect to 83.185 acres of Tax Map 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3, subject to the conditions listed in the staff report.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Sketch Plan
- D – TRC Comment Letter
- E – Zoning letter dated December 6, 2019

Copy:

Applicant: Sun Tribe Solar LLC via email to rich.allevi@suntribesolar.com

Owner: Fluvanna County School Board via email to cwinkler@apps.fluco.org

File

RECEIVED

MAR 03 2020



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Fluvanna County
Planning Dept

Owner of Record: Fluvanna County School Board **Applicant of Record:** Sun Tribe Solar, LLC
E911 Address: PO Box 419, Palmyra, VA HWY 22963 E911 Address: 300 East Main Street, Suite 200, Charlo
Phone: 434-589-8208 Fax: 434-589-5393 Phone: 800-214-4579 Fax: 434-245-4904

Email: cwinkler@apps.fluco.org

Email:

Representative: Rich Allevi

E911 Address: 300 East Main Street Suite 200, Charlottesville, VA 22902

Phone: 201-906-5518 Fax:

Email: rich.allevi@suntribesolar.com

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

Is property in Agricultural Forestal District? No Yes

If Yes, what district:

Tax Map and Parcel(s): 41 A 16

Deed Book Reference: 2-OS, Pg: 579

Acreage: 31.1 **Zoning:** A-1

Deed Restrictions? No Yes (Attach copy)

Location: 3717 Central Plains Rd, Palmyra, VA 22963

Description of Property: Fluvanna Middle School, wooded area north of football field

Proposed Structure: Ground mount solar array

Dimensions of Building: N/A

Lighting Standards on Site: No Yes

of Employees:

of Parking Spaces:

Noise Limitations:

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

Rich Allevi

[Signature] 3/2/2020

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY		
Date Received: 3/3/20	Fee Paid: \$ 4212	Application #: SDP 20:0002
Election District: Fork Union	Planning Area: Rural Preservation	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
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		

RECEIPT (REC-001019-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

BILLING CONTACT

Scott Morgan
 Sun Tribe Solar LLC
 300 E. Main Street Suite 200
 Charlottesville, Va 22902



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SDP20:0002	Site Plan Review: Sketch Plan	Fee Payment	Check #4212	\$150.00
			SUB TOTAL	\$150.00
			TOTAL	\$150.00





