



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963

January 12, 2021

7:00 PM Regular Meeting

TAB	AGENDA ITEMS
-----	--------------

VIRTUAL MEETING ONLINE / PHONE	
--------------------------------	--

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

2 – 2021 ORGANIZATIONAL MEETING OF THE FLUVANNA COUNTY PLANNING COMMISSION

- Election of Chair and Vice Chair
 - Adoption of Resolution entitled “Organizational Meeting of the Fluvanna County Planning Commission 2021”
 - Adoption of 2021 Regular Meeting Calendar
 - Adoption of Planning Commission By-Laws and Rules of Procedures
-

3 – COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

4 – PUBLIC COMMENTS #1 (Limited to 3 minutes per speaker for items not scheduled for a Public Hearing)

5 – APPROVAL OF DRAFT MINUTES

Minutes of December 8, 2020

6 – PUBLIC HEARINGS:

ZMP 20:03 Joseph F. & Vonda Sue Crane – Request to Rezone, from I-1, Industrial, Limited to A-1, Agricultural, General of 8.9 +/- acres and known as Tax Map 12 Section 18 Parcel 4 and located along the west line of Deerfield Road, and 0.2 miles south of Bybee Road.

SUP 20:02 Quigley Properties LLC – A request for a Special Use Permit to construct a central sewer system / utilities, major for a rural cluster subdivision in an A-1 district, with respect to 124.5 +/- acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A - formerly Tax Map 31 Section A Parcel 9. The properties are located along Courthouse Road, and 0.6 miles east of its intersection with Georges Mills Road and Stoneleigh Road.

7 – PRESENTATIONS: None

8 – SITE DEVELOPMENT PLANS: None

9 – SUBDIVISIONS: Ballinger Bluffs Rural Cluster Sketch Plan

10 – UNFINISHED BUSINESS: None

11 – NEW BUSINESS: None

12 – PUBLIC COMMENTS #2 (Limited to 3 minutes per speaker)

13 – ADJOURNMENT

Douglas Miles

Community Development Director Review

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

*For the Hearing-Impaired a Listening device is available in the Fluvanna County Library upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special hearing needs then please contact Fluvanna County Administration at 434.591.1910.*

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.

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

*For the Hearing-Impaired a Listening device is available in the Fluvanna County Library upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special hearing needs then please contact Fluvanna County Administration at 434.591.1910.*

MOTION: I move to elect _____ as Chair of the Fluvanna County Planning Commission for the calendar year of 2021

MOTION: I move to elect _____ as Vice Chair of the Fluvanna County Planning Commission for the calendar year of 2021.

AGENDA PLANNING COMMISSION January 12th 2021

SUBJECT: Election of Officers

TIMING: Routine

DISCUSSION: As has been your practice in the past, the Planning Director opens the meeting and calls for the nomination and election of the Chair.

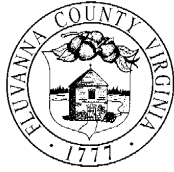
Upon the election of the Chair, the elected Chair will then call for the nomination and election of the Vice Chair.

The Organizational meeting of the Commission will be conducted first and then move to the Regular meeting and conduct of business found on the Meeting Agenda, as normal.

Staff: Valencia Porter, Administrative Program Specialist

Community Development Director's Use Only

Douglas Miles, Community Development Director



**PLANNING COMMISSION
County of Fluvanna
Palmyra, Virginia**

RESOLUTION

At a regular monthly meeting of the Fluvanna County Planning Commission held on Tuesday, January 12th, 2021 in Palmyra, Virginia, the following action was taken:

Present

Barry A. Bibb
Lewis Johnson
Harold Lagomarsino
Gequetta "G" Murray-Key
Ed Zimmer

Vote

On a motion by, seconded by, and carried by a vote of the following resolution was adopted:

Organizational Meeting of the Fluvanna County Planning Commission 2021

WHEREAS, the Code of Virginia requires an annual organizational meeting for the Planning Commission for the election of officers and the conduct of such other business as to meeting times and dates and,

WHEREAS, the Planning Commission does now conduct such an organizational meeting.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission that it does hereby generally designate the Morris Room in the Fluvanna County Administration Building as its meeting place for regular meetings to be held on the first Tuesday after the first Wednesday of each month at 7:00 pm.

Adopted this 12th day of January 2021 by the Fluvanna County Planning Commission

ATTEST:

Douglas Miles, Community Development Director



2021

Planning Commission Meeting Dates

Dates with a * have been moved from their regularly scheduled date due to observed holidays or other reasons.

January 12, 2021

February 09, 2021

March 09, 2021

April 13, 2021

May 11, 2021

June 08, 2021

July 13, 2021

August 10, 2021

September 07, 2021

October 12, 2021

November 09, 2021

December 07, 2021

Work Sessions begin at 6pm
(As needed)
Regular sessions start at 7pm

Located In the Morris Room of the County
Administration Building.

JANUARY

SU	MO	TU	WE	TH	FRI	SA
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

MAY

SU	MO	TUE	W	TH	FRI	SA
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

SU	M	TU	W	TH	FR	SA
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

FEBRUARY

SU	MO	TU	W	TH	FRI	SA
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

JUNE

SU	MO	TU	WE	TH	FRI	SA
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

SU	MO	TU	WE	TH	FRI	SA
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

MARCH

SU	M	TU	WE	TH	FRI	SA
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JULY

SU	MO	TU	WE	TH	FRI	SA
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

SU	MO	TU	W	TH	FRI	SA
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

APRIL

SU	MO	TU	WE	TH	FRI	SA
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

AUGUST

SU	MO	TU	WE	TH	FRI	SA
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

DECEMBER

SU	MO	TUE	W	TH	FRI	SA
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FLUVANNA COUNTY PLANNING COMMISSION
PLANNING FOR THE FUTURE

132 Main Street
P.O. Box 540
Palmyra, VA 22963
Phone: 434-591-1910
Fax: 434-591-1911
E-mail: vporter@fluvannacounty.org

MOTION: I move the Fluvanna County Planning Commission adopt the Planning Commission 2021 regular Meeting Calendar as presented [which does not include any joint meetings or work sessions].

Staff: Valencia Porter, Administrative Program Specialist

Community Development Director's Use Only

Comments:

Douglas Miles, Community Development Director

Fluvanna County Planning Commission
BYLAWS AND RULES OF PRACTICE AND PROCEDURES

Adopted: January 12, 2021 (*Pending*)

I. CREATION. The Fluvanna County Planning Commission, hereinafter called the “Commission”, is an appointed body provided by the Code of Virginia, Section 15.2-2210. The Commission consists of five (5) members, one (1) appointed from each election district and one (1) representative of the Board of Supervisors. The Board of Supervisors representative does not vote by directive of the Board of Supervisors.

II. PRINCIPAL ADDRESS. 132 Main Street, Palmyra, Virginia; Mailing Address: P.O. Box 540, Palmyra, VA 22963.

III. COMMISSION CHAIR. At the first meeting of the year, the Commission selects one of its members to serve as Chair. The Chair is a voting member and serves for one year.

IV. COMMISSION VICE CHAIR. At the first meeting of the year, the Commission selects one of its members to serve as Vice Chair. The Vice Chair is a voting member and serves for one year.

V. COUNTY PLANNER. The County Planner shall be Clerk to the Commission and his general duty is set forth in the Code of Virginia, Section 15.2-2217. He shall maintain an office at the same address as the Commission.

VI. COUNTY ATTORNEY. The County Attorney assists the Commission in analyzing the facts; provides advice and action in legal matters and represents the Commission in civil actions.

VII. QUORUM FOR THE EXERCISE OF COMMISSION BUSINESS. A majority of the commission shall constitute a quorum for the purpose of conducting Commission business. A vote of the majority of those present is necessary to take action on an issue.

VIII. PUBLIC SESSIONS

A. Except as otherwise directed the regular public meeting of the Commission shall be held on the 1st Tuesday after the 1st Wednesday of the month at 7:00 p.m. The meetings shall generally be held in the Fluvanna County Library in Palmyra, VA.

B. A special meeting may be held at the call of the Chair or by the application of three members given to the County Planner. There shall be at least seventy-two (72) hours written notice for a special meeting.

IX. MEETING AND ATTENDANCE

A. All meetings and business shall be conducted in accordance with these Rules, Robert’s Rules of Order Newly Revised (11th Edition), and the law of Virginia. In the event of conflict, the law of Virginia shall govern.

B. Meetings will be held on the 1st Tuesday after the 1st Wednesday of the month. If the meeting date falls on a holiday, a new meeting date will be scheduled by the Chair. Meetings shall start at the appointed time, and if the Chair is not present, the Vice Chair shall preside. If neither the Chair nor the Vice-Chair is present, the County Planner shall call the meeting to order and preside for the election of a Temporary Chair.

C. Any person making a written presentation or demonstrating a matter by way of a plat, brochure, picture, or similar document for inclusion in the record of the hearing shall provide the County Planner six (6) copies of such item seven (7) days prior to the meeting at which such person wishes to make a presentation.

D. The County Planner shall list all items requested on the agenda. If, in the opinion of the County Planner, an item is not appropriate for consideration by the Commission, he shall inform the Chair, and if the Chair is in agreement, the Commission shall first discuss whether to entertain the item.

E. The County Planner and Chair shall allocate time to items on the agenda as is necessary for appropriate consideration.

F. The Commission shall consider all items docketed on the agenda before taking any other items unless an undocketed item is brought by consent of the Commission.

G. Time permitting, items not on the agenda shall be heard as the final items of the Commission's business. If time does not, in the opinion of the Chair, permit hearing items on the agenda, they shall be carried over to the next regular or special meeting.

H. The Chair's vote on all issues before the Commission shall be recorded as being given with the prevailing side, unless the Chair clearly votes otherwise.

I. Meetings shall be adjourned no later than 10:00 p.m. unless continued by unanimous vote.

X. CONDUCT OF BUSINESS

A. When the question is called and there is no dispute, the Chair shall call for the vote.

B. Whenever any member wishes to abstain from voting on any question, he shall so state and, if because of a conflict, shall indicate in accordance with the Virginia Conflict of Interests Act, Virginia Code § 2.2-3100 et seq., and his abstention shall be announced by the Chair and recorded by the Clerk.

C. Exhibits before the Commission shall become the property of the Commission and shall be filed with the County Planner.

D. Citizens shall not speak at a meeting until they are recognized. Citizens shall request recognition by addressing “Mr. Chair” or “Madam Chair” (as appropriate) and await acknowledgement. At his or her discretion, the Chair may permit a dialogue without individual recognition between members of the Commission or between a member and a citizen if such dialogue is orderly and contributes to the expedition of the business. Such discussion will be discouraged.

E. Prior to opening a meeting at which one or more public hearings will be held, the Chair shall recount the rules under which the hearing shall be operated, but he/she may amend the rules during the hearing by giving notice of the change.

F. At the beginning of the public hearing, the Chair shall call upon the County Planner or the Chair of the committee handling the matter at hand or shall recount a description of the issue placed before the hearing.

G. Subject to revocation or extension by the majority of the commission assembled, the Chair may in all matters establish a maximum time for consideration of the matter, and/or limit the amount of time available to each speaker on a matter and/or limit the number of times each speaker may address the Commission on a matter. Notwithstanding the foregoing statement, every Commission member shall be entitled to make a statement on every matter before the Commission and the call for the question shall not be entertained until all members who wish to exercise this right shall have done so.

H. All members or citizens shall limit their comments before the Commission. The Chair has the option of requiring speakers to sign up before being authorized to address the Planning Commission.

I. The Commission has set forth the following rules for presentation time limits:

1. Individual presentations placed on the Commission’s agenda shall be limited to ten (10) minutes in duration.

2. Individual presentation listed under the agenda item “Public Comments” shall be limited to three (3) minutes in duration.

3. Statements from the public during the “Public Hearing” on individual agenda items shall be limited to three (3) minutes.

4. Complete presentations on Commission action items shall be limited to not more than thirty (30) minutes.

5. The above limitations may be extended only by majority consent of the Commission.

XI. ORDER

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

B. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair 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.

C. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches.

D. When a person engages in such a breach, the Chair may:

1. Order the person to stand silent,
2. Order the person's removal from the building, or,
3. Order the person removed from the County Property.

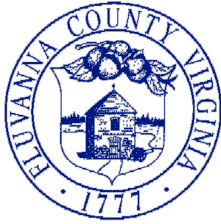
XII. COMMITTEES. There will be no standing committees. Ad hoc committees will be appointed by the Chair as needed. Constitutional Officers may be appointed to committees.

XIII. RULES

A. The bylaws may be suspended at anytime by a majority vote of the Commission.

B. The bylaws may be amended by a majority vote of the Commission, but only at the regular meeting next held after the proposed amendment has been announced at a regular meeting.

XIV. RECORD OF THE MEETING. The Clerk of the Commission (or another person acting in the capacity) shall electronically record each regular meeting. Recordings are the property of Fluvanna County. A stenographic record shall not be admissible as evidence of what transpired at a meeting, unless the person taking the record has been sworn prior to making the record. Interested persons may listen to the recordings in the County Planner's office or may obtain copies of the recording or portions of a recording by making appropriate arrangements with the County Planner's office. Costs will be borne by the person making the request. Audio recordings are also available on the county website at www.fluvannacounty.org/meetings.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission Members

From: Douglas Miles, Community Development Director

Date: January 12, 2021

Subject: Community Development Director's Report

December 9, 2020 – Nahor Village HOA Formation meeting

The Community Development Director and ESC Plans Reviewer attended the Nahor Village HOA virtual meeting to provide an infrastructure update on the stormwater basins completion progress and infrastructure items that remain such as a sidewalk construction from the entrance down Route 53.

December 10, 2020 – TRC meeting

ZMP 20:03 Joseph F. & Vonda Sue Crane – Request to Rezone, from I-1, Industrial, Limited to A-1, Agricultural, General of 8.9 +/- acres and known as Tax Map 12 Section 18 Parcel 4 and is located along the west line of Deerfield Road, and 0.2 miles south of Bybee Road. The subject property is located in the Rural Residential Planning Area and the Columbia Election District.

December 10, 2020 – Ballinger Bluffs Neighborhood Meeting

SUP 20:02 Quigley Properties LLC – A request for a Special Use Permit to construct a central sewer system / utilities, major for a rural cluster subdivision in an A-1 district, with respect to 124.5 +/- acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A - formerly Tax Map 31 Section A Parcel 9. The properties are located along Courthouse Road, and 0.6 miles east of its intersection with Georges Mills Road and Stoneleigh Road. The parcels are zoned A-1, Agricultural, General and are located within the Rural Residential and Rural Preservation Planning Areas and the Columbia Election District.

December 17, 2020 – LMOA Board of Directors Presentation

The Community Development Director, provided the same Transportation Planning Update as the December 8th Commission Update: on the 2020 VDOT transportation projects recently completed like the Colonial Circle Roundabout and the proposed Route 53 and Turkeysag Trail Roundabout that are both located just outside of Lake Monticello. Chief Abbott, LMPD, invited both Alan Saunders, PE, VDOT and me to present this information.

December 21, 2020 – CARE Task Force Meeting

Eric Dahl, County Administrator and Andy Wills, Building Official reviewed the Spot Blight Abatement Program with the intent of working with the Task Force members to select a blighted property in Columbia for spot blight abatement purposes by focusing in on one property in the Columbia area.

Community Development Department Staffing Update:

Jon-Mikel Whalen, Planner / GIS Technician, he started in the Planning & Community Development Department on Monday January 4, 2021. He is a native of Albemarle County who resides in Palmyra with his wife and son.

He is a 2015 graduate of Mary Washington University with a Bachelor of Science in Geology. He has private sector experience in the agricultural science field using GIS skills and has managed his father's medical office.

December 2020

December 2020

[illegible]

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 – 153 Sites)				
Compliance with Tenaska Virginia Sound Levels 12/16/2020				
Signs Removed From Public Rights-Of-Way (Total – 30)				
Placed and removed "Public Hearing Signs" as needed				
Deliver packets to BOS, PC Members				
Planning / Zoning site plan evaluations for form (NOVEMBER 2020)				
Planning / Zoning setback verifications for Building Dept. (NOVEMBER 2020)				
MSC20:0230, TM: 9-(13)-63	MSC20:0231, TM: 9-(13)-13	MSC20:0232, TM: 17-(29)-5	MSC20:0233, TM: 11-(14)-8	MSC20:0234, TM: 40-(18)-7
MSC20:0236, TM: 28-(10)-11	MSC20:0237, TM: 9-(13)-121	MSC20:0238, TM: 9-(13)-122	MSC20:0239, TM: 9-(13)-123	MSC20:0240, TM: 9-(13)-124
MSC20:0241, TM: 9-(13)-125	MSC20:0242, TM: 18A-(2)-310	MSC20:0243, TM: 18A-(8)-125	MSC20:0245, TM: 18-(15)-8	MSC20:0246, TM: 39-(13)-37
MSC20:0247, TM: 47-(3)-2A	MSC20:0248, TM: 9-(13)-35	MSC20:0249, TM: 9-(13)-68	MSC20:0250, TM: 18A-(7)-102	MSC20:0251, TM: 18A-(5)-339
MSC20:0252, TM: 18A-(12)-24				
Farm Building or Structure Exemption Request (NOVEMBER 2020)				
MSC20:0253, TM: 22-(A)-84				
Planning / Zoning materials to VDOT Louisa Residency (NOVEMBER 2020)				
One Trip				

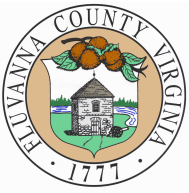
BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	December, 2020

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)	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	9	10	14	13	2	11	7	119
	2020	12	13	22	14	8	18	19	17	15	20	12	11	181
NEW - Single Family Attached	2016	2	0	0	0	0	5	0	2	0	0	0	0	5
	2017	0	0	0	0	0	5	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
	2020	0	0	0	0	1	6	0	0	6	0	0	5	18
NEW - Mobil Homes	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	0	3
	2019	0	0	0	0	0	0	0	0	1	1	0	1	2
	2020	0	0	1	0	0	1	0	0	1	0	0	0	3
Additions and Alterations	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	38	44	34	34	36	35	31	422
	2020	37	38	23	30	30	22	27	20	30	34	35	23	349
* Trade permits count not in .														
Accessory Buildings	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	3	3	8	2	8	4	4	52
	2020	2	4	4	4	5	5	1	7	8	3	5	1	49
Swimming Pools	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	2	0	1	0	1	0	1	10
	2020	0	1	3	3	1	2	3	1	1	0	0	0	15
Commercial/Industrial Build/Cell Towers	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	2	0	0	0	0	0	0	4
	2020	0	0	1	0	1	0	0	3	0	0	2	0	7
TOTAL BUILDING PERMITS	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	54	57	57	50	48	50	43	609
	2020	51	56	54	51	46	54	50	48	63	57	54	40	624
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	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	\$2,153,241	\$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	\$3,228,152	\$3,360,952	\$3,926,015	\$3,457,214	\$2,636,194	\$3,148,369	\$2,960,579	\$ 40,603,256
	2020	\$2,292,161	\$3,202,055	\$7,238,708	\$2,997,448	\$2,245,441	\$4,389,903	\$3,644,002	\$5,555,492	\$5,271,906	\$4,201,357	\$3,513,834	\$2,954,193	\$ 47,506,500

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2016	12	11	8	14	10	17	7	6	11	3	9	9	117
	2017	3	2	17	7	7	9	6	6	15	8	7	14	101
	2018	10	4	16	13	11	17	13	7	9	6	7	8	121
	2019	8	12	16	9	14	10	12	14	13	2	11	8	129
	2020	11	10	26	13	8	24	13	19	20	19	13	16	192
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2016	116	91	153	157	155	214	249	230	197	181	184	172	2,099
	2017	159	144	171	141	177	152	202	182	153	183	181	169	2,014
	2018	163	148	173	186	215	176	164	220	144	221	154	141	2,105
	2019	237	207	232	297	305	246	324	332	295	298	204	216	3,193
	2020	213	197	302	369	371	304	434	368	439	464	407	412	4,280
FEES COLLECTED														
Building Permits	2016	\$11,850	\$11,954	\$11,576	\$14,889	\$8,447	\$18,588	\$12,947	\$7,537	\$11,285	\$12,548	\$8,361	\$11,213	\$ 141,195
	2017	\$4,060	\$3,660	\$22,692	\$9,249	\$6,703	\$11,948	\$9,494	\$7,790	\$13,169	\$6,895	\$9,022	\$12,886	\$ 117,568
	2018	\$8,988	\$4,311	\$9,939	\$14,765	\$13,796	\$23,633	\$14,993	\$8,748	\$10,826	\$12,613	\$9,556	\$14,570	\$ 146,738
	2019	\$11,377	\$13,617	\$14,005	\$14,308	\$11,228	\$16,260	\$13,778	\$18,772	\$14,375	\$8,468	\$14,747	\$11,059	\$ 161,994
	2020	\$12,863	\$15,468	\$18,152	\$16,803	\$13,147	\$28,068	\$23,193	\$28,887	\$24,237	\$19,359	\$15,359	\$15,871	\$ 231,407
Land Disturbing Permits	2016	\$3,200	\$2,575	\$1,700	\$1,950	\$2,250	\$2,200	\$4,020	\$875	\$28,074	\$2,000	\$1,450	\$1,100	\$ 51,494
	2017	\$475	\$800	\$7,000	\$1,523	\$2,366	\$2,425	\$1,733	\$7,784	\$2,100	\$2,050	\$1,000	\$1,625	\$ 30,881
	2018	\$1,450	\$5,975	\$1,890	\$1,625	\$1,625	\$2,850	\$1,625	\$1,175	\$1,125	\$875	\$10,675	\$2,150	\$ 33,040
	2019	\$1,000	\$1,500	\$1,625	\$1,125	\$3,553	\$1,250	\$2,975	\$6,556	\$1,920	\$250	\$1,375	\$1,125	\$ 24,251
	2020	\$1,375	\$1,250	\$6,365	\$1,625	\$1,000	\$3,000	\$2,125	\$8,369	\$2,500	\$2,375	\$4,294	\$1,875	\$ 36,153
Zoning Permits/ Proffers	2016	\$1,150	\$1,250	\$1,800	\$2,450	\$1,650	\$2,700	\$1,150	\$1,150	\$1,900	\$1,050	\$900	\$850	\$ 18,500
	2017	\$400	\$1,000	\$2,400	\$950	\$1,500	\$1,800	\$1,245	\$1,250	\$1,600	\$1,050	\$1,250	\$1,550	\$ 15,995
	2018	\$1,400	\$800	\$1,750	\$1,600	\$1,400	\$2,200	\$2,050	\$1,400	\$1,050	\$1,400	\$700	\$1,400	\$ 17,150
	2019	\$1,200	\$1,800	\$2,200	\$1,550	\$2,050	\$1,350	\$1,950	\$2,300	\$1,700	\$1,150	\$1,450	\$1,400	\$ 20,100
	2020	\$1,650	\$1,600	\$3,000	\$1,700	\$1,550	\$3,050	\$2,350	\$2,300	\$2,900	\$2,850	\$1,600	\$1,700	\$ 26,250
TOTAL FEES	2016	\$16,200	\$15,779	\$15,076	\$19,289	\$12,347	\$23,488	\$18,117	\$9,562	\$41,259	\$15,598	\$10,711	\$13,263	\$ 210,689
	2017	\$4,835	\$5,460	\$32,092	\$11,722	\$10,569	\$16,173	\$12,472	\$16,824	\$16,869	\$9,995	\$11,272	\$16,061	\$ 164,444
	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$18,668	\$11,323	\$13,001	\$14,888	\$20,931	\$18,120	\$ 196,928
	2019	\$13,577	\$16,917	\$17,830	\$16,983	\$16,831	\$18,860	\$18,703	\$27,628	\$17,995	\$9,868	\$15,028	\$13,584	\$ 203,804
	2020	\$15,888	\$18,318	\$27,517	\$20,128	\$15,697	\$34,118	\$27,668	\$39,556	\$29,637	\$24,584	\$21,253	\$19,446	\$ 293,810