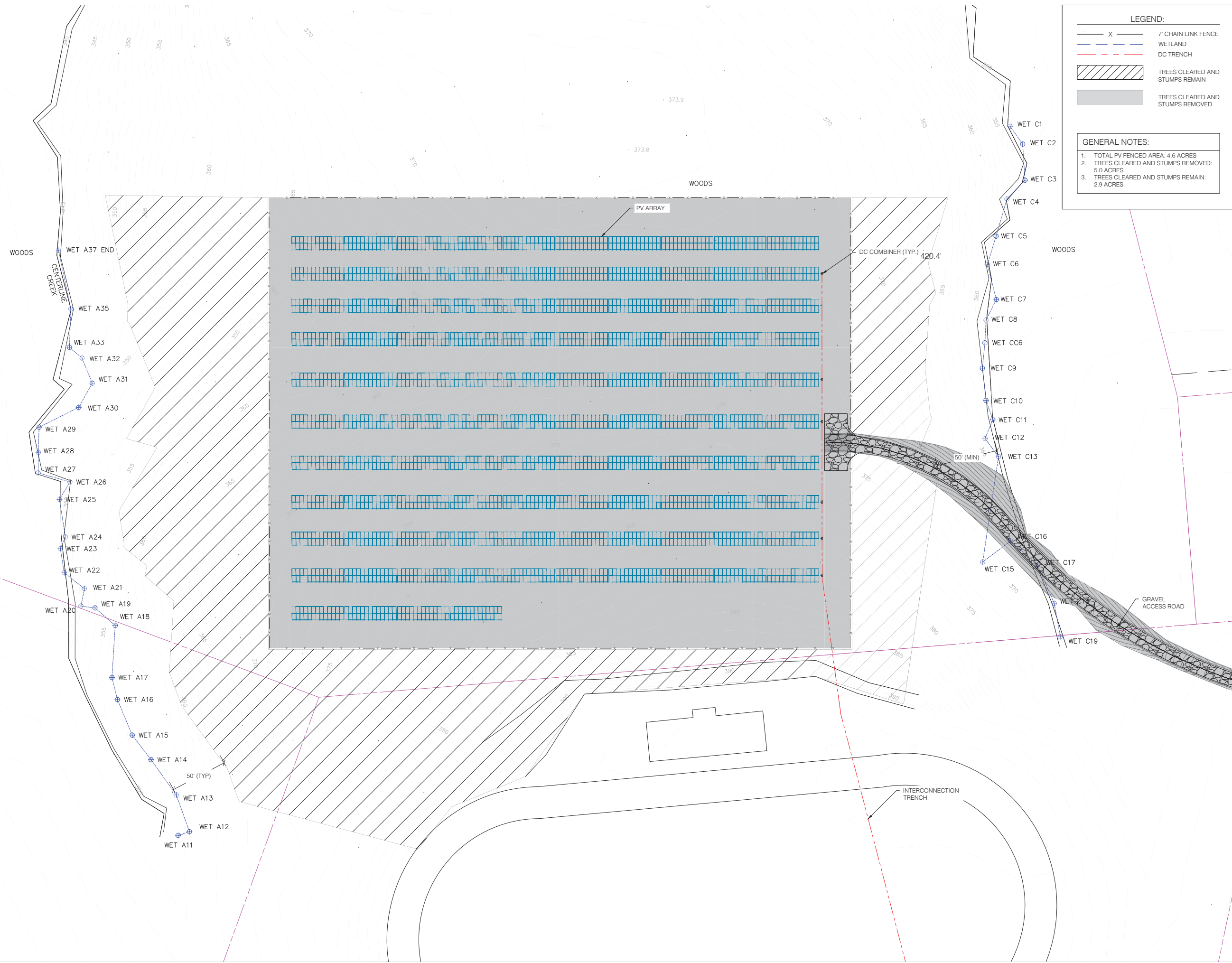
300 EAST MAIN ST. #200
CHARLOTTESVILLE, VA 22902
WWW.SUNTRIBESOLAR.COM

LEGEND:

- X 7' CHAIN LINK FENCE
- WETLAND
- DC TRENCH
- TREES CLEARED AND STUMPS REMAIN
- TREES CLEARED AND STUMPS REMOVED

GENERAL NOTES:

- TOTAL PV FENCED AREA: 4.6 ACRES
- TREES CLEARED AND STUMPS REMOVED: 5.0 ACRES
- TREES CLEARED AND STUMPS REMAIN: 2.9 ACRES



REV	DATE	DESCRIPTION
A		

FLUVANNA - MIDDLE SOLAR

PROJECT NO.:	
PRINT SIZE:	29x34
SCALE:	
DRAWING TITLE:	ARRAY LAYOUT
DRAWING NO.:	