TRANSACTIONS BY USER REPORT (12/01/2020 TO 12/31/2020) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
MSC20:0235					
INV-00002405	Sign Permit	12/07/2020	Fee Payment	Check #2428	\$155.00
MSC20:0244					
INV-00002424	Sign Permit	12/14/2020	Fee Payment	Check #14355	\$155.00
SDP20:0012					
INV-00002452	Site Plan Review: Major Plan	12/21/2020	Fee Payment	Check #1647	\$1,100.00
SUP20:0003					
INV-00002402	Sign Deposit for Public Hearing	12/01/2020	Fee Payment	Check #3074	\$90.00
	Special Use Permit	12/01/2020	Fee Payment	Check #3073	\$800.00
SUP20:0004					
INV-00002454	Sign Deposit for Public Hearing	12/21/2020	Fee Payment	Check #118	\$90.00
	Special Use Permit	12/21/2020	Fee Payment	Check #1345	\$800.00
ZUP20:0003					
INV-00002410	Zoning Use Permit: Renewal	12/07/2020	Fee Payment	Cash	\$200.00
VALENCIA PORTER				TOTAL CASH:	\$200.00
				TOTAL CHECK:	\$3,190.00
				NET TOTAL:	\$3,390.00
GRAND TOTALS					
				TOTAL CASH:	\$200.00
				TOTAL CHECK:	\$3,190.00
				NET TOTAL:	\$3,390.00

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Fluvanna County Library, 214 Commons Blvd.
Palmyra, VA 22963
December 8, 2020
7:00 pm (Virtual Meeting)**

MEMBERS PRESENT:

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

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Mary Anna Twisdale, Finance Director
Major David Wells, Fluvanna County Sheriff's Office
Douglas Miles, Community Development Director
Liz McIver, Financial Management Analyst
Jason Overstreet, Senior Planner
Valencia Porter, Administrative Program Specialist

**Due to health concerns, Mrs. Eager is attending the meeting via phone conference call
-Patricia Eager, (Calling in from 1107 Mechunk Creek Drive)*

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chairman Bibb called the December 8, 2020 regular Meeting to order, followed by the Pledge of Allegiance and a moment of silence.

2. DIRECTOR'S REPORT: Douglas Miles, Community Development Director

November 12, 2020 – TRC Meeting

SUB 20:37 Village Oaks Phase IV Subdivision A Sketch Plan request for a Major Subdivision of twenty-nine (29) lots on 13.65 acres of Tax Map 9, Section 14, Parcels 1, 2, 3, 4, 5 and 6. The property is located along Lake Monticello Road (Route 618) at the intersection with River Run Drive. The property is within the Rivanna Community Planning Area and the Palmyra Election District.

SDP 20:11 Fluvanna Crossroads (Fluvanna Auto) – A Major Site Plan Amendment request for the completion of the parking lot, the lighting and landscaping improvements; and the related Erosion and Sediment Control Plan site improvements and the E&SC measures. The parcel is zoned B-1, General Business and is located along Richmond Road (US Route 250) and near the intersection of Memory Lane and known as Tax Map 4 Section A Parcel 11 and is located within the Zion Crossroads Community Planning Area and the Palmyra Election District.

November 16, 2020 – CARE Task Force Meeting

Eric Dahl, County Administrator he had Jack McClelland from the Thomas Jefferson Health District in Charlottesville to provide a Health Department enforcement update on the existing pump and haul permits and received complaints from area homeowners who had concerns with certain homes.

Central Virginia Regional Housing Partnership – Regional Housing Locator:

The CVA Regional Housing Partnership is launching the “Regional Housing Locator” which will feature For-Sale and For-Lease home listings within the region, along with the resource links by locality, in a one-stop shop format.

The Regional Housing Locator will feature the City of Charlottesville and the Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson on one website that was launched back on Thursday, November 12th by TJ PDC.

Community Development Department Staffing Update:

Jessica Rice, Human Resources Manager; Jason Overstreet, Senior Planner and Douglas Miles, Community Development Director conducted the Planner / GIS Technician position interviews on Tuesday, December 1st and Thursday, December 3rd with eight (8) candidates for the opening.

Due to COVID the interviews were conducted as Zoom interviews and it allowed for less travel time for the candidates to be selected for the job and for a secure and safe environment for all that were involved in the process. The person selected will more than likely start on January 4, 2021 in the Planner / GIS Technician position.

3. PUBLIC COMMENTS # 1:

At 7:03 pm, Chairman Bibb opened the first round of Public Comments with one public speaker:

Renae Chiovaro at 1173 Courthouse Road: She stated that she and all of her neighbors, as their spokesperson (for a scheduled Special Use Permit on January 12, 2021) came up with questions they wanted answered, not tonight, but for the requests. She asked first what needed to be approved by the Planning Commission (the Sketch Plan) and what needed to go forward to the Board of Supervisors (the Special Use Permit) for approval. They would like to know about the County requirements for steep slopes in the vicinity. She also invited the Planning Commission members to visit so both she and Overton McGehee can walk the steep slopes with them. She asked will the Planning Commission members take under consideration their concerns about the limited well water in the vicinity. She stated that they want test wells to be done on the subject property and other property owners planned to test their wells. She and her neighbors felt that the Planning Commission members should not render a final decision until well testing can be performed on the subject property and within the immediate vicinity of their neighborhood.

With no one else coming forward in the room, online, or on the phone line wishing to speak, Chairman Bibb closed the Public Comments period at 7:07 pm.

Vice-Chairman Zimmer arrived at 7:05 pm.

4. **MINUTES:**

MOTION:	Planning Commission Minutes of November 10, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:				Seconded	Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

5. **PUBLIC HEARINGS:**

CAPITAL IMPROVEMENT PLAN FY 2021-2026

Department	Rankings	Projects
Parks & Recreation – Aaron Spitzer Amount=\$191,000.00	1 1 1 2 2 1 1	Pleasant Grove Park Spray Ground Pleasant Grove Park Multi-Purpose Shelter Pleasant Grove Park Athletic Field Lighting New Pleasant Grove Park Athletic Fields (Baseball/Softball) Pleasant Grove Park Basketball and Tennis Courts Pleasant Grove Park Multi-Generational Center Pleasant Grove Park Outdoor Swimming Pool and Pool House
Public Works – Calvin Hickman Amount= \$1,623,000.00	2 1 3 2 1 2	Renovate Exterior of Historic Courthouse Equipment Purchase & Replacement Plan Paving Administration-Public Safety Parking Lots HVAC Upgrade-Community Center & Social Services Carysbrook Equipment Storage Shed New Administration / DSS Building and Renovations Social Services Vehicles County Vehicles
Sheriff – Major David Wells Amount= \$362,000.00	1 1	Secure Courthouse Sally Port Replacement Vehicles
Fire & Rescue – John Lye, Chief Lake Monticello Water Rescue Amount= \$1,193,900.00	1 1 Dismissed	Fluvanna Fire and Rescue Apparatus Replacement Fluvanna Fire and Rescue Heart Monitor Replacement Upgrades to Ambulance 45
Schools – Don Stribling Amount=\$2,185,000.00	2 1 1 2 2 2 2 1 1	Technology-2 Carysbrook HVAC Upgrade School Safety Vestibules Paving and Resurfacing FMS Athletic Field Lights (Football, Baseball, and Softball) FMS Annex Bleachers and Floor Abrams Abatement and Remodel School Buses Student Transport / Facilities Vehicles

At 7:10 pm Chairman Bibb opened the Public Hearing. With no one coming forward online or on the phone line wishing to speak, he closed the Public Hearing at 7:11 pm, and asked for comments from the Planning Commissioners, there were no other additional comments on their CIP Plan.

MOTION:	I move that the Planning Commission recommend approval of the FY2022-FY2026 Capital Improvement Plan (CIP) as presented, with a list of funding priorities prepared by Planning Commission members and County staff.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion	Seconded		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Recommended Approval				

6. PRESENTATIONS:

2020 Transportation Projects Update – Douglas Miles, Community Development Director

Mr. Miles reviewed the current progress on the proposed Fluvanna County roundabouts: Route 250 and Troy Road and Thomas Jefferson Parkway (Route 53) and Turkeysag Trail leading into Lake Monticello, as the second, primary access point serving that major County development.

The Route 53 roundabout area contains the 2005 proffered construction of a sidewalk along the east line of Route 53 from the Nahor Village, Age 55+ residential development entrance down to the RIRO entrance to Gate Plaza and with no current connection on the west line of Route 53.

The Colonial Circle Conceptual Master Plan has been submitted for review and approval since the Route 53 and Lake Monticello Road (Route 618) roundabout has been completed and is now open for traffic circulation purposes. This R-3, RPC planned community along with a Special Use Permit was approved in June of 2019 for 325 new units and for 81,000 SF of commercial space.

The 2040 Comprehensive Plan – Transportation Update will begin in January 2021 with Fluvanna County notifying VDOT by official letter requesting their participatory assistance in preparing the road intersections and overall thoroughfare plan analysis for our future road planning purposes.

7. SITE DEVELOPMENT PLANS:

None

8. SUBDIVISIONS:

Village Oaks Phase IV Sketch Plan – Douglas Miles, Community Development Director

The proposed Sketch Plan illustrates site access to Village Oaks Phase IV from Lake Monticello Road through an existing, approved VDOT entrance to the existing Archer Tract. Village Oaks currently contains three (3) entrances onto Lake Monticello Road (Route 618) including River Run Drive designated for emergency access with Phase IV becoming the fourth site entrance.

The R-3, Residential Planned Community (RPC) District intends to permit compact village-style residential development and associated community-mixed uses, open space and creative

design techniques in accordance with the approved master plan. Southern Development is keeping with the approved 2005 Master Plan with the proposed Sketch Plan for the 29 new residential lots and meeting the Planning Department and VDOT entrance requirements.

Keith Lancaster, Southern Development, was present as the applicant's representative. He did not have any comments and indicated that they were in agreement with the five (5) conditions.

MOTION:	I move that the Planning Commission approve SUB 20-37, Village Oaks – Phase IV Sketch Plan, a request for twenty-nine (29) residential lots on Tax Maps 9 Section 14 Parcels 1-6 and subject to five (5) conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Seconded		Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

2040 Comprehensive Plan – Transportation Subcommittee

Mr. Miles introduced the new business item for Chairman Bibb to appoint a new Transportation Subcommittee to be comprised of Two (2) Planning Commissioners and State and County Staff.

Chairman Bibb appointed Major David Wells, FCSO; Police Chief Tony Abbott, LMOA; John Wilson, PE, VDOT – Louisa Residency; Calvin Hickman, Public Works Director and Douglas Miles, Community Development Director. Howard Lagomarsino, Planning Commissioner indicated that he would like to be appointed to this subcommittee to serve along with Chairman Bibb as the other Planning Commissioner with his public safety background.

11. PUBLIC COMMENTS #2:

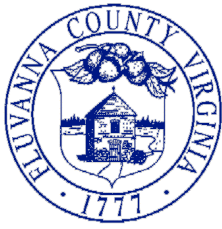
At 7:46 pm, Chairman Bibb opened the second round of Public Comments. With no one coming forward online, or on the phone line wishing to speak, Chairman Bibb then closed the Public Comments period at 7:47 pm.

12. ADJOURNMENT:

Chairman Bibb adjourned the Planning Commission meeting of December 8, 2020 at 7:47 pm.

Minutes recorded by Valencia Porter, Administrative Program Specialist.

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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: I-1 to A-1 Rezoning request

From: Douglas Miles, AICP, CZA
District: Columbia Election District

General Information:

A rezoning request from I-1 to A-1 as a Planning Commission Public Hearing on Tuesday, January 12, 2021 at 7:00 pm in the Fluvanna County Library Meeting Room - Virtual online and phone access to this meeting.

Owners:

Joseph F. & Vonda Sue Crane

Requested Action:

To amend the Fluvanna County Zoning Map with respect to 8.9 +/- acres of Tax Map 12, Section 18, Parcel 4, to rezone the same from I-1, Industrial, Limited to A-1, Agricultural, General zoning.

Location:

The subject property is located on the west side of Deerfield Road approximately 0.2 miles south of its intersection with Bybee Road.

Existing Land Use:

Vacant land

Planning Area:

Rural Residential Planning Area

Zoning History:

(Historical data from Case ZMP 11:01 approved on July 10, 2011)

The details surrounding this rezoning request were brought to the County's attention on April 26, 2011, when staff met with Ms. Donnetta McElheny to discuss the current zoning status of her property located at 124 Deerfield Road / Tax Map 12 Section 18 Parcel 1. The Fluvanna County GIS, as well as the July 2003, December 2005, and December 2008 zoning map books, indicated that this parcel was zoned as I-1, Limited Industrial. However, County staff was not able to find any clear evidence to reflect this property was ever successfully rezoned to I-1. Ms. McElheny's property, as well as two adjoining parcels Tax Map 1 Section 18 Parcels 1 and 2 appeared to also have been rezoned to I-1 absent of the conventional rezoning process, and thus their current and primary uses are not compatible with their respective zoning classifications. County staff could not find any background data to suggest how or why these parcels were ever classified as I-1. Each of the three (3) parcels are zoned I-1, but the primary use of each

parcel is as single-family residential home. Ms. McElheny, in particular, was seeking to complete a real estate sales transaction of her property, but had encountered delays with the buyer's lender due to the uncertainty of the property's zoning.

Technical Review Committee:

The Technical Review Committee on December 10, 2020 did not have any comments regarding this rezoning application since it is on vacant land with the applicants looking to return it to A-1.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rural Residential Planning Area which makes up approximately 40 percent of the county's population. According to this chapter, the area is traditionally neighborhood residential, with primarily single-family detached dwellings occurring on rural residential parcels with an agricultural setting in this portion of Fluvanna County.

Conclusion:

This zoning map amendment request is consistent with the stated intent of the Comprehensive Plan. When reviewing this zoning amendment request, the Planning Commission should take into consideration how this request does or does not meet the intent of the Comprehensive Plan.

Suggested Motion:

I move that the Planning Commission recommend (Approval/denial/deferral) of this request to Rezone, from I-1, Industrial, Limited to A-1, Agricultural, General of 8.9 +/- acres and known as Tax Map 12 Section 18 Parcel 4.

Application
Aerial Map
Parcel Plat



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

Fluvanna County
Planning Dept

Joseph Floyd CRANE

Owner of Record: Vonda Sue CRANE

Applicant of Record: _____

Address: 188 WASTRIDGE DR DALEVILLE, VA 24083

Address: _____

Phone: 804-874-2721 Fax: _____

Phone: 804-884-5268 Fax: _____

Email: VONDAERANE@yahoo.com

Email: _____

Representative: _____

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.

Address: _____

Phone: _____ Fax: _____

Email: _____

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

Tax Map and Parcel(s) DB 950-578 Parcel 12-184
AC 8.997 CRANE FIELDS

Acreage 8.997 Current Zoning I-1

Is parcel in Land Use Valuation Program? ☒ No ☐ Yes

Location of Parcel: 234 DEERFIELD RD. Louisa VA
23093

Deed Book and Page: DB 950 578

If any Deed Restrictions, please attach a copy

Requested Zoning A-1 Proposed Use of Property A-1 (NEVER WAS USED A I-1)

Affidavit to Accompany Petition for Rezoning

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

Date: 11-17-2020

Signature of Owner/Applicant: _____

Subscribed and sworn to before me this

17

day of

November, 20 20

Register #

7755002

My commission expires:

12-31-21

Notary Public:

Kristina H Lima

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

Office Use Only			
Date Received: <u>11/19/2020</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>11/19/2020</u>	Application #: <u>ZMP 20-03</u>
\$1,000 fee paid: <u>#1049</u>		Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:			
Election District: <u>Columbia</u>		Planning Area: <u>Rural Residential</u>	
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision:		Decision:	



Commonwealth of Virginia
County of Fluvanna
Rezoning Application Checklist

RECEIVED

Fluvanna County
Planning Dept

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

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

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

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

RECEIPT (REC-001671-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

BILLING CONTACT

Joseph Crane
0 Deerfield Road
Louisa, Va 23093



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
ZMP20:0003	Rezoning	Fee Payment	Check #1049	\$910.00
	Sign Deposit for Public Hearing	Fee Payment	Check #1049	\$90.00
SUB TOTAL				\$1,000.00
TOTAL				\$1,000.00

RECEIVED



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Fluvanna County
Planning Dept

Name: Joseph Floyd CRANE
Address: 188 Westridge Dr
City: DALEVILLE
State: VA Zip Code: 24083-

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

Applicant Signature

Date

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

Office Use Only

Application #: BZA : CPA : SUP : ZMP 20 : 03 ZTA :

\$90 deposit paid per sign*:

check #1050

Approximate date to be returned:

RECEIPT (REC-001670-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

BILLING CONTACT

Joseph Crane
0 Deerfield Road
Louisa, Va 23093



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
ZMP20:0003	Rezoning	Fee Payment	Check #1050	\$90.00
SUB TOTAL				\$90.00
TOTAL				\$90.00



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

Fluvanna County
Planning Dept

RECEIVED

July 21, 2011

Fluvanna County
P.O. Box 540
Palmyra, VA 22963

REF: ZMP 11:01

Dear Fluvanna County:

Please accept this letter as notification of the action taken on July 20, 2011 by the Board of Supervisors in regards to the request referenced above. Your request to amend the Fluvanna County Zoning Map with respect to approximately 10.339 acres of Tax Map 12, Section 18, Parcels 1, 2, and 3 to rezone the same from I-1, Industrial, Limited to A-1, Agricultural, General; and 52.859 acres of Tax Map 12-18-4 and Tax Map 12-17-C to rezone the same from I-1, Industrial, Limited to I-1, Industrial, Limited was approved.

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

Sincerely,

Steve Tugwell
Planner

CC: File; Dwight R. Kerns, Sandford D. & Donnetta Sue McElheny, Marshall W. & Sue Forren, Joseph Todd Crane, Joseph F. Crane

RECEIVED

Fluvanna County
Planning Dept



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: January 4, 2021
From: Valencia Porter
To: Douglas Miles
Subject: APO Crane Case

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the January 12, 2021 Planning Commission meeting.



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

NOTICE OF PUBLIC HEARING

January 4, 2021

«MLNAM»
«MADD1»
«MCITY», «MSTATE» «MZIP5»
TMP#«PIN»

RE: Public Hearing on ZMP 20:03 Crane Rezoning Request / Tax Map 12 Section 18 Parcel 4

Dear «MLNAM»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Date: Tuesday, January 12, 2021
Time: 7:00 PM – Virtual Meeting Only
Location: Fluvanna County Library

The applicants will be attending the Planning Commission meeting virtually for their rezoning request that is described as follows:

ZMP 20:03 Joseph F. & Vonda Sue Crane – Request to Rezone, from I-1, Industrial, Limited to A-1, Agricultural, General of 8.9 +/- acres and known as Tax Map 12 Section 18 Parcel 4 and located along the west line of Deerfield Road, and 0.2 miles south of Bybee Road. The subject property is located in the Rural Residential Planning Area and the Columbia Election District.

The regular meeting of the Planning Commission will be held virtually due to the Public Health Emergency and physical (in-person) access to meetings has been suspended. Instructions for public participation during the Planning Commission meeting will be made available on the Fluvanna County website: <https://www.fluvannacounty.org> Interested persons may submit any written comments prior to the scheduled meeting to dmiles@fluvannacounty.org and any questions may be directed to Douglas Miles, Community Development Director at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

Attachment

ADJACENT PROPERTY OWNERS ZMP 20:03

[illegible]

Plat 6K-3 pg 222

NUMBER	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	01°15'34"	8135.67	178.83	89.42	178.83	S05°15'51"E

THIS PLAT WAS PREPARED TO VERIFY THE REMOVAL OF TWO STORY FRAME BARN AND CONCRETE PADS THAT WERE LOCATED ON THE SUBJECT PROPERTY. A BOUNDARY SURVEY WAS PERFORMED BY YOUNGBLOOD, TYLER & ASSOCIATES, P.C. ON AUGUST 9, 2003. PLAT RECORDED IN PB.2 PG.70.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT.

THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE 'X' AS GRAPHICALLY SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51065C0100C. EFFECTIVE DATE: MAY 16, 2008. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

UNDERGROUND TELEPHONE.

DRAIN FIELD LOCATIONS HAVE NOT BEEN FIELD VERIFIED

APPROVED BY FLUVANNA COUNTY PLATS OFFICER

James Shrader
PLATS OFFICER

June 20, 2016
DATE OF APPROVAL



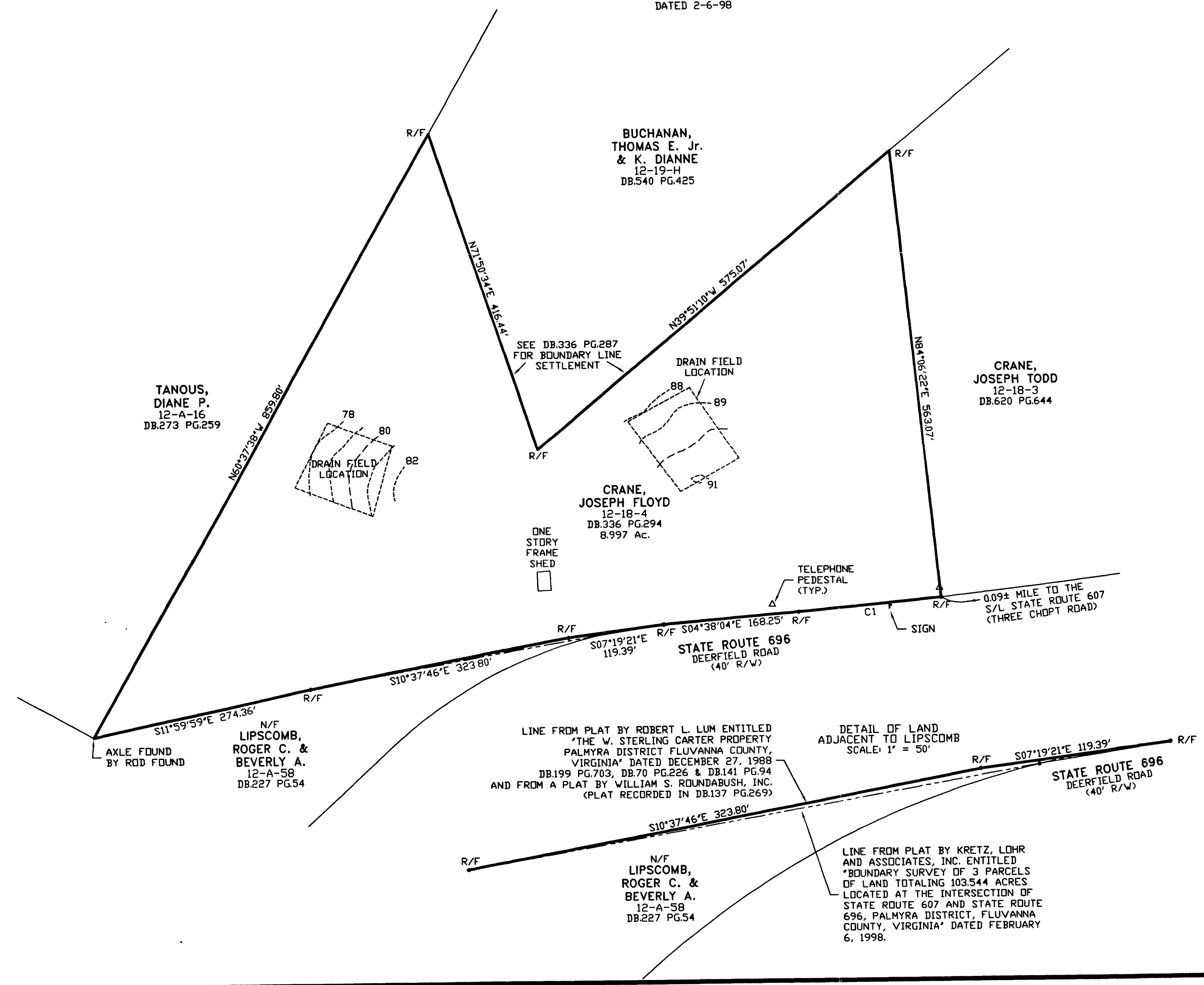
REVISED 6-16-16 TO SHOW PROPOSED DRAIN FIELD LOCATIONS.

**PLAT SHOWING
A PARCEL OF LAND CONTAINING
8.997 ACRES AND LOCATED
ALONG THE EAST LINE OF
STATE ROUTE 696**
PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

AUGUST 4, 2011 SCALE: 1" = 100'

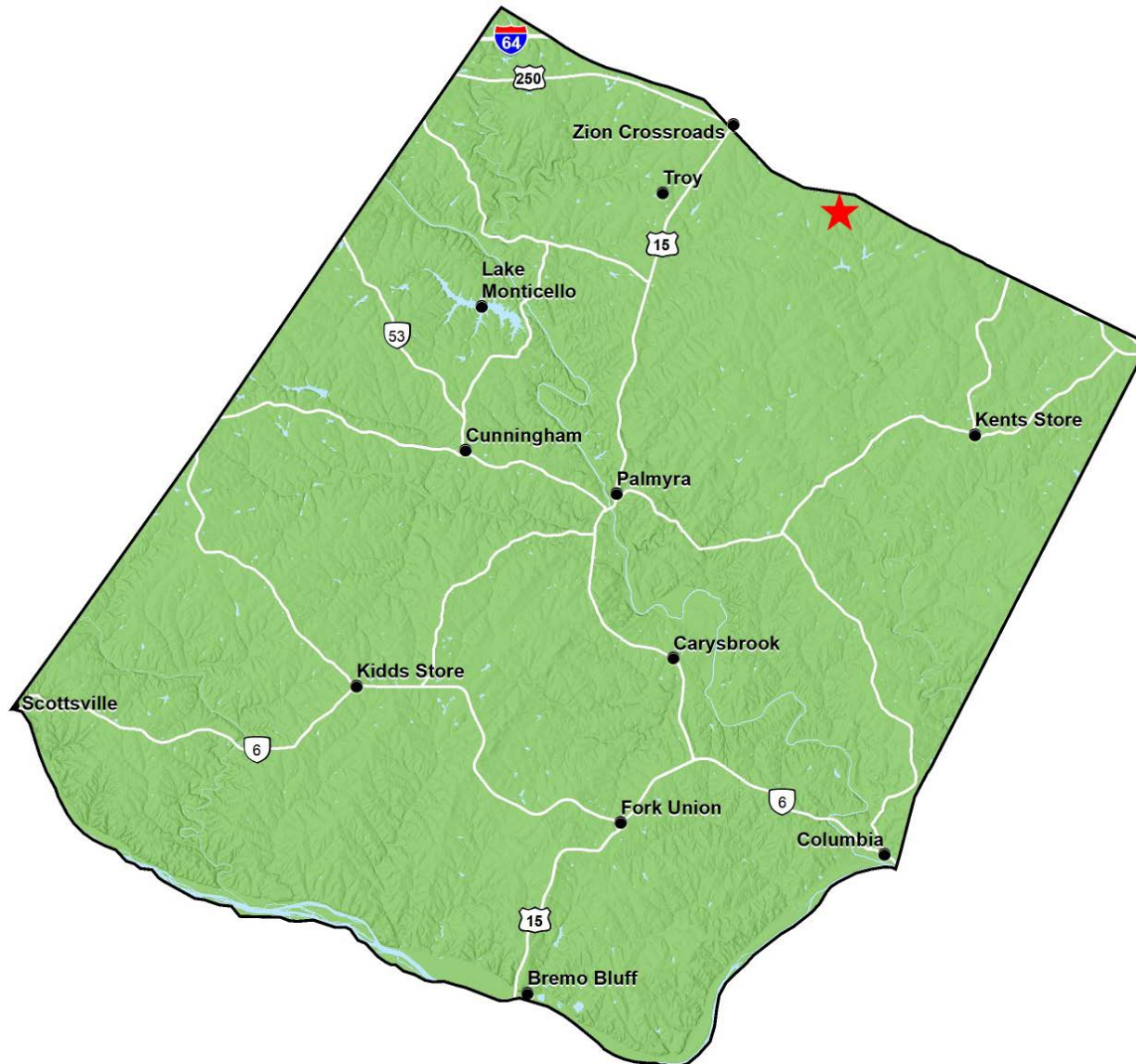
YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
CIVIL ENGINEERS, PLANNERS
& LAND SURVEYORS
7309 HANOVER GREEN DRIVE
P.O. BOX 517 MECHANICSVILLE, Va. 23111
PHONE (804) 746-5285 FAX (804) 730-7624

PLAT BY KRETZ, LOHR
AND ASSOCIATES, INC.
DATED 2-6-98



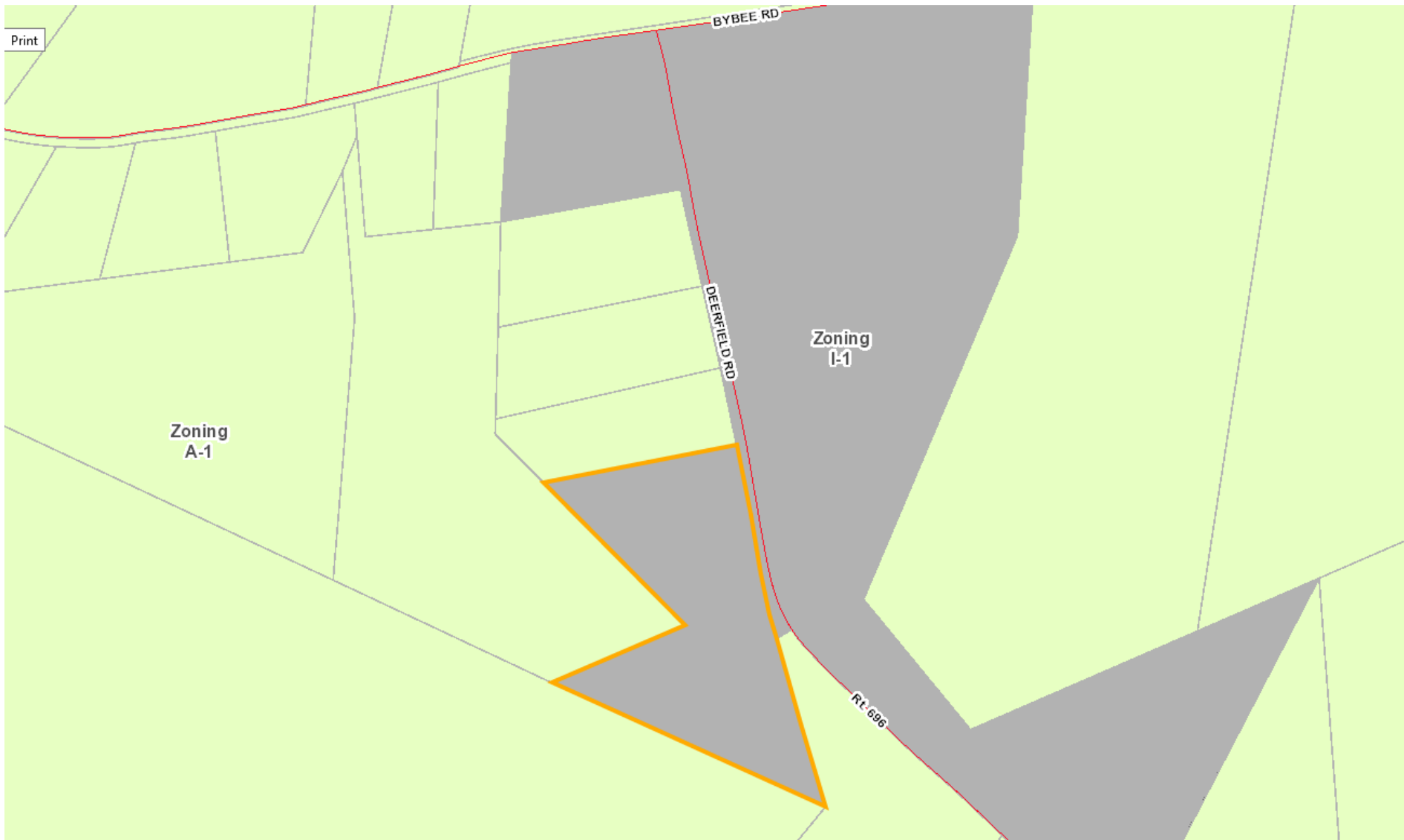
Location

Fluvanna County



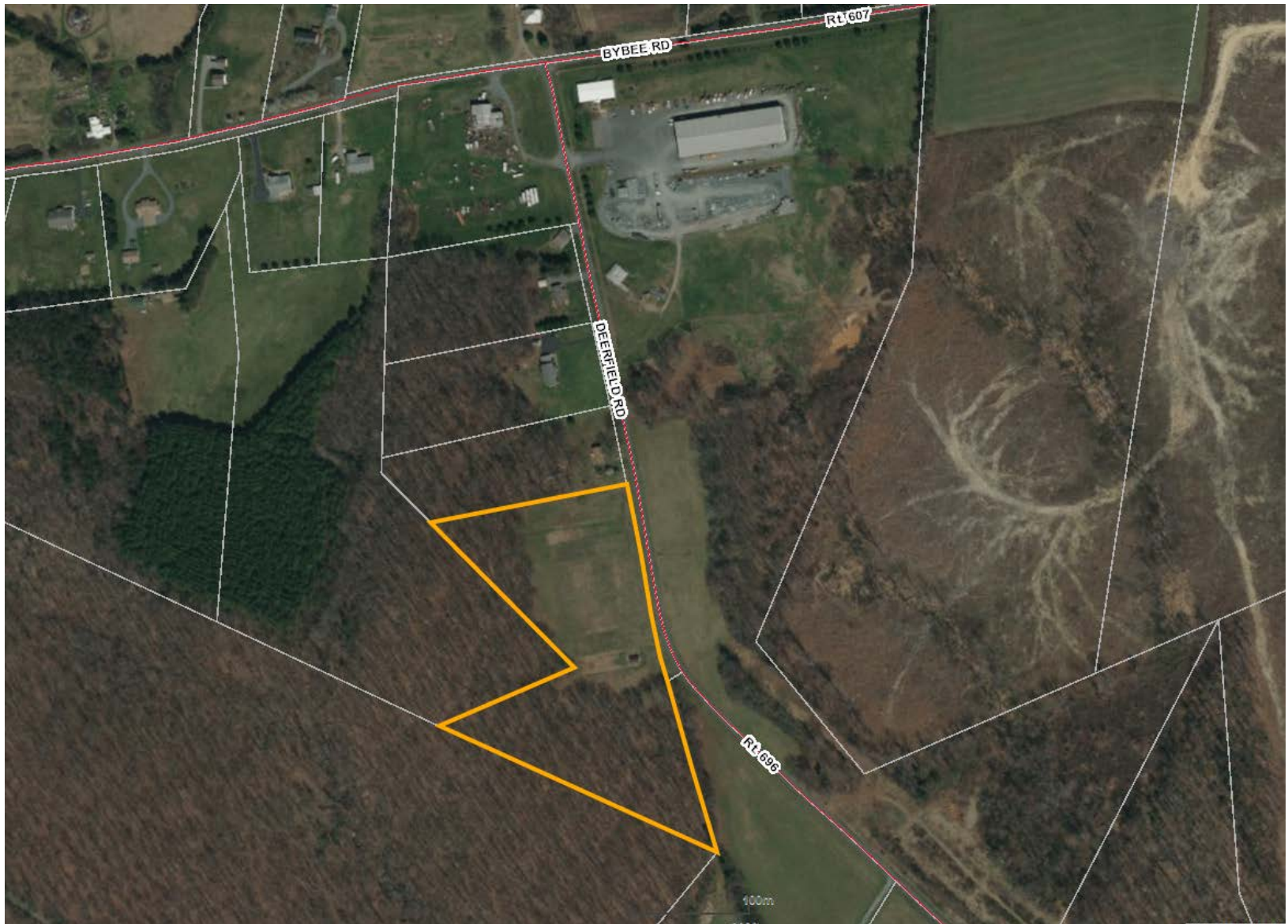
Zoning

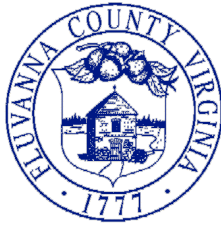
Fluvanna County



Aerial (2018)

Fluvanna County





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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Special Use Permit for Major Utilities

From: Douglas Miles, AICP, CZA
District: Columbia Election District

General Information: A Special Use Permit (SUP) central sewer system / major utilities request for a Planning Commission Public Hearing on Tuesday, January 12, 2021 at 7:00 pm in the Fluvanna County Library Meeting Room - Virtual online and phone access to this meeting.

Applicant: Quigley Properties, LLC

Representative: Tim Miller, PE, LS – Meridian Planning Group, LLC

Requested Action: Request for a Special Use Permit for a central sewer system / major utilities with respect to 124.5 +/- acres of Tax Maps 31, Section A, Parcel 41 and 31, Section 1 Parcel A.

Location: The two subject parcels are located along Courthouse Road and east of its intersection with Georges Mill Road and Stoneleigh Road.

Existing Zoning: A-1, General Agricultural Zoning District

Existing Land Use: Vacant land and recently timbered property

Planning Area: Rural Residential / Rural Preservation Areas

Adjacent Land Use: Adjacent properties are zoned A-1, General Agricultural and contain single-family dwellings or are vacant parcels.

Procedural Timeline:

September 25, 2020	Pre-application meeting with the Applicant and County Staff
September 30, 2020	Submittal of the Special Use Permit and Sketch Plan requests
October 15, 2020	Technical Review Committee meeting held by conference call

October 22, 2020	Technical Review Committee meeting Part II with VDH Staff by conference call to review the wastewater treatment units
November 10, 2020	Concerned adjacent property owners and other interested residents spoke during Public Comments at Planning Commission meeting
December 8, 2020	Concerned adjacent property owners and other interested residents had spokesperson speak during Public Comments at next meeting
December 10, 2020	Applicant conducted Neighborhood meeting by conference call with adjacent property owners, his consultants and County Staff
December 28, 2020	Applicant conducted conference call with the ESC Plans Reviewer and Community Development Director on RPAs and steep slopes
January 12, 2021	Special Use Permit Public Hearing for central sewer system request and associated Rural Cluster Sketch Plan request for a subdivision

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within both the Rural Residential and Rural Preservation Areas of the 2015 Comprehensive Plan. The proposed subdivision appears to meet the intent of the Comprehensive Plan, which states that “Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible.” However, there are other portions of the Comprehensive Plan that staff believes that this Sketch Plan request, specifically in the water supply portion of the request, is not being met:

Groundwater:

“Fluvanna citizens have major concerns about groundwater availability. Development should be required to show its projected impact on surrounding groundwater supplies, particularly within the context of the diminishing and limited supply of water available. Mitigating this impact, along with others such as stormwater and traffic on surrounding property owners, is of utmost importance in any discretionary zoning action.”

Analysis:

The proposed request is classified as a “major utility” and defined in the Zoning Ordinance as *“facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities”*. Major utilities are permitted by special use permit in the A-1 zoning district and are subject to an approved site development plan.

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

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

The subject properties are located within the Rural Residential and Rural Preservation Planning Areas with existing rural residential single-family dwelling uses on well and septic or are vacant, undeveloped parcels. Major utilities require a Special Use Permit in the A-1 zoning district that can include central water and sewer systems. Public water supply is not available to the site nor is the availability to connect to a sanitary sewer system. Therefore, an SUP is required for major utilities in order to establish on-site centralized water and sewer systems and the applicant has requested an SUP for a central sewer system and is proposing to utilize individual, private wells.

Individual, private wells have been a major concern with County Staff, and specifically with the surrounding community, who have made several public attempts to express their concerns to the applicant, County Staff and the Planning Commissioners at both the November 10, 2020 and December 8, 2020 Planning Commission meetings during the Public Comments periods. Then the applicant conducted a virtual Neighborhood Meeting on December 10, 2020 and these same concerns were expressed and the applicant indicated that a hydrogeological report was being prepared and it would be provided to Fluvanna County and to the community through this request.

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

This second, general guideline is in compliance in the fact that single-family dwelling uses are being proposed on the rural cluster lots with a similar conventional and rural cluster lot yield as is required by County Ordinances. However, it remains to be seen that there is adequate or even available groundwater to support the proposed forty-eight (48) new rural cluster homes through these requests: the Special Use Permit and the Sketch Plan requests as companion zoning cases.

The Tier III Groundwater Assessment: Proposed Ballinger Bluffs Subdivision Report that was prepared by HydroGeo Environmental – Charlottesville, VA and issued on January 4, 2021 has been attached to this staff report for review purposes. Additional time will be needed by County Staff, the Planning Commission, and surrounding community to fully understand what the report contains based upon the existing site conditions.

County Staff would like to have adequate time to better determine if a Phase 2 hydrogeological investigation, with drilling and testing of wells, would be warranted in this situation. As that may be the only way to actually determine whether sufficient groundwater resources are available to serve the entirety of this rural cluster subdivision, as proposed by the applicant. That has been proposed by the surrounding community members and it is being recommended by County Staff.

Technical Review Committee:

Please find a summary of the Technical Review Committee (TRC) member comments during the regular TRC meeting on Thursday, October 15th and Thursday, October 22nd VDH at 10:00 am:

Josh Kirtley, Environmental Health Technical Consultant, he provided his Virginia Department of Health onsite sewage disposal system review comments in a separate letter dated October 30, 2020 and he can be reached at joshua.kirtley@VDH.virginia.gov or at 434.972.6200 on their main line.

John Wilson, PE, Land Use Engineer, VDOT – Louisa Residency, indicated that he will provide his VDOT review comments during the upcoming site plan review period and he can be reached at 540.321.8459 Mobile and John.C.Wilson@VDOT.virginia.gov with any questions for VDOT.

Andy Wills, CBO, Building Official, awills@fluvannacounty.org and at 434.591.1935 provided his comments relative to the Building Code and relates to the Rural Clustering zoning provisions:

The proposed building foundations will be important to review as a part of the residential house plans on certain lots that may contain steep slopes and other potential environmental site factors. He appreciated that the proposed wastewater treatment facilities will be grouped together and not individual drainfields with longer lateral sewer lines leading into the designated open space areas.

Mike Brent, Fluvanna County Volunteer Fire Department, has provided his review comments as they do relate to Fire and Life Safety and he can be reached at 434.906.2326 with any questions.

The recommended roadway widths should be 20 feet; with cul-de-sacs having a minimum 100 feet in diameter; and the typical section for roads on Sheet C-201 indicates that the roads are 18 feet with 2 foot shoulders and on Sheets C-201 and C0-203 the cul-de-sacs are 100+ feet at this time.

Roger Black, Erosion and Sediment Control Plans Reviewer, rblack@fluvannacounty.org and at 591.1935 provided his comments relative to erosion and sediment control measures and on-site retention purposes previously during a meeting with the developer since he was not able to attend the scheduled TRC meeting. The developer did make the recommended changes to avoid critical environmental areas and lay out the proposed subdivision streets and lots in a better, overall design.