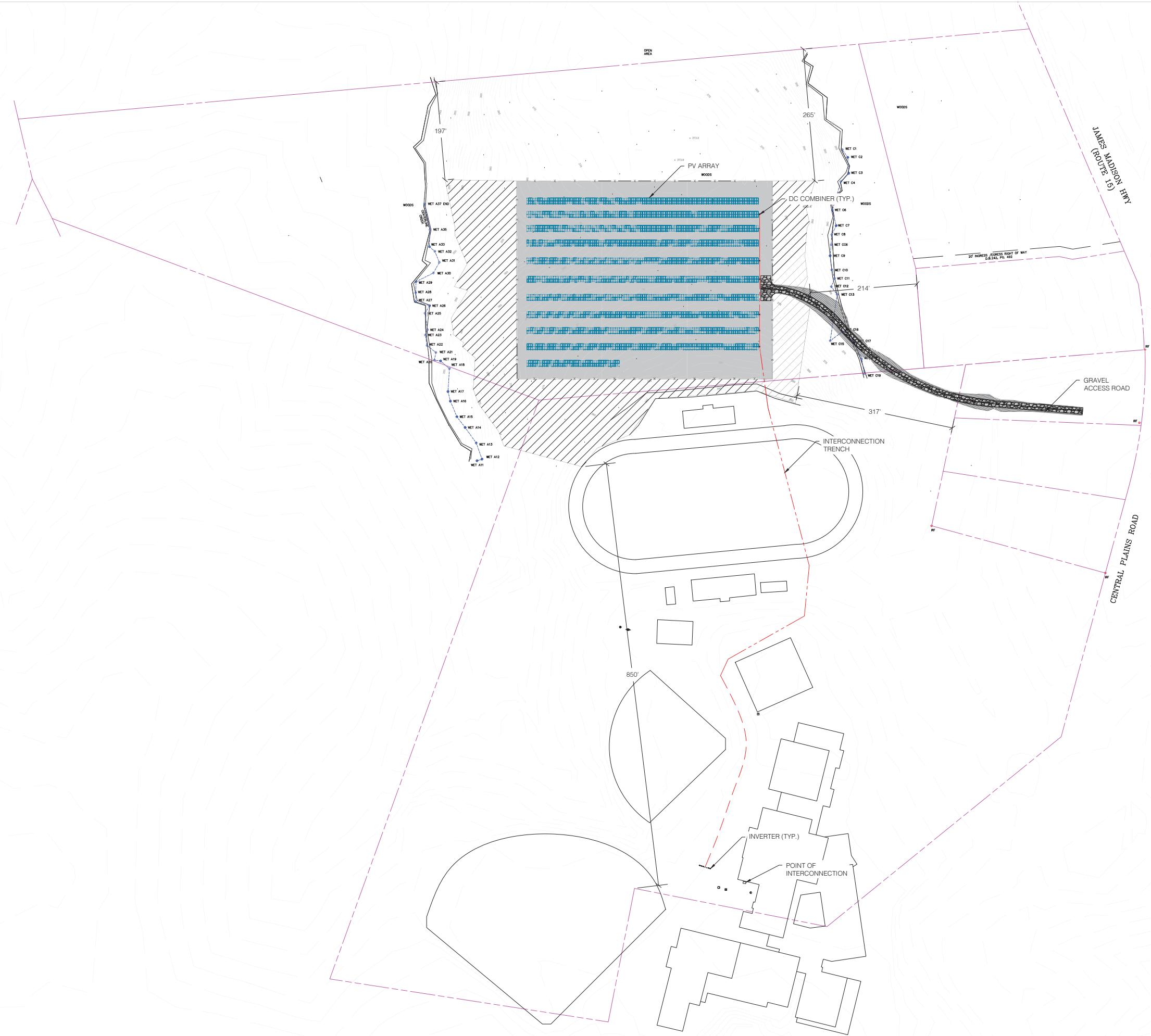
300 EAST MAIN ST. #200
CHARLOTTEVILLE, VA 22902
WWW.SUNTRIBESOLAR.COM

LEGEND:

	7' CHAIN LINK FENCE
	WETLAND
	DC TRENCH
	TREES CLEARED AND STUMPS REMAIN
	TREES CLEARED AND STUMPS REMOVED

GENERAL NOTES:

- TOTAL PV FENCED AREA: 4.6 ACRES
- TREES CLEARED AND STUMPS REMOVED: 5.0 ACRES
- TREES CLEARED AND STUMPS REMAIN: 2.9 ACRES



REV	DESCRIPTION
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FLUVANNA - MIDDLE SOLAR

PROJECT NO.:	
PRINT SIZE:	29x34
SCALE:	
DRAWING TITLE:	SITE PLAN
DRAWING NO.:	



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

March 19, 2020

Delivered via email to rich.allevi@suntribesolar.com

Rich Allevi
Sun Tribe Solar, LLC
300 E. Main Street, Suite 200
Charlottesville, VA 22902

Subject: SDP 20:02 Sun Tribe Solar LLC / Fluvanna Middle School

Tax Map: 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3

Dear Mr. Allevi:

The following comments were received for the Technical Review Committee meeting on March 12, 2020:

1. Planning staff did not have any comments.
2. CVEC stated that Fluvanna County Middle School falls outside of CVEC service territory.
3. Department of Forestry did not have any comments.
4. Economic Development did not have any comments.
5. Emergency Management did not have any comments.
6. Erosion & Sediment Control stated that a 50 foot buffer/riparian protection area will be needed over the stream on site. The stream crossing needs to be as perpendicular as possible. Mass grading will most likely be required within the array but shouldn't be needed around it.
7. Fire Chief stated that a good driveway width is needed for fire trucks to access the site or brush trucks at a minimum (which need a 14-foot square). A turnaround area is also desired and it is preferred that it be located outside of the gate or the fencing around the array. The stream crossing should have a gradual incline. The gravel should be compact enough to allow travel for fire trucks which are typically 32 feet in length and weigh approximately 22 tons. Signage for 911 addressing is recommended along Central Plains Road.
8. Health Dept. stated that no water and sewage facilities should be negatively impacted by the proposed installations but is not sure how much research has been done to ensure that at this point.

9. Sheriff's Dept. did not have any comments.
10. VDOT stated that the entrance will need to be upgraded for construction traffic and the tree line along Central Plains Road from the site to Route 15 may need some trimming. There are some sight line concerns. VDOT also provided the following comment:

It is unclear how the site will be accessed based on what has been provided so far. Will they utilize one of the existing school entrances, based on the sketch it appears that they may be using the entrance that runs through the old gravel parking lot? The entrance location will need to be evaluated to ensure that adequate sight distance is available.

This item will be scheduled for review by the Planning Commission on a future date to be determined. Your attendance will be 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

Copy: File

Chuck Winkler, Fluvanna County School Board via email – cwinkler@apps.fluco.org

Noah Carter, Sun Tribe Solar via email – noah.carter@suntribesolar.com



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

December 6, 2019

Fluvanna County Public Schools
14455 James Madison Highway
Palmyra, Virginia 22963
Attn: Chuck Winkler, Superintendent

Sun Tribe Solar, LLC
300 East Main Street, Suite 200
Charlottesville, Virginia 22902

DE Fluvanna Solar, LLC
120 Tredegar Street
Richmond, VA 23219

RE: Fluvanna Middle School / 3717 Central Plains Road / Tax Maps 41 A 6A and 16; 41 1 3, 3B and 4 (the "Property")

You have asked us to confirm certain matters regarding the zoning with a permitted land use and accessory use to be located on the above-referenced Property. The subject Property is located within the A-1, General Agricultural zoning district which permits all Public uses by right. Fluvanna County permits roof and/or ground-mounted solar energy facilities, as permitted accessory uses to a Public use, provided that such solar energy facilities only generate energy for the Public use on the Property. The solar energy facilities which are proposed to be located on the Property to serve the existing Public use are therefore permitted as accessory uses.

Please be advised that a Site Plan and a Building Permit are required to be approved by Fluvanna County prior to the installation and operation of the proposed solar energy facility. Other than the referenced Site Plan and Building Permit, no other land use permits or approvals are required, prior to construction. Upon the termination of the solar energy facility lease between Fluvanna County Public Schools and the solar energy facility operator, the operator shall remove all the solar energy facility equipment from the Property.

The proposed solar energy facility accessory use is deemed to be in general accordance with the Fluvanna County adopted Comprehensive Plan in accordance with the Code of Virginia Section 15.2-2232 H that states "such proposed solar facility is designed to serve the electricity or thermal needs of the Property upon which such facility is located" in this case, the Public Use property.

You are hereby advised that you have thirty (30) days from the date of this letter in which to appeal this decision to the Board of Zoning Appeals, in accordance with 15.2-2311 of the Code of Virginia or this decision shall be final and it shall be unappealable. Such appeal must be in writing and it must be filed with the Secretary to the Board of Zoning Appeals along with a \$550.00 filing fee. Please be advised that this letter is being provided to the property owner, as required by Virginia State Code, as an official letter written by the Zoning Administrator. Please contact me at dmiles@fluvannacounty.org or 434.591.1910 with any further questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director
Secretary to the Board of Zoning Appeals