Bryan Rothamel, Economic Development Coordinator, at brothamel@fluvannacounty.org and at 591.1910 recommended that the Sketch Plan rural cluster lot layout could be super imposed onto an aerial to provide a better site perspective for the location of the proposed subdivision request.

Douglas Miles, AICP, CZA, Community Development Director, at dmiles@fluvannacounty.org and at 591.1910 has provided his comments based upon the Zoning Ordinance site plan, lighting and landscaping requirements and contact him with any additional questions for this new site plan.

Please find the Fluvanna County Subdivision Ordinance – Required Improvements standards:

Sec. 19-8-2. - Water supply.

The subdivider shall provide evidence satisfactory to the Subdivision Agent that each lot which is proposed to be created shall have available to it potable water sufficient in quantity and quality to provide for the uses to which such lot may lawfully be put. For any major subdivision, all phases included, one or more sources of water of acceptable quality and quantity shall be approved by the county prior to submittal of the preliminary plat. The water supply shall meet all applicable federal, state and local regulations and the Hydrogeologic Test Requirements.

(Ord. 8-1-12)

Sec. 19-8-2.1. - Hydrogeologic test requirements.

Prior to the approval of the preliminary plat, the subdivider shall provide evidence that the parcel proposed to be subdivided has sufficient supply of potable water to serve each of the proposed lots. In the case of a subdivision which is proposed to be served by either a public water system, a public service company or a central water supply, the subdivider shall demonstrate that the subdivision has a capacity equal to 1 gallon per minute for each proposed lot after a forty-eight (48) hour continuous constant rate test.

(Ord. 3-15-06; Ord. 8-1-12)

Sec. 19-8-2.2. - Quality.

Water quality shall comply with the requirements defined in the Virginia Department of Health Waterworks Regulations.

(Ord. 8-1-12)

Sec. 19-8-2.3. - Quantity.

If the proposed subdivision is to be served by individual groundwater wells, the sufficiency of the quantity of water shall comply with the requirements of the Virginia Department of Health Private Well Regulations at the time that a certificate of occupancy is sought as to any occupied building on each lot. If any subdivision is to be served by an existing public or central water system, the subdivider shall obtain a certificate of availability from the operator of the water system. If it is to be served by a new public or central water system, the subdivider shall obtain the necessary permits from all applicable reviewing bodies, including, without limitation, the governing body, the State Corporation Commission, the Virginia Department of Health and the Virginia Water Control Board, and approval of the design and written commitment to operate and maintain the system from an agency approved by the county.

(Ord. 6-21-06; Ord. 8-1-12)

Please find these November 10, 2020 Regular Planning Commission meeting public comments:

At 7:08 pm, Chairman Bibb opened the first round of Public Comments. Note: The Special Use Permit (SUP) for Ballinger Bluff Rural Cluster Subdivision was not on the scheduled agenda but there were several Fluvanna County residents who signed up to speak during Public Comments.

William Talley, Jr at 14307 James Madison Hwy: he stated his concerns about the Rural Clustering provisions such as open space, wells and along with the shared resources and the developer's limited costs. He also stated he felt Fluvanna County Staff members needed to review and potentially to rewrite the Rural clustering provisions in the County Ordinances.

Tristana Treadway at 893 Courthouse Road: she stated she had Water table concerns and the number of the proposed wells in this development. She further stated knowing first hand that there are water capacity concerns she has had three attempts to stabilize her well. Water is an everyday need for eating, drinking, cleaning, and bathing and stated she has not been able to wash her car or water the lawn in years.

Rena Chiovaro at 1173 Courthouse Road: She expressed concerns with the water table and with the 47 new homes coming and the new wells is a concern but how would this request affect the environmental drainage with existing steep slopes. Are there going to be an erosion issues? She suggested that if the site developer could reduce the number of lots that will help with their overall subdivision concerns as she and her family are surrounded by this new development.

Susan Scofield at 111 Fairview Lane: she stated her concern is with the 47 new wells. As when she bought her property they told her she had two wells already but did not tell her that only one well worked. She talked about the extended drought in the Summer of 2002 when you could not even get a glass of water at a restaurant in Palmyra and area wells were dry or muddy back then.

Overton McGehee at 924 Courthouse Road: He read out loud the rural cluster requirements to the Planning Commission, and also stated that he felt that it would be unreasonable to have this property be developed based upon the lot yield, steep slopes, and proposed wells. He stated the developer needed to hire a certified hydrologist to test the capacity for the proposed number of wells. He stated he has been conducting very informal, virtual meetings with several neighbors.

Liz Palmer at 1384 Courthouse Road: she stated they are on their third well since she moved into her house. She is concerned if Louisa County experiences another earthquake and being near the existing fault line how will that affect new homes that are constructed on the slopes? Note: She passed around several photographs of the existing steep slopes on these properties.

Lois Fulks at 331 Oak Creek Road: she stated she had concerns about the septic systems along with their own wells potentially going dry. If the septic systems are going to be along the steep slopes that means that if something happens to those septic systems it could easily enter into our area wells. Water runs downhill not uphill. She closed with we are the citizens and are at the top of the organizational chart in Fluvanna County as is shown on the County's own website and we

would like to be heard. Note: The Fluvanna County Planning Commission will conduct an SUP Public Hearing at their scheduled Organizational meeting in January 2021 for public comments.

Neighborhood Meeting:

A neighborhood meeting was conducted on Thursday, December 10, 2020 via a conference call due to the Public Health Emergency and the applicant along with his environmental consultants, the Community Development Director, Senior Planner, Palmyra Board Member, Columbia Planning Commissioner, and several neighborhood residents were on the call with their concerns.

Proposed Water and Sewer:

There are eleven (11) Central Sewer Systems (CSS) proposed and three (3) individual drainfields that intend to serve forty-eight (48) single-family dwellings. The open space area would not contain individual drainfields as the CSSs will be clustered in groups of four (4) units for better wastewater treatment purposes. The applicant is proposing forty-eight (48) individual, private wells to serve the rural cluster lot homes and that has been a major concern of all involved with this proposed development both the County Staff and the surrounding residential community.

Recommended Conditions:

If approved, Staff recommends the following conditions:

1. The design, construction, operation and maintenance of the central water and sewer systems shall comply with all County, State and Federal requirements as not to have a detrimental impact on Ballinger Creek, surrounding properties, or the water supply of existing properties.
2. Pursuant to Section 19-6-6 of the Subdivision Ordinance, a bond shall be required with surety in an amount and form acceptable to the County Attorney, to insure that the proposed infrastructure improvements are all completed at the expense of the developer.
3. For construction of the central water and sewer systems occurring adjacent to existing development, adequate dust and siltation control measures shall be taken to prevent adverse effects on the adjacent properties. All construction activity for the central utility systems shall occur between dawn and dusk, Monday through Friday.
4. The homeowners association or other owner of the utilities as approved by the State Corporation Commission shall be responsible for all maintenance of the on-site central water and sewer systems in perpetuity, and the responsibility for maintenance shall not be borne by Fluvanna County or any other public agency.
5. Prior to final site development plan approval, the developer is to provide evidence satisfactory to the Community Development Director of financial security sufficient to guarantee operations, maintenance, repair and replacements of the systems in their entirety. Such evidence shall be submitted annually until five (5) years from the date that ninety (90) percent of the recorded lots are sold and using the systems.

6. The utility systems permitted by the Special Use Permit shall be limited to the development areas shown on the Ballinger Bluffs rural cluster development plans and any expansion of the system will require an amendment to the Special Use Permit.
7. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.

Suggested Motion:

I move that the Planning Commission recommend to approve / deny / DEFER SUP 20:02, a request for a special use permit to allow for a central sewer system / major utilities with respect to 124.5 +/- acres of Tax Map 31 Section A Parcel 41 and Tax Map 31 Section 1 Parcel A [subject to the seven (7) conditions listed in the staff report.]

Application

Aerial Vicinity Map

VA Department of Health Letter dated 10/30/20

Technical Review Committee Comments Letter dated 11/25/20

Neighborhood Meeting Agenda Results Memo dated 12/10/20

HydroGeo Tier III Groundwater Assessment Report dated 1/4/21

September 29, 2020

Douglas Miles
Community Development Director
Fluvanna County
P.O. Box 540
Palmyra, VA 22963

**RE: SPECIAL USE PERMIT APPLICATION FOR A CENTRAL SEWER SYSTEM
BALLINGER BLUFFS SUBDIVISION**

Dear Douglas:

Enclosed are 20 copies of the Sketch Plan for Ballinger Bluffs Subdivision. This will be a 47 lot Cluster Subdivision of TMP 31-1-A and TMP 31-A-41.

Each of the lots will have a private well for water supply.

Lots 15, 18 & 41 shall have individual drainfields for sewer.

This Special Use Permit is for approval of central sewer system to provide wastewater treatment for 44 of the cluster lots. Although there will be a total of eleven (11) Wastewater Treatment Units (WTU) as shown on the Cluster Plan, the Virginia Department of Health (VDH) will issue one permit for the entire subdivision.

Central Sewer Systems typically consist of a single wastewater treatment plant that has an above ground discharge to a stream or river. The Central Sewers System being proposed for Ballinger Bluffs Subdivision is completely different than the typical system. It is specifically designed to be used for Rural Cluster Subdivisions. Since there will be more than two connections to each WTU, Fluvanna County Ordinance requires a Special Use Permit for this central sewer system.

If this Special Use Permit is approved, then the VDH will have to review and approve all of the WTU's.

If the Special Use Permit is not approved, then each of the lots will have an individual drainfield and each homeowner will be responsible for maintenance of their drainfield.

DESCRIPTION

Each WTU will serve a maximum of 4 cluster lots. The design discharge from each house will be 300 gallons per day (GPD) so the design flow to each WTU will be 1,200 GPD. They will consist of engineered wastewater treatment units, ultraviolet disinfection units and subsurface dispersal. Gravity sanitary sewer mains will be constructed to convey wastewater from each house to the WTU's. All of the WTU's and gravity sewer mains will be owned by the Homeowners Association (HOA). Operation and maintenance of the WTU's and gravity sewer mains will be performed by a firm certified in accordance with the Virginia Regulations. The HOA will contract with the firm and the HOA dues will be used to pay for these services.

Sheet C-401 shows the preliminary design of WTU-3. Soils testing was performed for this WTU and the results were used for the preliminary design of the subsurface disposal. Also shown are details for the Norweco Wastewater Treatment Unit and the Norweco Ultraviolet Disinfection Unit. These Units will provide wastewater treatment prior to discharging to the subsurface disposal.

NECESSITY OF USE

Although the Cluster Subdivision Ordinance is beneficial by increasing preserved areas and decreasing the impervious area, it is challenging to install standard drainfields on the small cluster lots. Consequently, drainfields are typically installed a good distance from the cluster lot that it serves. Long sewer laterals are then required to convey discharge from the house to the drainfield. Each homeowner is then responsible for maintaining the long lateral and drainfield. Many Homeowners have difficulty finding their lateral and drainfield since there is nothing to mark the actual location on the ground. In addition, many homeowners forget to properly maintain their lateral and drainfield. It is not until there is a drainfield problem or failure that they are forced to take action to correct it.

The central sewer system being proposed for Ballinger Bluffs Subdivision is a necessity for the following reasons:

1. The engineered treatment units with ultraviolet disinfection will comply with VDH TL3 treatment standards, which is the highest level of wastewater treatment that can be achieved. The discharge that flows to the subsurface disposal is as close to clean water as can be achieved. In contrast, standard drainfields provide the lowest level of wastewater treatment that VDH will allow. The discharge that flows to the drainfield is equivalent to raw sewage. It relies on the soil to treat the wastewater.
2. The central sewer system will eliminate the need for numerous drainfields constructed across Lot 18 (the Open Space Lot). Instead of 44 separate drainfields there will only be 11 WTU. In addition, because of the VDH TL3 treatment level the footprint of the subsurface disposal is much smaller than the footprint of a standard drainfield.
3. The gravity sewer mains will eliminate the need for sewer laterals from each house to each individual drainfield. Maintenance of the gravity sewer mains will be the responsibility of the firm contracted to maintain the central sewer system.
4. The HOA, not individual homeowners, will be responsible for contracting with a firm that is certified to operate and maintain the central sewer system. This is preferred by the VDH since all communications will be with one entity, the HOA, and not 44 individual homeowners. In addition, having a certified firm maintaining the central sewer system will ensure it is working properly and significantly reduce the burden on the VDH of having to correct standard drainfields that may fail in the future.

PROTECTION OF ADJOINING PROPERTY

All of the reasons described above in the Necessity of Use are also providing protection of adjoining properties. The VDH TL3 treatment level ensures that raw sewage will never be accidentally discharged into and channels or streams. Standard drainfields often fail after years of use and can result in untreated sewage being discharged into channels and streams, which can then flow onto adjoining properties.

ENHANCEMENT OF COUNTY

Although wastewater treatment is not something that is thought of when looking to improve the rural area of the county. However, drainfields can have a negative impact if installed, operated, or maintained incorrectly. For this reason, the VDH has an ongoing effort to improve wastewater treatment in rural areas.

Providing a wastewater treatment system that meets the VDH TL3 treatment standards in the rural area will definitely enhance the county.

Please let me know if you need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Miller".

Timothy Miller, P.E., L.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

RECEIVED

SEP 30 2020

Fluvanna County
Planning Dept

Owner of Record: Quigley Properties, LLC

Applicant of Record: Same as Owner

Address: 440 Premier Circle, Ste 200 Charlottesville, VA 22901

Address: _____

Phone: 434-882-0121 Fax: NA

Phone: _____ Fax: _____

Email: tmiller@meridianwbe.com

Email: _____

Representative: Same as Owner

Address: _____

Phone: _____ Fax: _____

Email: _____

Tax Map and Parcel(s) 31-A-41 & 31-1-A

Acreage 124.469 Zoning A1

Location of Parcel: Northside of Courthouse Rd at Fairview Ln

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

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

Deed Book and Page: Inst No. 20-809 & 20-810

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Central Sewer System For Ballinger Bluffs Subdivision

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

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

Date: 9/29/2020

Signature of Owner/Applicant: *Tilly Quigley*

Subscribed and sworn to before me this 29 day of September, 2020

Notary Public: *Will B. Tep*

Register # 7784290

My commission expires: 7/31/2022

Certification: Date: _____



Office Use Only

Date Received: 9/30/2020 Pre-Application Meeting: PH Sign Deposit Received: \$40.00 Application #: SUP 20-02
\$800.00 fee plus mailing costs paid: \$105.13 Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail

Amendment of Condition: \$400.00 fee plus mailing costs paid:

Telecommunications Tower fee plus mailing costs paid:

Telecom Consultant Review fee paid:

Election District: Columbia

Planning Area: Rural Preservation

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates:

Advertisement Dates:

APO Notification:

APO Notification:

Date of Hearing:

Date of Hearing

Decision:

Decision:



Commonwealth of Virginia
County of Fluvanna
Public Hearing Sign Deposit

Name: Quigley Properties, LLC

Address: 440 Premier Circle, Ste 200

City: Charlottesville

State: VA Zip Code: 22901

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

[Signature] 9/29/2020
Applicant Signature Date

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

OFFICE USE ONLY

Application #: **BZA** _____ : **CPA** _____ : **SUP** 20 : 02 **ZMP** _____ : **ZTA** _____ :

\$90 deposit paid per sign*:
V# 0512

Approximate date to be returned:

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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

Remarks:

COPIES OF SKETCH PLANS ARE ATTACHED.

Commonwealth of Virginia

County of Fluvanna

Special Use Permit Checklist

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

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

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

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

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

Meetings for the processing of the application

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

Process:

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

Applicant or a representative must appear at the scheduled hearings.

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

Board Actions

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

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

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

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

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

RECEIPT (REC-001544-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

BILLING CONTACT

Quigley Properties, LLC
440 Premier Circle, Ste 200
Charlottesville, Va 22901



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SUP20:0002	Special Use Permit	Fee Payment	Check #0513	\$800.00
SUB TOTAL				\$800.00
TOTAL				\$800.00

RECEIPT (REC-001545-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

BILLING CONTACT

Quigley Properties, LLC
440 Premier Circle, Ste 200
Charlottesville, Va 22901



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SUP20:0002	Sign Deposit for Public Hearing	Fee Payment	Check #0512	\$90.00
SUB TOTAL				\$90.00
TOTAL				\$90.00



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: January 4, 2021
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the SUP 20:02 Quigley Property for the January 12, 2021 Planning Commission meeting.



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

NOTICE OF PUBLIC HEARING

January 4, 2021

«Name»
«Address»
«City_State» «ZIP»
TMP#«TMP»

Re: Public Hearing on SUP 20:02 Quigley Properties LLC/ Tax Maps 31 A Parcel 41 and 31 1 Parcel A

Dear «Name»:

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

Day/Date: **January 12, 2021**
Time: **7:00 PM – Virtual Meeting Only**
Location: **Fluvanna County Library, Palmyra, VA**

The applicant or applicant's representative will be present at the Planning Commission meeting for the request that is described as follows:

SUP 20:02 Quigley Properties LLC – A request for a special use permit to construct a central sewerage system (major utility) for Ballinger Bluffs rural cluster subdivision, with respect to 124.47 acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A. The property is located along Courthouse Road (Route 601), approximately 0.6 miles east of its intersection with Georges Mills Road (Route 663) and Stoneleigh Road (Route 1007). The parcels are zoned A-1, Agricultural, General and located within the Rural Residential and Rural Preservation Planning Areas and the Columbia Election District.

You are welcome to attend the public hearing and will have an opportunity to comment, if desired. If the Planning Commission meeting is held "virtually", as has been practice of the County in recent months due to the COVID-19 pandemic, instructions for participation in the public hearing will be available on the County's website (<http://www.fluvannacounty.org>) along with the tentative agenda and staff reports for these applications. You can also contact the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

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

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

ADJACENT PROPERTY OWNERS SUP 20:02

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
31-A-43	D'NITA ALLEN ET AL	2860 ROCKY OAK RD	POWHATAN, VA 23139
31-12-2	DAVID S & RACHEK BREWSTER	1318 COURTHOUSE ROAD	PALMYRA, VA 22963
31-A-44, 31-A-45	TRAVIS BURNETT & MADELINE BRYAN	120 SOUTH BOSTON RD	PALMYRA, VA 22963
31-A-12	CLARENCE O CARTER	7623 ALLENDALE DR	LANDOVER, MD 20785
31-A-9A	ROBERT D & RENAE L CHIOVARO	1173 COURTHOUSE RD	PALMYRA, VA 22963
31-13-2	JOHN FULTON & SARAH E COX	34 FAIRVIEW LANE	PALMYRA, VA 22963
31-A-9B	RUSSELL A DINSMORE & CONNIE PACE	1003 COURTHOUSE ROAD	PALMYRA, VA 22963
30-A-95	MARGARET R FOSTER	783 COURTHOUSE ROAD	PALMYRA, VA 22963
31-A-42	LOIS W FULKS	331 OAK CREEK RD	PALMYRA, VA 22963
31-A-6	GREEN SPRINGS TIMBER LLC	26 ZION PARK RD	TROY, VA 22974
31-A-39	LAWRENCE W & VIRGINIA ANN HALL	1118 N AMHERST HWY	AMHERST, VA 24521
31-1-B	ERIK M HOUSER	1317 COURTHOUSE ROAD	PALMYRA, VA 22963
31-A-46	DALE E & JACQUELINE M LAYTON	265 OAK CREEK RD	PALMYRA, VA 22963
31-A-47	SAMUEL L & MARION MARTIN	406 OAK CREEK RD	PALMYRA, VA 22963
31-13-1	DAVID E & KATHLEEN S MILLER	94 FAIRVIEW LN	PALMYRA, VA 22963
31-A-40D	CHRYSTAL DAWN MORRIS	393 OAK CREEK RD	PALMYRA, VA 22963
30-A-94	JORDAN M ROGERS	855 COURTHOUSE RD	PALMYRA, VA 22963
31-A-40C	CHRISTOPHER E & DONIE ROHLER	393 OAK CREEK RD	PALMYRA, VA 22963
31-A-40	CHRISTOPHER E & MARGE J ROHLER	393 OAK CREEK RD	PALMYRA, VA 22963
30-A-104	JAMES VERNON ROSSON SR	94 GEORGES MILL RD	PALMYRA, VA 22963
30-A-104D	JAMES VERNON ROSSON JR	685 COURTHOUSE ROAD	PALMYRA, VA 22963
30-A-83	WILLIAM E JR & KARIN C SCLATER	P.O.BOX 551	PALMYRA, VA 22963
31-13-3	SUSAN C SCOFIELD	111 FAIRVIEW LANE	PALMYRA, VA 22963
31-A-10	SHIFLETT LIVING TRUST	401 WESTHAM PARKWAY	RICHMOND, VA 23229
30-A-97	ANDREW V SORRELL	637 COURTHOUSE ROAD	PALMYRA, VA 22963
31-A-8	DANIEL R & TRISTANA P TREADWAY	893 COURTHOUSE ROAD	PALMYRA, VA 22963
31-12-1	HALIMA S WALKER	1238 COURTHOUSE ROAD	PALMYRA, VA 22963



Fluvanna County Health Department
132 Main Street
Palmyra, VA 22963
(434) 591-1965 Voice

TO: Douglas Miles, AICP, CZA
Community Development Director
Fluvanna County, Virginia

FROM: Josh Kirtley
Environmental Health Technical Consultant
Virginia Department of Health

DATE: October 30, 2020

SUBJECT: Special Use Permit Application (Quigley Properties, LLC)
Case Number: SUP20:02
Project ID: Ballinger Bluffs Cluster Development

COMMENTS: The subject Special Use Permit Application has been reviewed and VDH offers the following comments as they pertain to this project:

- As indicated in the submitted materials dated September 29, 2020 and discussed during a conference call on October 22, 2020, the applicant is proposing a cluster subdivision that will be served by onsite sewage disposal systems and private wells. This note is to acknowledge that onsite sewage disposal systems and private wells are viable means of wastewater treatment and drinking water for residential developments.
- With regards to the proposed onsite sewage disposal systems, the applicant plans to utilize pretreatment of the sewage effluent to treatment level 3 standards (TL3) along with UV disinfection prior to subsurface dispersal. This note is to acknowledge that the proposed use of treated effluent and UV disinfection with subsurface dispersal is an approvable method for wastewater disposal.
- With regards to the proposed Norweco treatment unit, this note is to acknowledge that the Norweco unit has received Health Department approval for providing TL3 effluent and is approved for the required Nitrogen reduction. The treatment unit approval process requires confirmed and repeatable satisfactory testing results. To date, I am not aware of sewage treatment issues associated with the proposed treatment unit. Given the large volume of the applicant's designs that have been reviewed, approved, and installed in the Thomas Jefferson Health District, I can state that the proposed treatment system performs as designed.
- As indicated in the submitted materials, the applicant is proposing multiple smaller treatment and dispersal systems to be shared between four (4) lots in order to accommodate the proposed development. During the conference call on

October 22, the applicant indicated satisfactory soil conditions and measured saturated conductivity (Ksat) rates in one of the areas that received review. This note is to acknowledge that acceptable soil conditions are expected to be found for the other dispersal areas given the large size of this parcel. Background research by the Health Department indicates that favorable soil conditions can be expected in the Nason and Tatum soils that overlay a large portion of the property. Please note that additional soil borings and testing will be required for each proposed dispersal area as part of the VDH permitting process.

- Based on a review of the topography on the parcel, the property contains many upland landscapes that are convex in nature. It is expected that acceptable dispersal areas are available on this parcel given the satisfactory topography and large size of the lot.
- As proposed, the wastewater treatment systems will be owned and operated by the Home Owners Association (HOA) with all Operation and Maintenance work being conducted by a sewage system operator with proper licensure. The HOA will collect dues that will be utilized to pay for the maintenance activities.
- As a general note, the installation of shared treatment and dispersal systems as proposed for this project may make it easier to protect public health and the environment.

Previous cluster developments relied on individual onsite sewage disposal systems that were often times hundreds of feet away and required an extensive easement network. Many times, homeowners did not know where sewage systems were located.

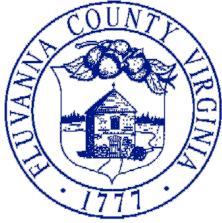
By implementing a shared system approach, it is the hope that homeowners will know where the septic system is located so that the system can be protected. By having the HOA as the responsible entity for the wastewater treatment system, the Health Department has a responsible party to ensure that all Operation and Maintenance activities are conducted on time and in accordance with the Regulations.

Please add these comments to those generated by other agencies. If you have any questions, or if I can clarify anything, please let me know.

Sincerely,



Josh Kirtley
Environmental Health Technical Consultant
Virginia Department of Health



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

October 23, 2020

Meridian Planning Group, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
Attn: Timothy Miller, PE, LS

RE: SUP 20-02 Quigley Properties, LLC Sewer System / Tax Maps 31 (A) 41 and 31 (1) A

Dear Mr. Miller:

Please find a summary of the Technical Review Committee (TRC) member comments during the two (2) scheduled TRC meetings held on Thursday, October 15th and on Thursday, October 22nd:

Andy Wills, CBO, Building Official, awills@fluvannacounty.org and at 591.1935 provided his comments based upon his previous site inspections at rural cluster subdivision new home locations.

The location of the existing drainfield for each new home is not always evident in the field for both site inspectors and for new homeowners. As the rural cluster drainfield locations can lead to long laterals and they can also cause long term maintenance issues for the individual homeowners.

Roger Black, Erosion and Sediment Control Plans Reviewer, rblack@fluvannacounty.org and at 591.1935 provided his comments relative to erosion and sediment control measures and on-site retention purposes on September 24, 2020 and the subdivision plans were adjusted by the applicant

Mike Brent, Fluvanna County VFD, mkbrent7@gmail.com has provided these recommendations based upon public safety apparatus being able to travel throughout the proposed rural cluster lots.

Street widths should be a minimum of twenty (20) feet and all cul-de-sac radii should be a minimum of one hundred (100) feet in diameter. The typical section for roads on C-201 indicates that proposed streets are eighteen (18) feet with two (2) foot shoulders which meets our request. The cul-de-sacs on C-201 and C-203 measure one hundred (100) feet and also meets our request.

Douglas Miles, AICP, CZA, Community Development Director, at dmiles@fluvannacounty.org and at 591.1910 has provided his comments based upon the Zoning Ordinance requirements for rural clustering provisions found in the A-1, General Agricultural district and such sewer systems.

John Wilson, PE, Land Use Engineer, VDOT – Louisa Residency, indicated that he will provide his VDOT review comments during the upcoming site plan review period and he can be reached at 540.321.8459 Mobile and John.C.Wilson@VDOT.virginia.gov with any questions for VDOT.

He indicated that the VDOT – Louisa Residency Staff did not have any comments on the proposed wastewater treatment units and he has provided his VDOT comments on the proposed Sketch Plan.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

C:



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

To: Area Property Owners and Neighborhood Residents
From: Douglas Miles, Community Development Director
Date: December 9, 2020
Subject: Neighborhood Meeting – Thursday, December 10, 2020 at 5:00 pm

SUP 20:02 Quigley Properties LLC – A request for a special use permit to construct a central sewerage system (major utility) for Ballinger Bluffs rural cluster subdivision, with respect to 124.47 acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A. The property is located along Courthouse Road (Route 601), approximately 0.6 miles east of its intersection with Georges Mills Road (Route 663) and Stoneleigh Road (Route 1007). The parcels are zoned A-1, Agricultural, General and located within the Rural Residential and Rural Preservation Planning Areas and the Columbia Election District.

Neighborhood Meeting (Virtual): Call-In Conference Call – please start by calling in at 4:30 pm

Thursday, December 10, 2020 from 5:00 pm – 6:00 pm

Phone Number: 866-845-1266 / Passcode: 15855270# (you must hit # to join the call)

Please make sure to silence all other electronic devices and then unmute when speaking

Neighborhood Meeting Agenda

- I. Fluvanna County Process and Questions Answered – Douglas Miles
- II. Applicant presents proposed Rural Cluster request – Tim Miller
- III. Applicant's consultants provide Technical analysis information
- IV. Applicant fields questions from Neighborhood Spokesperson
- V. Next Steps in the Process and Adjournment – Douglas Miles



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

To: Area Property Owners and Neighborhood Residents
From: Douglas Miles, Community Development Director
Date: December 9, 2020 / **Updated December 14, 2020**
Subject: Neighborhood Meeting – Thursday, December 10, 2020 at 5:00 pm

SUP 20:02 Quigley Properties LLC – A request for a special use permit to construct a central sewerage system (major utility) for Ballinger Bluffs rural cluster subdivision, with respect to 124.47 acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A. The property is located along Courthouse Road (Route 601), approximately 0.6 miles east of its intersection with Georges Mills Road (Route 663) and Stoneleigh Road (Route 1007). The parcels are zoned A-1, Agricultural, General and located within the Rural Residential and Rural Preservation Planning Areas and the Columbia Election District.

Neighborhood Meeting (Virtual): Call-In Conference Call – please start by calling in at 4:30 pm

Thursday, December 10, 2020 from 5:00 pm – 6:00 pm

Phone Number: 866-845-1266 / Passcode: 15855270# (you must hit # to join the call)

Please make sure to silence all other electronic devices and then unmute when speaking

Neighborhood Meeting Attendees:

Christie Aviar, Lois Fulk, Overton McGehee, Kathy Swenson Miller, Susan Scofield and Tristana Treadway along with Mrs. Patricia Eager, Board Member; Mr. Ed Zimmer, Planning Commission; Eric Dahl, County Administrator; Douglas Miles, Community Development Director; Jason Oversteet, Senior Planner; Josh Kirtley and Jack McClelland, VDH; Tim Miller, Applicant and his consultants Mike Clark and Dennis Harbin.

Neighborhood Meeting Agenda

I. Fluvanna County Process and Questions Answered – Douglas Miles

Mr. Miles summarized the Special Use Permit request by Quigley Properties, LLC for wastewater treatment units / centralized sewer systems through a Public Hearing process that is scheduled for January 12, 2021 at 7:00 pm. **NOTE:** The general public may only participate in public hearings virtually online per the Virginia Governor's Executive Order 72 issued on December 14, 2020 and

shall remain in effect until January 31, 2021 or as amended. We recommend that you e-mail us to indicate that you will have a neighborhood spokesperson or that you intend to speak at the hearing. The Fluvanna County website it will have the Zoom meeting link available for public participation.

Mr. Miles indicated that the purpose of the Sketch Plan is to determine if the applicant is meeting the requirements before investing in the preparation of a preliminary or final plat and in this case for rural cluster development. The applicant shall demonstrate that the proposed cluster lot density does not exceed what can be developed as a conventional subdivision with respect to the steep slopes, etc.

II. Applicant presents proposed Rural Cluster request – Tim Miller

Mr. Miller indicated that he has applied for an SUP for the proposed wastewater treatment units and he and his wastewater treatment consultants have worked with the State Health Department. He indicated that this type of wastewater treatment is better than having the individual drainfields located in the common open space area and they would be under one VDH permit for inspections.

III. Applicant's consultants provide Technical analysis information

Mr. Clark indicated that the proposed systems would utilize pretreatment of the sewage effluent to treatment level standards along with UV disinfection prior to subsurface dispersal which VDH deems as an approvable method for the wastewater disposal. The sewage effluent would be cleaner than standard drainfield systems that work individually and may return water better into the water table.

IV. Applicant fields questions from Neighborhood Spokesperson

Ms. Fulk asked the Health Department how the wastewater treatment system units would affect her well since she was the closest home to the proposed rural cluster development. Mr. McClelland he provided the required spacing requirements such as 100 feet from a well to a drainfield and stated they would be in compliance. The applicant indicated that there would be one VDH permit and be inspected regularly for health department compliance rather than all as individual site drainfields.

Mr. McGehee stated that the surrounding neighborhood was concerned about the impact upon the wells in the area; and the steep slopes and granite rock formations that limit infiltration of water back into existing wells even with better wastewater treatment; he asked the applicant if he would be willing to defer this request until such time that his consultant could provide better information.

Mr. Miller indicated that his hydrogeologist is currently completing a water study in December and that it should be completed by December 31, 2020. He stated he does not intend to answer other questions until such time that he can determine what has been reported back to him on the water analysis as performed by his consultant and would not commit to additional test wells at this time.

V. Next Steps in the Process and Adjournment – Douglas Miles

Mr. Miles indicated that Fluvanna County would prepare the SUP and Sketch Plan Staff Reports based upon whatever technical analysis is provided by the applicant and his consultants prior to the scheduled January 12th Public Hearing at the Planning Commission Meeting. Mr. Zimmer who left the meeting due to a family emergency had indicated that the water supply / well water issues that have been raised would need to be addressed by the applicant for the proposed land use through the rural cluster subdivision process. Mr. Miles then adjourned the meeting at 6:00 pm.

**Tier III Groundwater Assessment:
Proposed Ballinger Bluff Subdivision
Fluvanna County – Virginia**

for

Meridian Planning Group

440 Premier Circle
Suite 200
Charlottesville, Virginia 22901

prepared by

HydroGeo Environmental, LLC
418 East Main St.
Charlottesville, Virginia 22902

HydroGeo Project #20-511

Issued: January 4, 2021



Ernest Beasley, MS, CPG
Geologist

TABLE OF CONTENTS

Key Findings	1
1.0 Introduction	2
2.0 Site Overview	2
3.0 Subject Property/Vicinity Description	2
3.1 Site Description	2
3.2 Geologic Observations	2
3.3 Nearby Features of Interest	2
4.0 Hydrogeologic Assessment and Review	3
4.1 Hydrogeologic Setting	3
4.2 Site Geology, Geomorphology, and Soils	3
4.3 Hydrogeologic Unit	4
4.4 Groundwater Flow, Recharge, and Discharge	4
4.5 Existing Well Records	5
4.6 Groundwater Sensitivity and Contaminant Threats	5
4.7 Water Budget Calculations	6
5.0 Groundwater Management Plan	6
5.1 Contingency Plan	6
6.0 Assessment of Well Drilling and Testing	7
7.0 Conclusions	7

FIGURES

Figure 1: Site Location

Figure 2: Site Layout Map

Figure 3: Geologic Map

Figure 4: Inferred Well and Septic Locations within 1000' of Site

Figure 5: Inferred Groundwater Flow Map (shallow)

Figure 6: Inferred Groundwater Flow Map (deep)

Figure 7: Watershed Boundary Map

ATTACHMENTS

Attachment A: Sketch of Proposed Subdivision

Attachment B: NRCS Soils Mapping

Attachment C: Compiled Well Information from Panorama Subdivision

Attachment D: VADEQ VEGIS Map

Attachment E: Water Budget Calculations

Attachment F: Terms and Conditions

Key Findings –

This report is modeled after neighboring Albemarle County's Tier 3 Groundwater Assessment and was completed in accordance with the requirements outlined in Section I.2.D of the Albemarle County Design Standards Manual for Engineering.

Comparable Albemarle County hydrogeologic unit: Piedmont Proper (Hydrogeologic Unit VIII)

Groundwater availability zone: Class 1 (lowest relative groundwater availability)

Hydrogeologic conditions favorable to proposed use? Yes. See attached calculations for pre- and post-development groundwater surplus estimates. Precise well yields will remain unknown prior to drilling. Significant bedrock fracturing was observed by HydroGeo in exposed bedrock outcrops during Site reconnaissance. The average yield of wells within a 1,000-mile radius of the property is 6.6 gpm, based on records review of GW-2 well records obtained from the Virginia Department of Health (VDH) through a FOIA request submitted in November 2020. These wells are believed to be within the same hydrogeologic unit. It must be noted that records for dry wells and wells installed prior to the 1990s when permits were required were not available for review.

Site within groundwater sensitivity zone? No. Review of the VADEQ Virginia Environmental Geographic Information Systems (VEGIS) viewer and Fluvanna County GIS did not identify any open petroleum release cases within a 1000-foot search radius. No landfill, VRP, or RCRA sites exist within a 2-mile radius based on available information.

Contamination threats on record: Two **closed** petroleum release cases exist within a 1,000-foot radius of the Site. HydroGeo does not consider this to be a contamination threat, nor a reason to place the Site within a groundwater sensitivity zone.

Additional contaminant threats observed in field reconnaissance: No additional contaminant threats were observed at the time of field reconnaissance.

Groundwater flow pattern: Groundwater recharge areas include vegetated land onsite and undeveloped, permeable areas located upgradient of the Site; groundwater discharge areas occur along the south/southeastern edge of the Site. General localized groundwater flow in the vicinity of the Site likely flows in all cardinal directions toward intermittent and perennial tributaries to Ballinger Creek and Ballinger Creek, which flows southeast off the property along the southeastern parcel boundary and then west to its confluence with the Rivanna River.

Impacts of proposed use on existing users: Proposed groundwater use should be adequate for the development's needs without unreasonably affecting users offsite.

BMP recommendations: Maintain vegetated stream buffer as much as possible during development; implement runoff-neutral site plans insofar as practicable.

Recommendation:

- Install groundwater well(s) prior to commencement of house construction on a lot-by-lot basis to ensure that each lot can produce adequate groundwater for the proposed use.
- Abide by Virginia Department of Health standards in developing a new water source onsite.
- We recommend that the County approve this proposed development as contaminant potential appears to be low, and hydrogeologic conditions are favorable for proposed use.

1.0 Introduction

This Tier III Groundwater Assessment Report (Tier III) was prepared by HydroGeo Environmental (HydroGeo) for Meridian Planning Group, who proposes to use groundwater supply for a residential development (Ballinger Bluff Subdivision – the “Site”) in Fluvanna County, Virginia. The purpose of this report is to provide an assessment of the potential groundwater resources in the vicinity of the proposed development. This report was modeled after neighboring Albemarle County’s Tier 3 Groundwater Assessment and was completed in accordance with the requirements outlined in Section I.2.D of the Albemarle County Design Standards Manual for Engineering. HydroGeo feels these requirements constitute a thorough hydrogeologic assessment of groundwater resources using commonly known and reasonably ascertainable information, federal, state, and local records review, and on-site evaluation.

2.0 Site Overview

The approximately 124.5-acre property is comprised of Fluvanna County Parcel #s 31-1-A and 31-A-41 (the “Site”) and is bordered to the southwest by Courthouse Road and to the southeast by Oak Creek Road in Palmyra, VA (**Figure 1**). The Site and surrounding parcels are zoned A1 (Agricultural, General) with land use consisting of primarily residential and open/forested undeveloped land. Current, undeveloped Site elevations range from approximately 260 feet above mean sea level (amsl) along Ballinger Creek to 410 feet amsl along Courthouse Road. The Site is located in the larger Rivanna River watershed and Ballinger Creek crosscuts the property (**Figure 2**).

Forty-seven (47) residential lots ranging from 0.346- to 0.624 acres are planned on the Site, with the exception of one, 100.991-acre Lot 18. The lots will be served by individual private wells and a central sewer system, with the exception of Lots 15, 18, and 41 which will have private drain fields. The Virginia Department of Health (VDH) requires a minimum yield of 3 gallons per minute (gpm) for a private residential supply well. For wells less than 3 gpm additional storage and sustained flow criteria must be met. A copy of the proposed development is included as **Attachment A**.

3.0 Subject Property/Vicinity Description

HydroGeo personnel conducted a Site reconnaissance visit on December 1, 2020. The Site visit included geologic observations and visual inspections for hydrologic features and potential contaminant sources.

3.1 Site Description

The Site comprises approximately 124.5 acres of undeveloped land, which is partially wooded and partially recently timbered. No existing onsite wells were observed during Site reconnaissance. Site topography is generally moderately- to very steeply sloping in all cardinal direction towards Ballinger Creek and tributaries to Ballinger Creek. Surface water drainage and shallow groundwater flow likely follow Site topography, discharging primarily along the southern edge of the parcel where Ballinger Creek flows off the property. A significant volume of water was observed in Ballinger Creek on December 1, 2020 following a heavy rain event the day prior.

3.2 Geologic Observations

Several bedrock outcrops were observed along Ballinger Creek and drainage channels to Ballinger Creek. Bedrock strike was measured as 030° and 045°, with a dip of 20+°E. Fractures were observed in all outcrops, with prominent fracture orientations at 090°, 120°, and 150°. The presence of phyllite and other fine-grained metamorphic outcrops and boulders observed onsite supports existing geologic mapping which indicates that the Site is underlain by the Chopawamsic Formation. (**Figure 3**).

3.3 Nearby Features of Interest

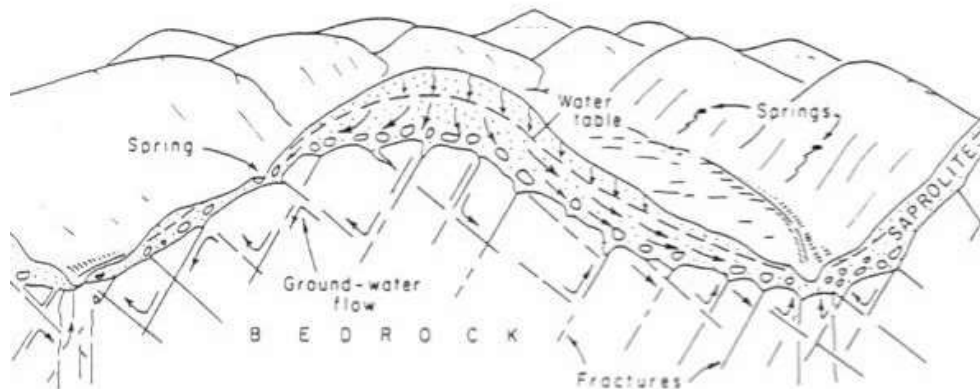
Precise residential well and septic locations on nearby parcels were difficult to pinpoint during site reconnaissance due to access limitations, so for the purposes of this assessment well and septic locations are inferred based on the presence of homes and sketches included with returned septic and well records from a FOIA request submitted to the Fluvanna County Health Department – Environmental Health Division on November 12, 2020. No contaminant threats were identified during field reconnaissance activities. See **Figure 4** for nearby features of interest identified during site reconnaissance, records

review, and GIS mapping activities.

4.0 Hydrogeologic Assessment and Review

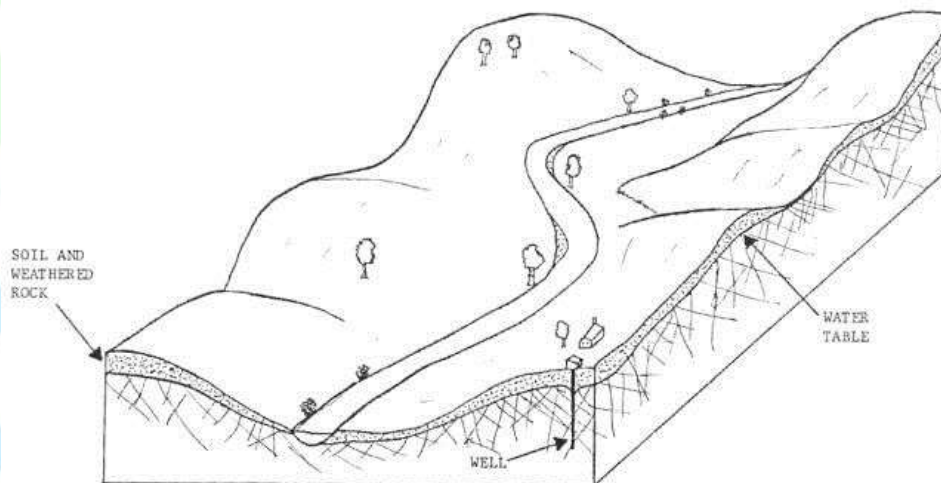
4.1 Hydrogeologic Setting

The Site lies within the Piedmont geologic Province, a region dominated by fractured bedrock aquifer systems, consisting of a mantle of soils and saprolite (or overburden) overlying fractured and faulted primarily metamorphic bedrock. Groundwater in the Piedmont province of Virginia is stored in the porous overburden zone. Unlike overburden, the bedrock in the Piedmont province has minimal primary porosity, so deeper groundwater flow relies largely on the secondary porosity provided by the bedrock fracture network:



(Heath, 1980)

Standard practice for development of water supply wells involves drilling into water bearing zones in the fractured bedrock and sealing off the overburden with a solid well casing. Thus, the ultimate performance of individual water wells in the Piedmont Province typically depends on the borehole encountering sufficiently interconnected bedrock fractures:



(LeGrand, 1988)

A dry hole results if a well is drilled into bedrock with insufficient fracturing. Fracture occurrence and density depend on a number of factors including specific location, rock type, and site-specific geologic conditions. Because groundwater occurs in discrete fractured zones, it is not unusual to find variability in yields for wells in close proximity to each other. Because the regolith provides groundwater storage, a thicker mantle of overburden usually suggests more favorable conditions for sustainable long-term groundwater withdrawals.

4.2 Site Geology, Geomorphology, and Soils

According to 1:24,000-scale state geologic mapping (Geologic Map of the Columbia 7.5 Minute

Quadrangle, Virginia, C.M. Bailey et al., 2005), Site bedrock consists predominantly of the Ordovician age metarhyolite member of the Chopawamsic Formation with small lenses of the phyllite and metagraywacke member in the northeastern corner of the property. Alluvial deposits are mapped along Ballinger Creek.

At the Site, this crystalline bedrock is overlain by shallow- to deep soils that have weathered in place from the underlying bedrock (“residuum”). According to Natural Resource Conservation Service (NRCS) soils mapping, soils underlying the Site consist primarily of the Manteo, Nason, and Tatum series, with lenses of the Buncombe, Wickham, and Congaree series mapped along Ballinger Creek. Soils of the Manteo series are described as shallow, somewhat excessively drained residual soils weathered from metamorphic rocks. Soils of the Nason and Tatum series are described as deep, well drained, residual soils weathered from metamorphic rocks. Soils of the Buncombe, Wickham, and Congaree series are described as deep- to very deep fluvial/alluvial sediments. See **Attachment B** for NRCS soils mapping.

4.3 Hydrogeologic Unit

Certain geologic landscapes are known to possess more favorable characteristics for the development of groundwater resources than others. A 2003 study completed for neighboring Albemarle County ranked different hydrogeologic units across the County based on their potential as groundwater resources. Factors such as degree of bedrock fracturing, overburden thickness, and saprolite permeability were considered in determining the relative groundwater availability potential of different units.

According to the Albemarle County Hydrogeologic Assessment Summary (2003), the site is located within Hydrogeologic Unit VIII (Piedmont Proper), a unit with the lowest relative availability compared to other landscapes in the county. HydroGeo interprets “lowest relative availability” as a reference to the potential groundwater yield of a well installed into that particular hydrogeologic unit based on the factors listed above. **It is not based on the total quantity of water available underground (and thus whether withdrawals will affect other uses in the vicinity), but rather the likelihood of drilling a well in a location with suitable subsurface conditions which allow for high well yields.**

Landscapes are dominated by rolling uplands of the Piedmont. Soils in this hydrogeologic unit are predominantly residual, or weathered in place, and formed from the weathered fine-grained metamorphic rocks that underlie the Site. State geologic mapping, NRCS soils mapping, and onsite observations for this work support this interpretation of Site hydrogeology.

Although this Site is located in an area of “lowest relative availability” it should be noted that significant bedrock fracturing was observed in exposed bedrock outcrops during HydroGeo’s Site reconnaissance visit on December 1, 2020.

As explained above in *Section 4.1* and based on available VDH well records for supply wells in the Site vicinity (*Section 4.5*) the Site aquifer appears to have the potential of producing sufficient yields for the proposed use so long as water-bearing fractures are encountered during drilling. The size of proposed lots at the Site (0.35- to 0.62 acres) could provide a challenge in drilling a suitable and productive well on each individual lot due to the lack of options in areas to relocate should dry well(s) be installed. However, a nearby 18-lot cluster subdivision (Panorama) underlain by the same geologic formation (Chopawamsic) as the Site appears to have successfully installed individual groundwater supply wells on each lot. Lots within the Panorama Subdivision range in size from 0.34- to 0.5 acres, with one 33.47-acre lot, and have well yields ranging from 5- to 20 gpm with an average yield of 11.3 gpm. A summary of relevant well information from records obtained from Fluvanna County Health Department - Environmental Health division of the Virginia Department of Health via FOIA request are included as **Attachment C**.

4.4 Groundwater Flow, Recharge, and Discharge

The general groundwater flow direction in the vicinity of the Site is assumed to be influenced by topography. Shallow, localized groundwater flow within the overburden is interpreted to follow a pattern similar to that shown on **Figure 5**. Groundwater flow on a more regional scale, more representative of net flow through the deeper bedrock fracture network, is interpreted to follow a pattern similar to that shown on **Figure 6**. Based on this assessment, **general localized groundwater flow in the vicinity of the Site likely flows in all cardinal directions toward intermittent and perennial tributaries to Ballinger Creek and Ballinger Creek, which flows southeast off the property along the**

southeastern parcel boundary and then west to its confluence with the Rivanna River.

Groundwater recharge areas include vegetated land onsite and undeveloped, permeable areas located upgradient of the Site; groundwater discharge areas occur along the south/southeastern edge of the Site along Ballinger Creek and the tributaries to Ballinger Creek along Oak Creek Road.

4.5 Existing Well Records

On November 12, 2020 HydroGeo submitted a request to the Fluvanna County Health Department - Environmental Health division of the Virginia Department of Health for well and septic records from the Site and from parcels located up to 1000-feet beyond property lines. Well records were returned for 23 of the 55 parcels requested. A summary of available information is included as **Table 1** below.

Table 1: Summary of Available Well Records

Parcel ID	Total Depth (ft)	Depth to Rock (ft)	Yield (gpm)	Static Water Level (ft)	Water Bearing Zone (ft)
30 19 B	305	50	2	--	80-81, 175-176
30 A 104D	225	70	7	--	130
30 20 3	205	78	10	50	--
30 A 104	280	30	25	30	--
30 A 83	280	70	8	70	250
31 11 5	125	18	15	--	65-70, 85-90
31 11 6	205	47	7	20	--
31 11 4	400	45	1	35	60-61
31 11 3	205	15	8	--	90, 165
31 13 1	305	35	8	50	--
31 13 2	305	45	2	50	82-83
31 12 1	260	45	4	--	120-125
31 12 3	205	42	8	40	--
31 12 2	230	66	12	60	--
31 13 5	230	23	4	30	--
31 A 9A	305	62	3	25	--
31 A 9B	--	--	0	--	--
31 A 9B	305	42	1.5	25	--
31 A 40A	255	39	5.5	--	--
31 A 37	240	86	6	50	--
31 A 37	240	88	8	50	--
31 A 8	255	65	4	55	--
31 A 50	165	13	8	--	115-120
31 A 39	230	56	5	--	--
31 13 3	400	40	3	30	120-121, 230-231, 360-361
Minimum	125	13	0	20	60.5
Maximum	400	88	25	70	360.5
Average	256.7	48.75	6.6	41.9	142.7

These wells are believed to be located within the same hydrogeologic unit as the Site based on NRCS soils mapping and Virginia Division of Mineral Resources geologic mapping. The average yield of wells within a 1,000-mile radius of the property is 6.6 gpm. It must be noted that records for dry wells and wells installed prior to the 1990s when permits were required were not available for review.

4.6 Groundwater Sensitivity and Contaminant Threats

Based on a review of Virginia Department of Environmental Quality (VADEQ) Virginia Environmental Geographic Information Systems (VEGIS) viewer, Fluvanna County GIS and observations made during field reconnaissance, **the Site does not appear to be located in an area of groundwater sensitivity.**

Two (2) petroleum release cases are located within the required 1,000-foot search radius from property boundaries. Both cases are considered **closed**. PC#20126106 located at the Yancey Property at 1784 Courthouse Road was closed in July 2012 and PC#20156137 located at the Former Winn Residence at

855 Courthouse Road was closed in September 2015.

HydroGeo does not consider the Site to be located in an area of groundwater sensitivity due to the presence of the past petroleum release cases within the 1000-foot search radius, the cases were closed by VADEQ meaning any required investigation or remedial measures were completed to the satisfaction of the VADEQ officials and no further action is required. **Attachment D** presents a graphic depiction of petroleum release locations in the immediate Site vicinity. The VEGIS map also displays additional current and historic petroleum release cases, registered tank facilities, and VPDES outfalls within the Site vicinity, though none fall within the required search radius other than the above-mentioned closed cases. No landfill, VRP, or RCRA Sites appear to exist within a 2-mile radius of the Site based on available information.

4.7 Water Budget Calculations

Quantitative analysis helps evaluate the impact to local groundwater resources due to the creation of impervious surfaces and increased groundwater pumping as a result of Site development. See **Attachment E** for calculations relating to current groundwater recharge to Site and pre- and post-development estimated groundwater withdrawals. Calculations for water usage for existing users and proposed development are based on an average of 4 people per household with a daily consumption rate of 100 gallons per day per person. The daily consumption rate of 100 gallons per day per person comes from Section 12VAC5-590-690 – Capacity of Waterworks of the Virginia Administrative Code. Conservative estimates are used throughout this set of calculations so as not to overestimate any groundwater surplus.

HydroGeo estimates a post-development groundwater surplus of 387,668 gallons per day for the local watershed. This estimate is based on published rainfall and recharge data and includes projected groundwater withdrawals from new and existing users, and also incorporates impermeable surfaces due to new development into the equation.

Based on the calculations included in Attachment E, overall recharge post-development should be more than adequate to supply groundwater usage for existing and new users without long-term degradation of groundwater resources.

It should be noted that these calculations were based on a localized watershed in the immediate vicinity of the proposed development (897 acres of undeveloped forest and cleared residential land). The entire Ballinger Creek watershed upstream of the proposed development, which contributes to groundwater recharge, is approximately 11,875 acres (**Figure 7**) which contributes to a total recharge of 5,788,478 gallons per day, so in reality there is likely a much larger groundwater surplus in the Site vicinity than our conservative estimate demonstrates here.

5.0 Groundwater Management Plan

The proposed development will attempt to minimize degradation of groundwater recharge, and groundwater and surface water quality, by implementing stormwater strategies to minimize offsite runoff. The development plan includes standard stormwater Best Management Practices and sediment and erosion control measures.

5.1 Contingency Plan

Actual yield of future onsite supply wells cannot be known until wells are drilled and tested. Based on actual yield of newly drilled wells, a groundwater pumping and management plan may be developed to meet the demands of the proposed onsite water use. If a newly drilled well does not produce sufficient yield to meet the user's demands, a supplemental well may be drilled to augment the user's onsite groundwater supply. If adequate water is not encountered or if high volumes are required implement fracture trace analysis and consider resistivity imaging to locate optimal well drilling targets.

New Site wells must be constructed to meet Virginia Department of Health (VDH) standards and wellhead protection measures should be implemented to prevent the wells from becoming contaminated in the event of a future spill or release.

The actual performance of individual wells both at the Site and on surrounding parcels is dependent on a number of factors including specific location, rock type, and site-specific geologic conditions. Because

groundwater occurs in discrete fractured zones, it is not unusual to find variability in yields for wells, including dry wells and higher-yielding wells in close proximity to each other. The final depth of the well and depth the pump is set in relation to the depth water bearing zones will also play a part in the storage capacity of the well. As mentioned above in *Section 4.7* overall groundwater recharge post-development will be more than adequate to supply groundwater usage to the Site and surrounding area without long-term degradation of groundwater resources or an effect on the overall performance of offsite wells.

6.0 Assessment of Well Drilling and Testing

New onsite wells will be permitted by the Environmental Health division of the Fluvanna County Health Department. VDH regulations require a minimum yield of 3 gpm for private water supply wells. For wells less than 3 gpm additional storage and sustained flow criteria must be met.

Based on this study, the Site lies in an area capable of producing groundwater yields sufficient to meet the demands of the proposed Site development; however, the actual yields of future onsite supply wells cannot be known until the wells are drilled and properly tested.

7.0 Conclusions

This Tier III Groundwater Assessment was prepared on behalf of Meridian Planning Group by HydroGeo Environmental for the proposed development of Ballinger Bluff Subdivision, an approximately 124.5-acre Site in Fluvanna County identified as Parcel #s 31-1-A and 31-A-41.

VDH regulations require a minimum yield of 3 gpm for private residential water supply wells. Based on this study, the Site aquifer appears to have the potential of producing sufficient yields for the proposed use as long as water-bearing fractures are encountered during drilling. The estimated collective groundwater withdrawals would not be expected to interfere with the performance of offsite wells.

Finally, the Site not is located in a groundwater sensitivity zone.

References

Albemarle County Hydrogeologic Assessment Summary Report – Phase II: Groundwater Availability and Sensitivity Assessment with Proposed Groundwater Assessment Standards, 2003, Prepared by ENSAT Corporation and County of Albemarle Department of Engineering and Public Works Staff, 11 p.

Bailey, C.M., Koteas, G. C., Relyea, J.A., Weikel, E.O., Dubose, J., Goodman, M.C., 2005, Geologic Map of the Columbia 7.5 Minute Quadrangle, Virginia 1:24,000 scale.

Chesapeake Bay LiDAR Project Tiles S13_5853_10, S13_5853_20, S13_5853_30, S13_5853_40, S13_5854_10, S13_5854_40, S13_5863_20, and S13_5864_10

Fluvanna County, Virginia – Geographic Information System. webgis.net/va/fluvanna. Accessed November 2020.

Google Earth. <https://www.google.com/earth>. Accessed June 2020.

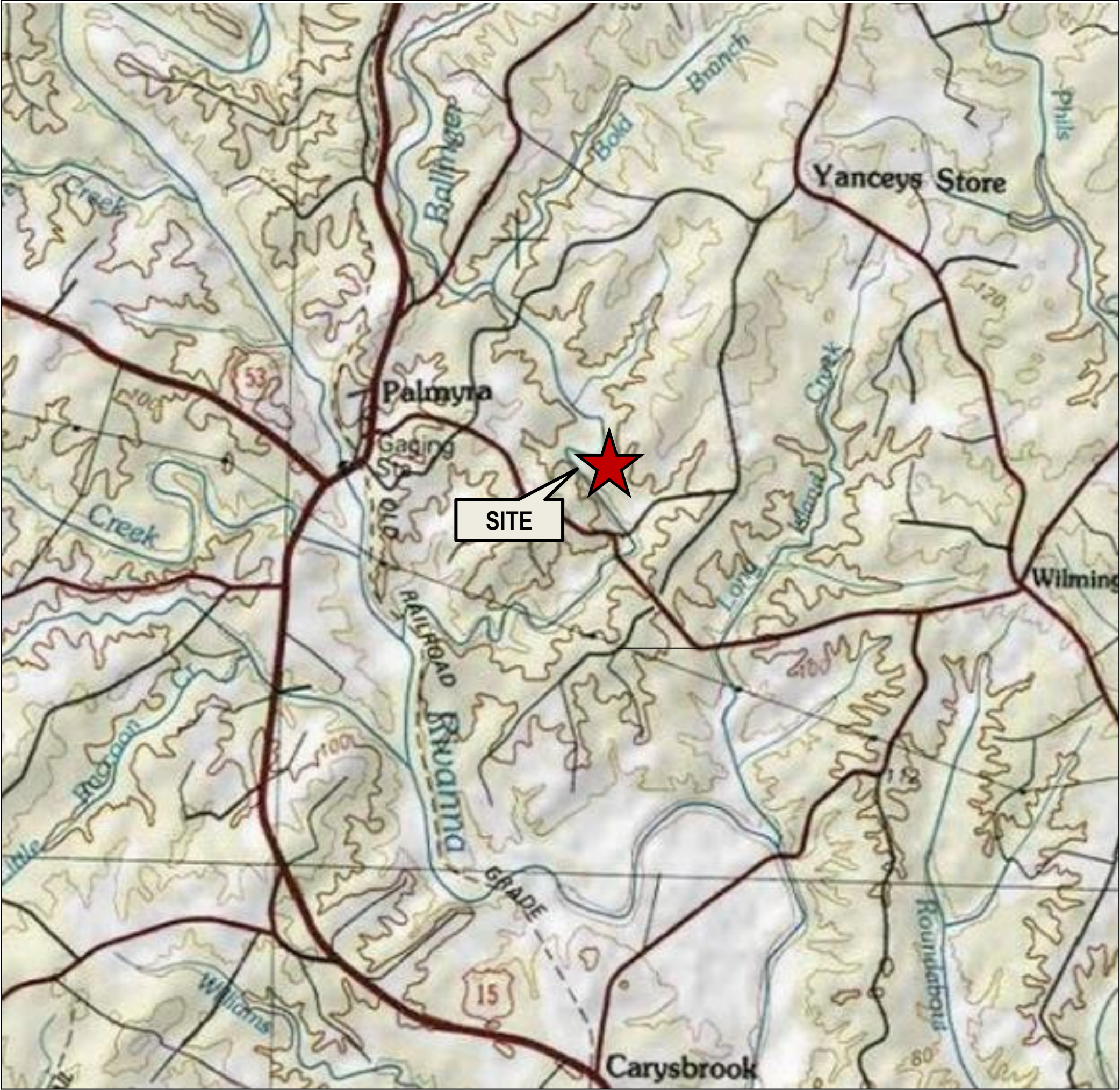
Sanford, W.E., Nelms, D.L., Pope, J.P., and Selnick, D.L., 2012, Quantifying components of the hydrologic cycle in Virginia using chemical hydrograph separation and multiple regression analysis: U.S. Geological Survey Scientific Investigations Report 2011–5198, 152 p.

United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey <https://websoilsurvey.sc.egov.usda.gov>. Accessed December 2020.

Virginia Department of Environmental Quality “What’s in My Backyard” Online Mapping Tool. apps.deq.virginia.gov/mapper_ext/?service=public/wimby. Accessed December 2020.

Figures





Site Location

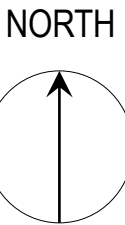
Figure 1



37°51'33"N, 78°14'38"W (WGS 1984)

Ballinger Bluff Subdivision
Fluvanna County, VA

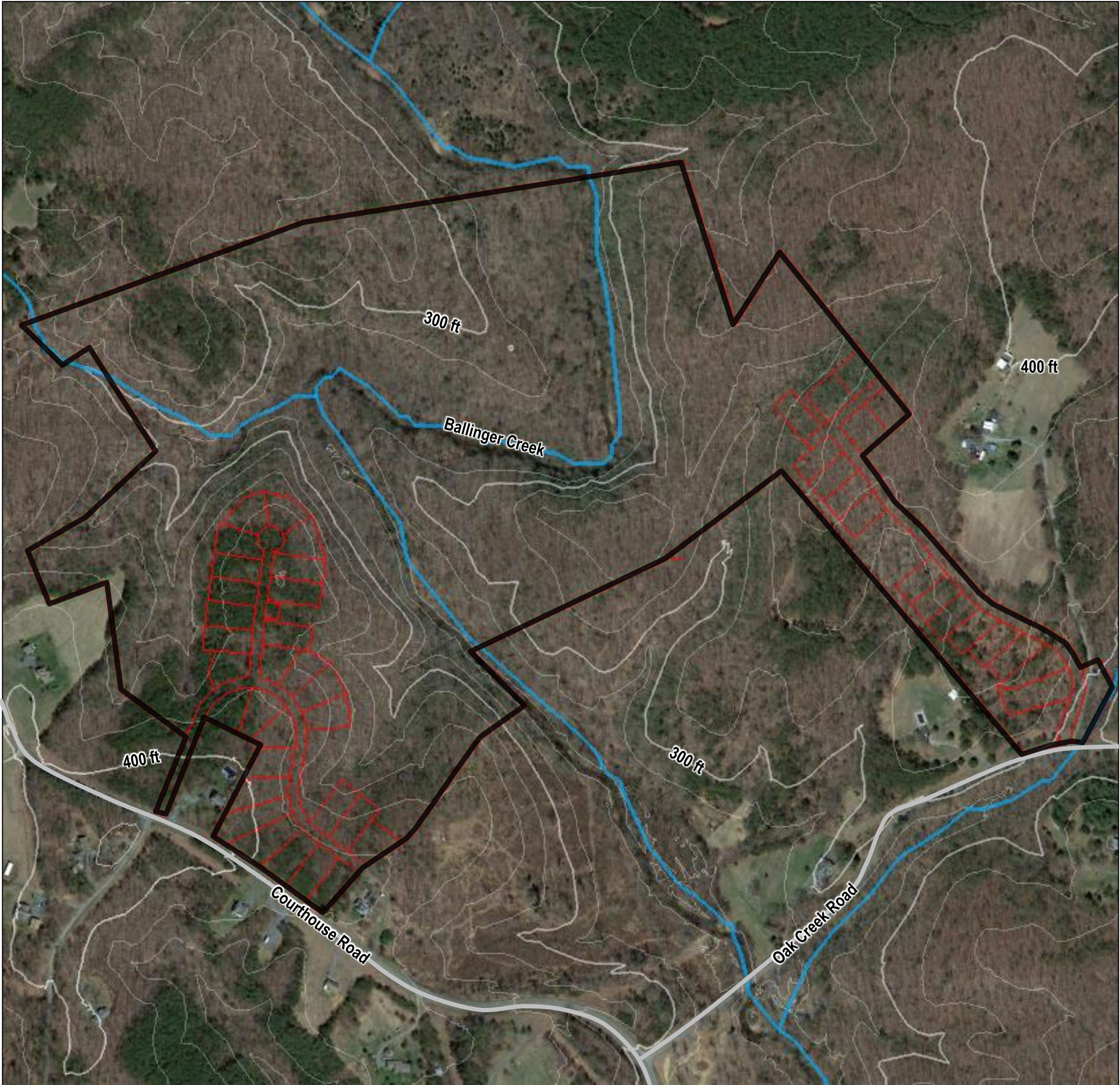
HydroGeo Environmental, LLC
418 East Main St. Charlottesville, VA



Scale:
~0.4 mi

Date:
01/04/2021

BASEMAP: USGS – The National Map 2018



Site Layout

Figure 2



37°51'33"N, 78°14'38"W (WGS 1984)

- Approximate Site Boundary
- Proposed Lots
- Surface Water

Contour Interval = 20 ft

Ballinger Bluff Subdivision
Fluvanna County, VA

HydroGeo Environmental, LLC
418 East Main St. Charlottesville, VA

NORTH

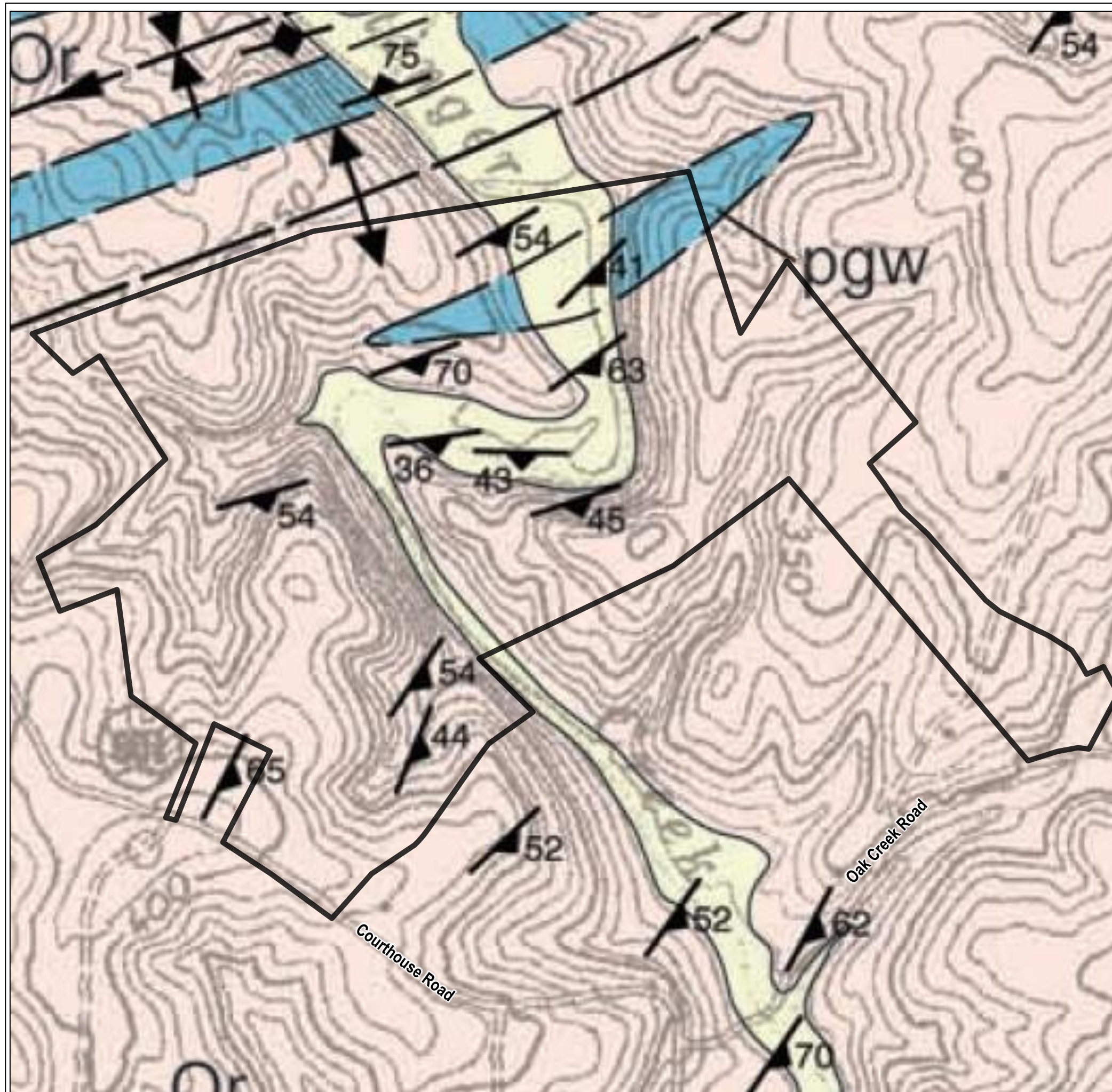
Scale:

~325 ft

Date:

01/04/2021

BASEMAP: Google Earth Imagery - 04/05/2013
ELEVATION DATA: Chesapeake Bay VA LiDAR Project 2013



Geologic Map

Figure
3

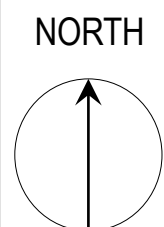


37°51'33"N, 78°14'38"W (WGS 1984)

- Approximate Site Boundary
- Alluvium
- Chopawamsic Formation: metarhyolite
- Chopawamsic Formation: phyllite and metagraywacke

Ballinger Bluff Subdivision
Fluvanna County, VA

HydroGeo Environmental, LLC
418 East Main St. Charlottesville, VA

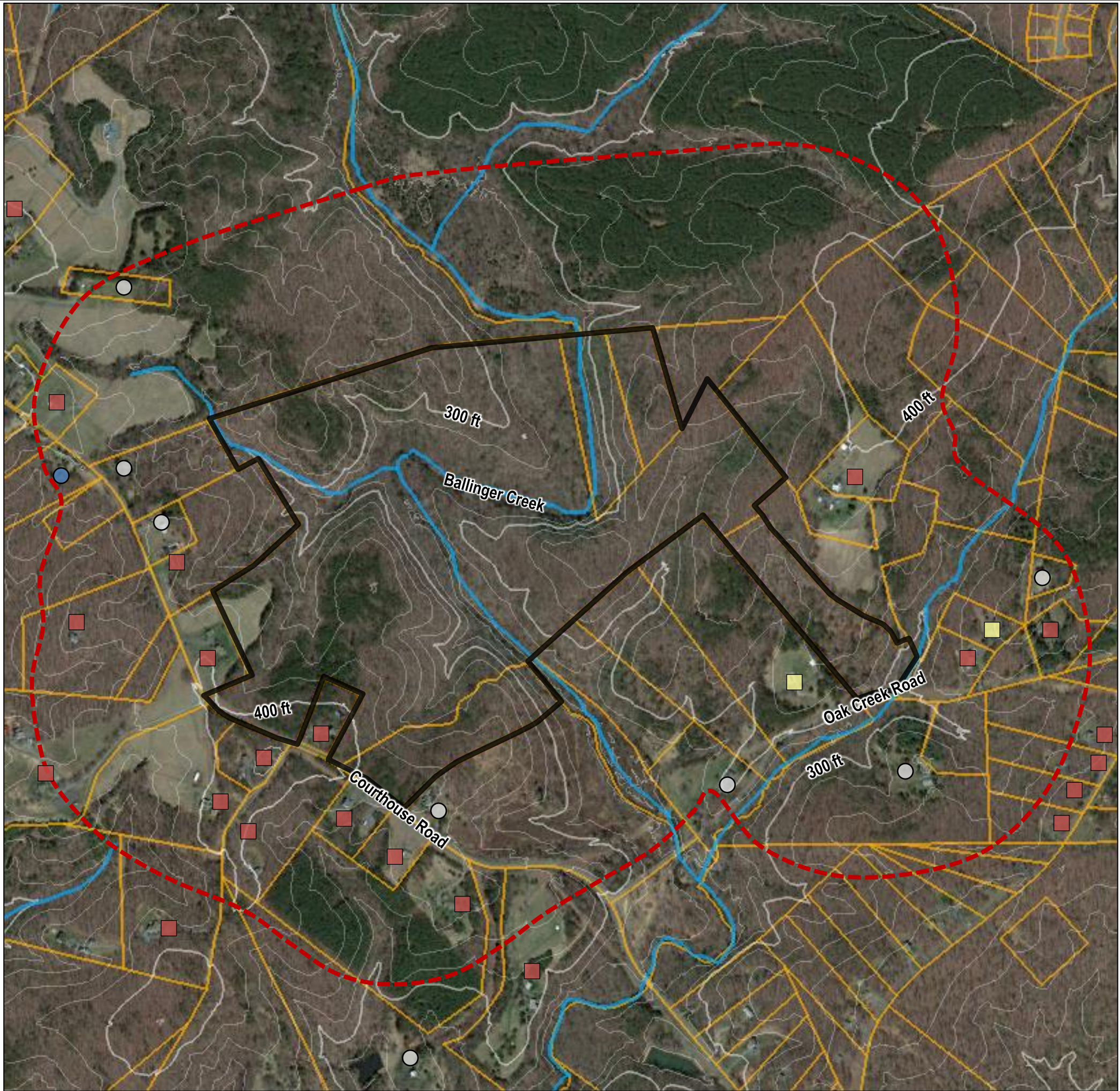


Scale:

~325 ft

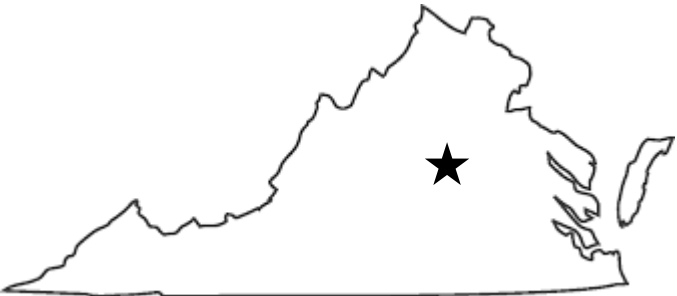
Date:
01/04/2021

GEOLOGIC BASEMAP: Bailey, C.M., Koteas, G. C., Relyea, J.A., Weikel, E.O., Dubose, J., Goodman, M.C., 2005, Geologic Map of the Columbia 7.5 Minute Quadrangle, Virginia 1:24,000 scale.



Inferred Well and
Septic Locations
within 1000' of Site

Figure
4



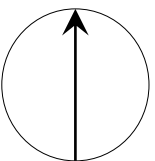
37°51'33"N, 78°14'38"W (WGS 1984)

- 1000 foot buffer beyond Site boundary
- Parcel Boundaries (Fluvanna County GIS)
- Parcel with Private Groundwater Supply Well records acquired from VDH and assumed to possess septic system
- Parcel with Septic Permit acquired from VDH and assumed to possess private groundwater supply well (locations inferred)
- Parcels with both Private Groundwater Supply Well and Septic System records acquired from VDH
- Parcels assumed to possess wells and septic systems- no records available from VDH

Ballinger Bluff Subdivision
Fluvanna County, VA

HydroGeo Environmental, LLC
418 East Main St. Charlottesville, VA

NORTH



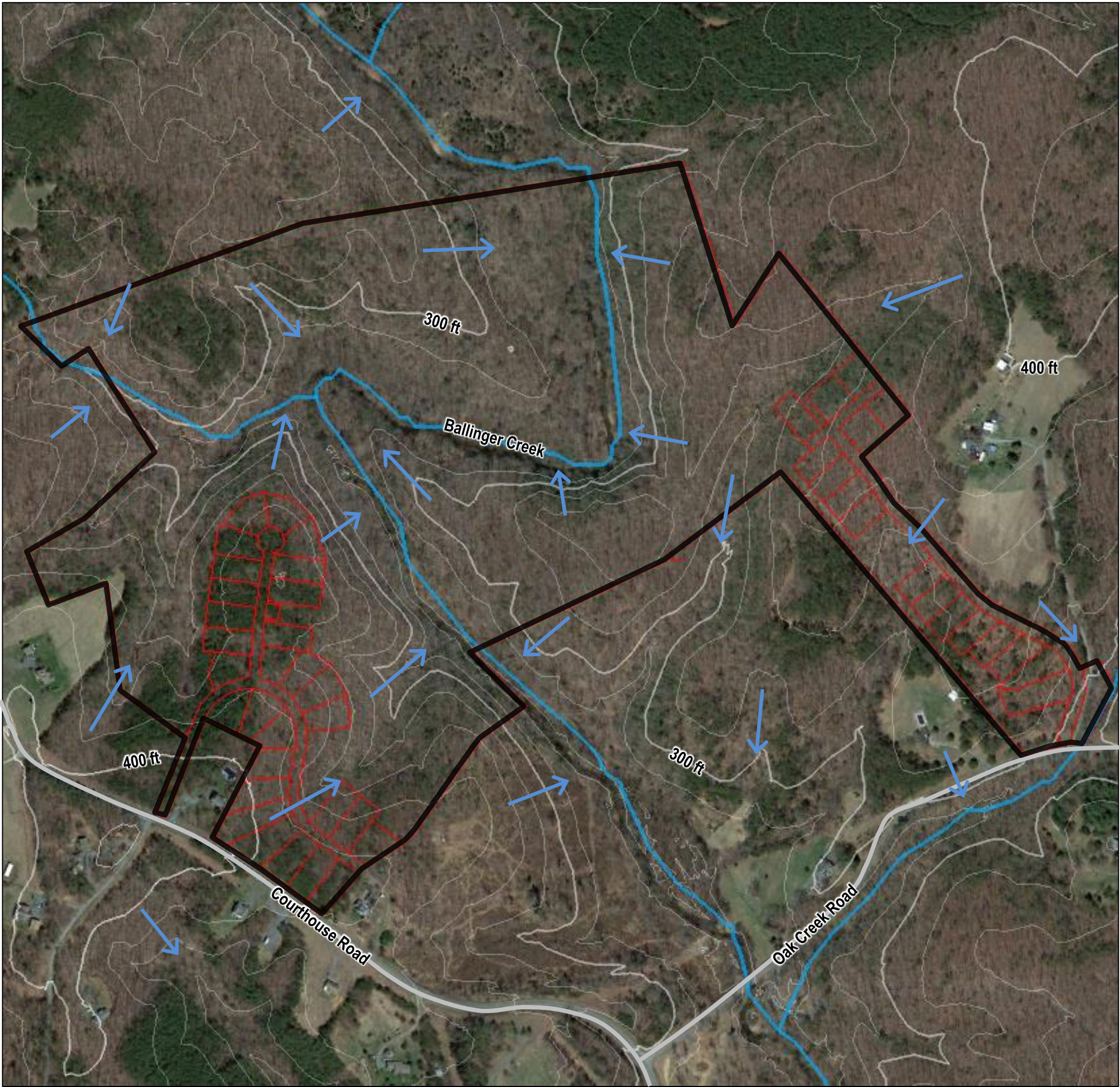
Scale:

~475 ft

Date:

01/04/2021

BASEMAP: Google Earth Imagery - 04/05/2013
ELEVATION DATA: Chesapeake Bay VA LiDAR Project 2013



Inferred Groundwater Flow Map (Shallow)

Figure 5



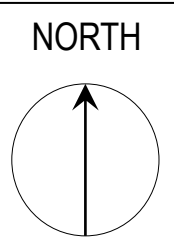
37°51'33"N, 78°14'38"W (WGS 1984)

- Approximate Site Boundary
- Proposed Lots
- Surface Water
- ↙ Inferred Local Groundwater Flow Direction

Contour Interval = 20 ft

Ballinger Bluff Subdivision
Fluvanna County, VA

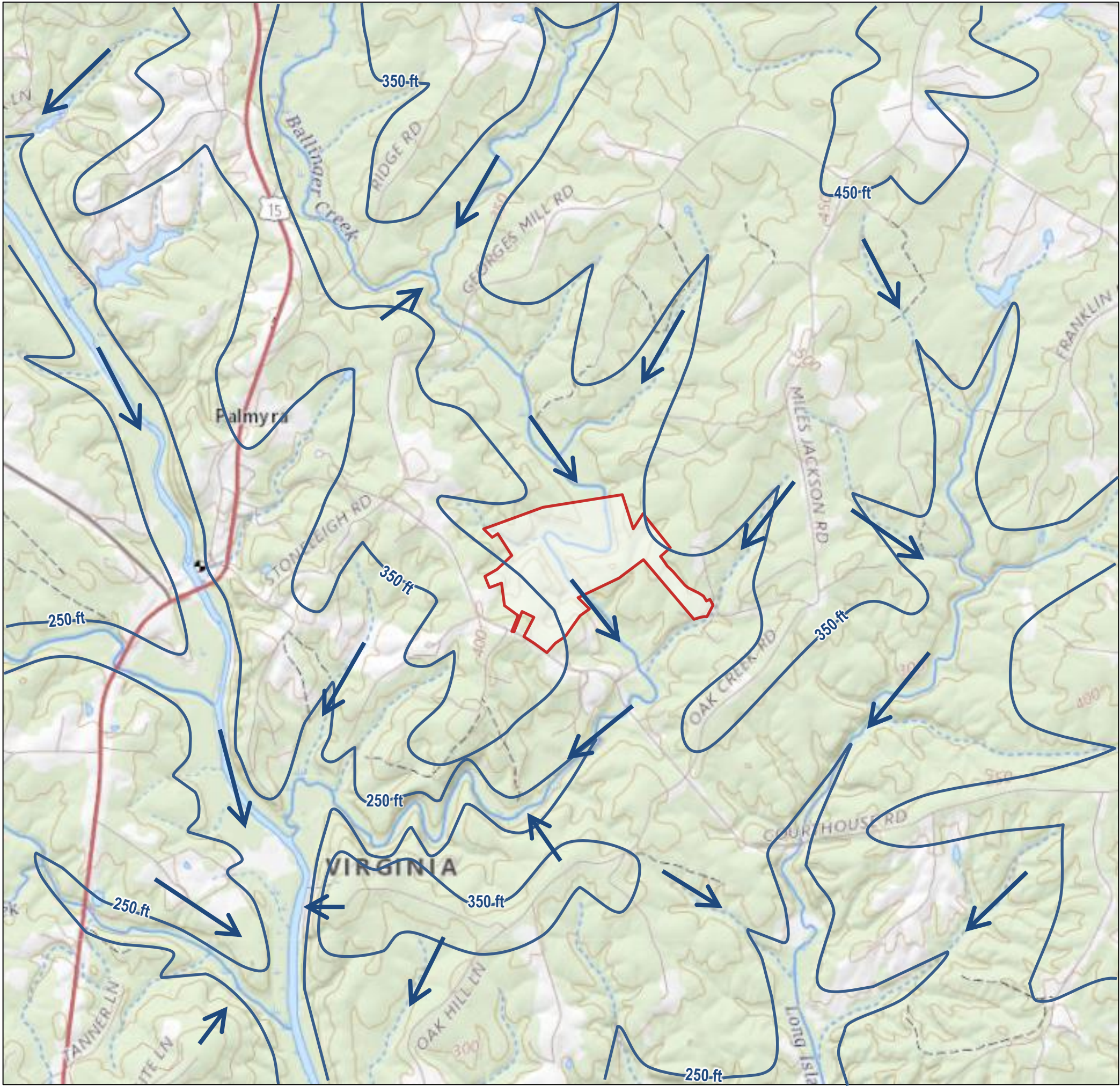
HydroGeo Environmental, LLC
418 East Main St. Charlottesville, VA



Scale:
~325 ft

Date:
01/04/2021

BASEMAP: Google Earth Imagery - 04/05/2013
ELEVATION DATA: Chesapeake Bay VA LiDAR Project 2013



Inferred Groundwater
Flow Map (Deep)

Figure
6



37°51'33"N, 78°14'38"W (WGS 1984)

- Approximate Site Boundary
- Inferred Groundwater Contours
- Inferred Regional Groundwater Flow Direction

Groundwater Contour Interval = 50 ft

Ballinger Bluff Subdivision
Fluvanna County, VA

HydroGeo Environmental, LLC
418 East Main St. Charlottesville, VA

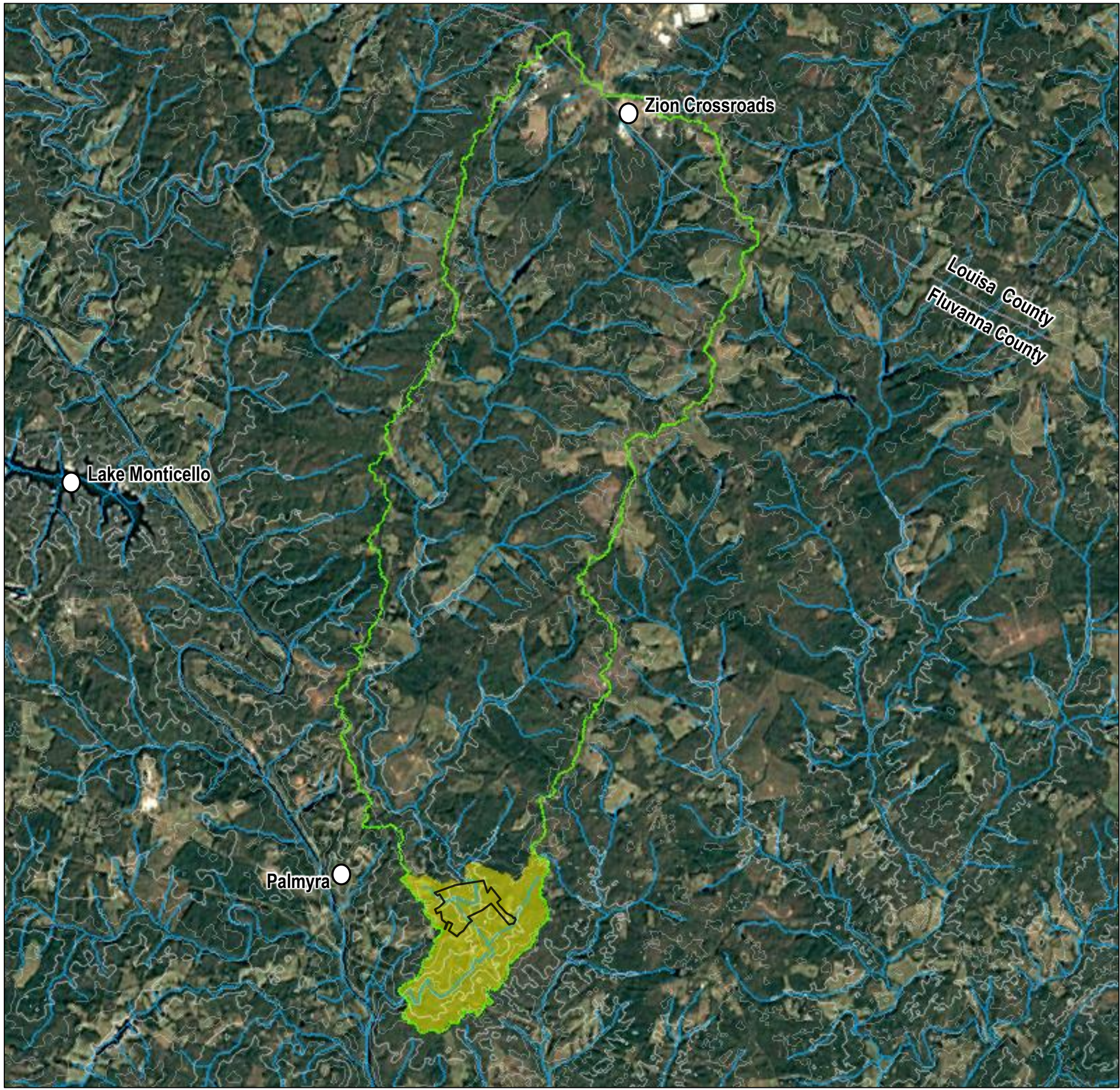
NORTH

Scale:

Date:

01/04/2021

BASEMAP: USGS – The National Map 2018





Watershed
Boundary Map

Figure
7



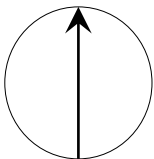
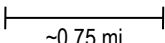
37°51'33"N, 78°14'38"W (WGS 1984)

- Approximate Site Boundary
-  Ballinger Creek Watershed
-  Local Watershed (used for water budget analysis calculations)

Contour Interval =50 ft

Ballinger Bluff Subdivision
Fluvanna County, VA

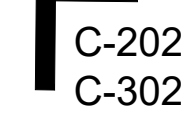
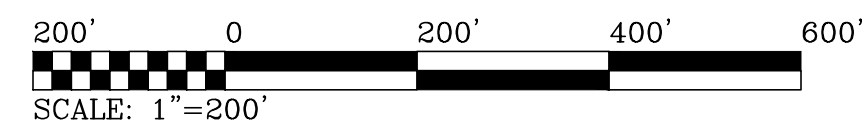
HydroGeo Environmental, LLC
418 East Main St. Charlottesville, VA

	Scale:  ~0.75 mi	Date: 01/04/2021
	BASEMAP: Google Earth Imagery - 04/05/2013 ELEVATION DATA: NED 10m DEM	

Attachment A:
Sketch of Proposed Subdivision



TAX MAP 31, SECTION 1, PARCEL A
TAX MAP 31, SECTION A, PARCEL 41
PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA



TMP 31-1-A
QUIGLEY PROPERTIES, LLC
INST NO. 20-809

TMP 31-A-41
QUIGLEY PROPERTIES, LLC
INST NO. 20-810

C-203
C-303

PLANNING	DATE
FLUVANNA COUNTY SITE INSPECTOR	DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION	DATE
HEALTH DEPARTMENT OFFICIAL	DATE

OWNER:	QUIGLEY PROPERTIES, LLC 1440 PREMIER CIRCLE, STE 200 CHARLOTTESVILLE VA 22901
SOURCE OF TITLE:	INST NO. 20-809, INST NO. 20-810
LEGAL REFERENCE:	TMP 31-A-41, TMP 31-1-A
ZONING:	A1
MAGISTERIAL DISTRICT:	PALMYRA
CURRENT USE:	VACANT LAND
PROPOSED USE:	RURAL CLUSTER SUBDIVISION
SOURCE OF BOUNDARY:	PLAT RECORDED IN INST NO. 20-3106 & INST NO. 20-3280.
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY PERFORMED BY MCKENZIE SNYDER ON MARCH 22, 2020.
FLOOD_ZONE:	THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY--FLOOD INSURANCE RATE MAP NUMBER: 51065C0180C. DATED: May 16, 2008
BENCHMARK(S):	USGS DATUM
WATER_SOURCE:	EACH LOT WILL BE SERVED BY PRIVATE WELLS.
SEWER_SERVICE:	LOTS 15, 18, & 41 WILL BE SERVED BY PRIVATE DRAIN FIELDS. A SPECIAL USE PERMIT HAS BEEN SUBMITTED FOR APPROVAL TO ALLOW FOR CENTRAL SEWER SYSTEMS TO SERVE THE REMAINING CLUSTER LOTS.

CLUSTER PLAN
ZONING SETBACKS: FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 25'
MINIMUM FRONTAGE: 60'

MAXIMUM BUILDING HEIGHT: 35'

<u>AREA SUMMARY:</u>		
OPEN SPACE LOT:	100.99 AC	81.2%
CLUSTER LOTS:	19.31 AC	15.5%
RIGHT OF WAY:	<u>4.17 AC</u>	3.3%
TOTAL AREA:	124.47 AC	

ALLOWABLE DENSITY:	1 DU/2 ACRES = 0.5 DU/ACRE
PROPOSED DENSITY:	47 DU / 120.31 ACRES = 0.39 DU/ACRE


YIELD PLAN

ZONING SETBACKS: FRONT YARD: 125'
SIDE YARD: 50'
REAR YARD: 75'
MINIMUM FRONTAGE: 300'

<u>AREA SUMMARY:</u>		
SUBDIVISION LOTS:	115.96 AC	93.2%
RIGHT OF WAY:	<u>8.51 AC</u>	6.8%
TOTAL AREA:	124.47 AC	

ALLOWABLE DENSITY:	1 DU/2 ACRES = 0.5 DU/ACRE
PROPOSED DENSITY:	47 DU / 115.96 ACRES = 0.41 DU/ACRE

C-100 COVER SHEET
C-201 CLUSTER PLAN
C-202 CLUSTER PLAN
C-203 CLUSTER PLAN
C-301 YIELD PLAN
C-302 YIELD PLAN
C-303 YIELD PLAN
C-401 CENTRAL SEWER SYSTEM DETAILS

JOB NO.:		
DATE:	9/8/2020	
SCALE:	AS SHOWN	
DRAWN BY:	MWH	
DESIGNED BY:	TEM	
CHECKED BY:		

**MERIDIAN
PLANNING GROUP, LLC**
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
CHARLOTTESVILLE, VA 22901
PHONE: 434-882-0121
WWW.MERIDIANWBE.COM

PROJECT TITLE: BALLINGER BLUFFS SKETCH PLAN		NO.	DESCRIPTION	DATE
SHEET TITLE: COVERSHEET				
SHEET NO. C-100		SHEET 1 of 7		

Attachment B:
NRCS Soils Mapping



[illegible]

Soil Map—Fluvanna County, Virginia
(Ballinger Bluff Tier 3)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fluvanna County, Virginia

Survey Area Data: Version 15, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 14, 2019—Oct 15, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Altavista silt loam, undulating phase	2.1	0.2%
Al	Augusta fine sandy loam	13.7	1.2%
Bc	Bremo silt loam, undulating phase	1.8	0.2%
Bd	Buncombe loamy fine sandy	11.9	1.0%
Cf	Chewacla silt loam	14.3	1.2%
Ch	Congaree fine sandy loam	22.2	1.9%
Ck	Congaree silt loam	0.9	0.1%
Fe	Fluvanna silt loam, undulating phase	1.4	0.1%
Lb	Lignum silt loam, undulating phase	2.0	0.2%
Lc	Lloyd silt loam, rolling phase	0.1	0.0%
Ld	Lloyd silt loam, undulating phase	0.1	0.0%
Mc	Manteo-Bremo silt loams, hilly phases	0.1	0.0%
Md	Manteo-Bremo silt loams, rolling phases	3.9	0.3%
Me	Manteo silt loam, hilly phase	204.0	17.6%
Mf	Manteo silt loam, rolling phase	17.9	1.5%
Mg	Manteo silt loam, steep phase	44.9	3.9%
MI	Mixed alluvial land, poorly drained	5.4	0.5%
Nb	Nason loam, rolling phase	18.2	1.6%
Nc	Nason loam, undulating phase	55.3	4.8%
Nf	Nason silt loam, rolling phase	312.2	27.0%
Ng	Nason silt loam, undulating phase	232.8	20.1%
Oc	Orange silt loam, undulating phase	4.2	0.4%
Rc	Rough gullied land	2.5	0.2%
Sd	Stony land	18.7	1.6%
Tb	Tatum silt loam, rolling phase	39.9	3.5%
Tc	Tatum silt loam, undulating phase	91.3	7.9%
Td	Tatum silty clay loam, eroded rolling phase	7.8	0.7%
W	Water	1.2	0.1%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Wa	Wehadkee silt loam	1.9	0.2%
Wb	Wickham loam, undulating phase	8.4	0.7%
We	Worsham sandy loam	6.3	0.5%
Wf	Worsham silt loam	9.6	0.8%
Totals for Area of Interest		1,157.3	100.0%

Attachment C:

Compiled Well Information from Panorama Subdivision



Attachment C:
Compiled Well Information from Panorama Subdivision - Palmyra, VA

Parcel #	Depth to Rock (ft)	Total Well Depth (ft)	Yield (gpm)	Water Bearing Zone (ft)	Lot Size (ac)	Notes	Driller
31 17 1	56	185	15	78-80, 142-144, 158-160	0.37	gray rock	KRS Excavating and Well Drilling
31 17 2	52	185	20	86-88, 158-160	0.39	gary rock	KRS Excavating and Well Drilling
31 17 3	63	225	8	78-80, 167-168	0.4	alternating brown and gray rock	KRS Excavating and Well Drilling
31 17 4	53	140	8	73-75, 110-112	0.46		New Hope Well Drilling
13 17 5	73	185	15	85-87, 96-98, 140-142	0.38	gray rock	KRS Excavating and Well Drilling
31 17 6	47	265	5	112-114, 210-212	0.37	gray rock	KRS Excavating and Well Drilling
31 17 7	58	300	5	98-99, 187-189	0.36	gray rock	KRS Excavating and Well Drilling
31 17 8	61	265	7		0.36	gray rock	KRS Excavating and Well Drilling
31 17 9	65	165	15		0.34	gray rock	KRS Excavating and Well Drilling
31 17 10	53	145	15	62-65, 118-120	0.34	gray rock	KRS Excavating and Well Drilling
31 17 11	66	165	12	78-79, 110-112, 143-145	0.39	gray rock	KRS Excavating and Well Drilling
31 17 12	56	165	12	82-84, 96-98	0.47	gray rock	KRS Excavating and Well Drilling
31 17 13	53	165	15	80-82, 118-120	0.5	gray rock	KRS Excavating and Well Drilling
31 17 14	52	285	9	88-90, 258-260	0.5	gray rock	KRS Excavating and Well Drilling
31 17 15	50	185	15	77-79, 142-145	0.48	gray rock	KRS Excavating and Well Drilling
31 17 16	56	165	15		0.48	gray rock	KRS Excavating and Well Drilling
31 17 17	52	100	6		0.47		New Hope Well Drilling
31 17 18	56	265	7	82-83, 215-217	33.47	gray rock	KRS Excavating and Well Drilling







Minimum	47	100	5	63.5	0.34	
Maximum	73	300	20	259	33.47	
Average	56.78	197.50	11.33	121.19	0.42	(not including 33.47 ac lot)

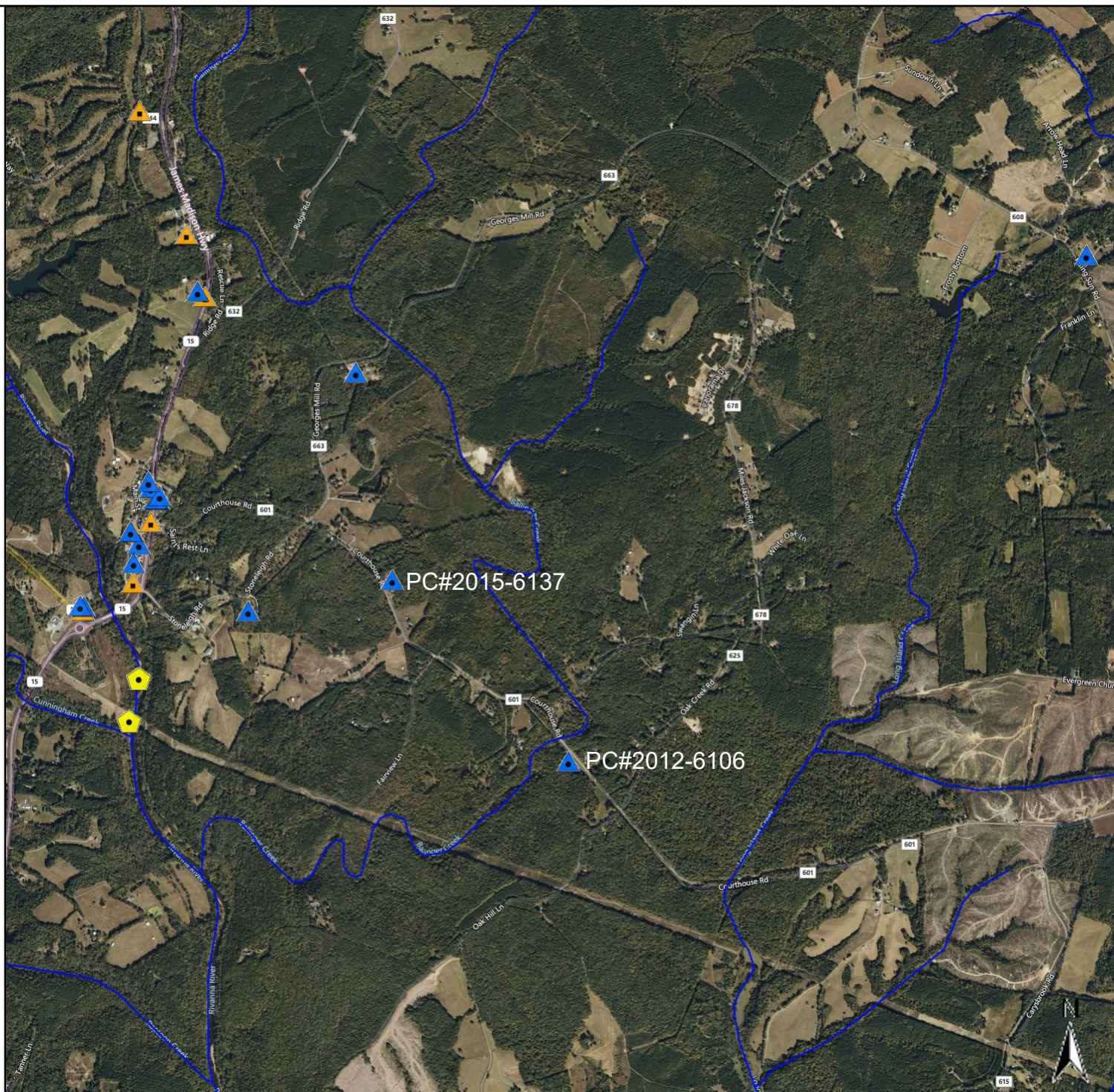
Attachment D:
VADEQ VEGIS Map



VADEQ VEGIS Map Export

Legend

-  Petroleum Releases (Daily)
-  Registered Tank Facilities (Daily)
-  VPDES Outfalls (Daily)
-  General Permits
-  Individual Permits
-  Rivers (2012)



DISCLAIMER: Information contained on this map is to be used for reference purposes only. The VA Dept. of Environmental Quality makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Title: Ballinger Bluff

Date: 12/6/2020

Attachment E:
Water Budget Calculations



Attachment E: Water Budget Calculations

Quantitative analysis helps evaluate the impact to local groundwater resources due to creation of impervious surface and increased groundwater pumping as a result of site development. Existing recharge to the site's **local** watershed (897 acres of undeveloped forest and cleared residential land) can be modelled as follows:

Annual regional precipitation: **43.7 inches**

Conservative estimate for the percentage of precipitation contributing to groundwater recharge, subtracting runoff and evapotranspiration: **15%**

Annual regional groundwater recharge: **6.56 inches**

Avg. regional daily groundwater recharge: 6.56 in. per year / 365 = 0.018 in. / 12 = **0.0015 ft.**

Daily recharge per acre: .0015 feet X 43560 square feet per acre = **65.2 cubic feet recharge per acre**

Gallons recharge per day per acre: 65.2 cubic feet X 7.48 gallons per cubic foot = **487 gallons per day per acre**

Gallons per day natural recharge to local watershed: 487.7 gallons per acre X 897 acres = **437,467 gallons per day (gpd).**

Gallons per day recharge lost due to existing impervious cover: 491 gallons per acre X 15 acres = **7,305 gallons per day.**

Existing recharge = 437,467 gpd – 7,305 gpd = 430,162 gpd

And considering current withdrawals from existing residences:

Average water usage per day: **100 gallons per day**

Average People Per Household: **4 people**

Current Households in local watershed: **~54 households**

100 gallons per day per person X 4 people X 54 households= **21,600 gallons per day**

Based on these calculations, the current (pre-development) groundwater surplus for the local watershed can be expressed as:

$$\begin{array}{rclcl} \text{Inputs (recharge)} & - & \text{Outputs (GW pumped)} & = & \text{Surplus} \\ 430,162 \text{ gpd} & - & 21,600 \text{ gpd} & = & \mathbf{408,562 \text{ gpd surplus (pre-development)}} \end{array}$$

Post-Development Calculations:

Our current estimate is that the project will result in a net increase of impervious surface of 4.3 acres. The impact on post-development groundwater recharge is estimated below:

Gallons per day additional recharge lost due to new impervious cover: 487 gallons per acre X 4.3 acres = **2,094 gallons per day**

Existing recharge – Recharge Lost Due to New Impervious Surfaces = Post-Dev. Recharge

430,162 gpd - 2,094 gpd = 428,068 gpd

And considering projected withdrawals from new and existing residences:

Average water usage per day: **100 gallons per day**

Average People Per Household: **4 people**

Current Households in watershed: **54 households**

Proposed Lots in watershed: **47 lots**

100 gallons per day per person X 4 people X (54+47) households= **40,400 gallons per day**

Based on this set of calculations and assumptions, the estimated post-development groundwater surplus for the local watershed can be expressed as:

Inputs (recharge)	–	Outputs (GW pumped)	=	Surplus
428,068 gpd	–	40,400 gpd	=	387,668 gpd surplus (post-development)

Relative to the proposed usage of groundwater post development, overall recharge post-development will be more than adequate to supply groundwater usage without long-term degradation of groundwater resources. It should be noted that these calculations were based on a localized watershed in the immediate vicinity of the proposed development. **The entire Ballinger Creek watershed upstream of the proposed development is 11,875 acres which contributes to a total recharge of 5,788,478 gallons per day.**

Attachment F:
Terms and Conditions



Attachment F: Terms and Conditions

The information and conclusions presented in this report are based upon work conducted by HydroGeo staff trained in the performance of environmental field data collection in accordance with industry standards in place at the time the work was performed.

The findings and conclusions of this work are based upon the professional judgment of HydroGeo personnel in light of the quality and quantity of data collected during the performance of this assessment. The conclusions presented herein are based on *in-situ* point data, and are deemed representative of the conditions at the testing locations at the time the tests were conducted. HydroGeo does not suggest the conclusions presented herein represent all areas of the Site nor that areas covered by this assessment are not subject to change. Stated opinions and conclusions are not intended as a guarantee. The only reliable way to confirm that a sustainable groundwater resource is present is to drill a well and test it for quantity.



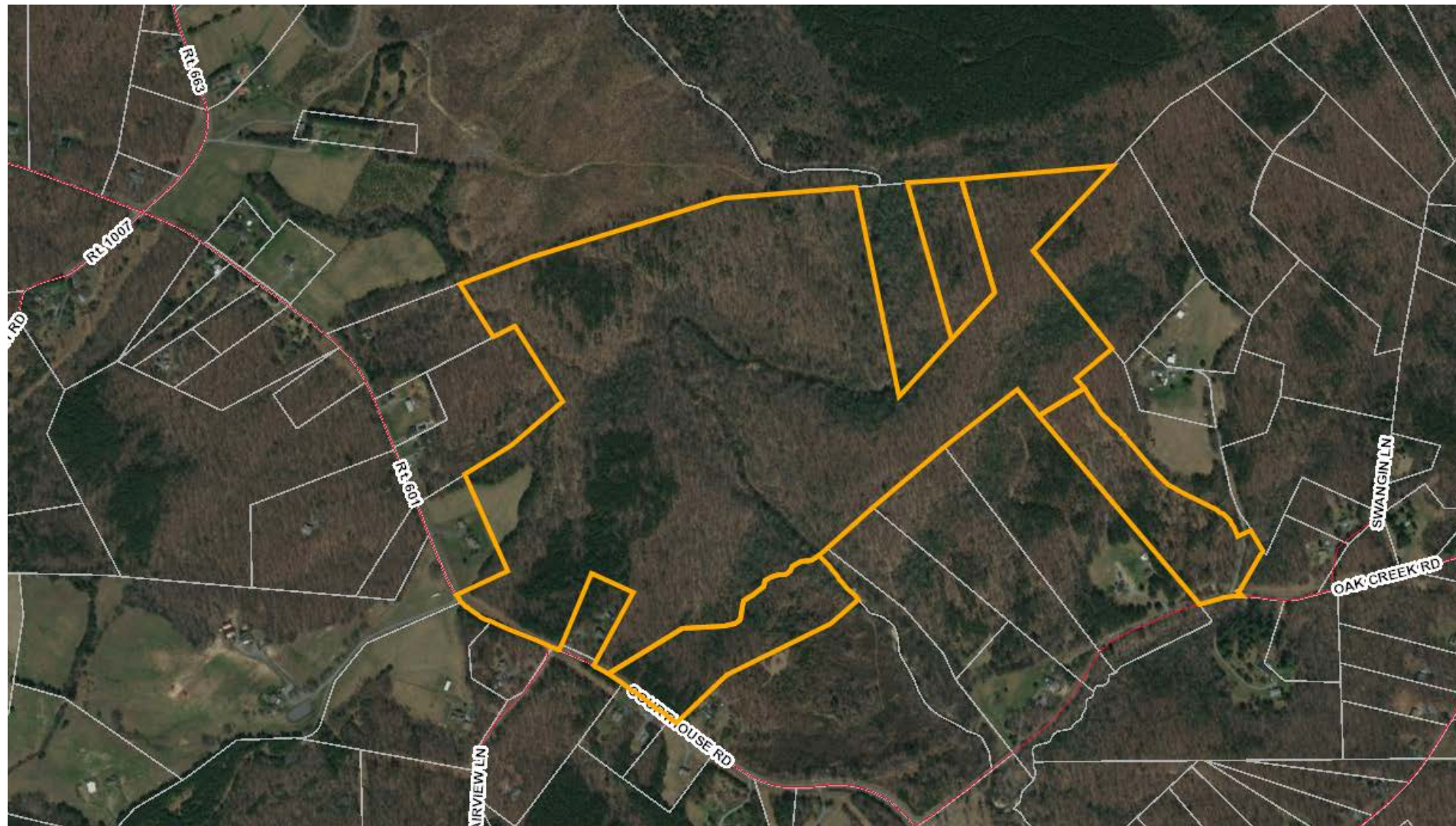
Location

Fluvanna County



Aerial (2018)

Fluvanna County





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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Ballinger Bluffs Sketch Plan Review

From: Douglas Miles, AICP, CZA
District: Columbia Election District

General Information: A Sketch Plan application request for Planning Commission review on Tuesday, January 12, 2021 at 7:00 pm in the Fluvanna County Library Meeting Room - Virtual online access only to the meeting.

Project Name: Ballinger Bluffs Rural Cluster subdivision

Applicant: Quigley Properties, LLC

Owner: Timothy Miller, PE, LS

Site Consultant: Meridian Planning Group, LLC – Timothy Miller, PE, LS

Requested Action: Planning Commission review of a Sketch Plan for a proposed rural cluster subdivision with respect to 124.5 +/- acres of Tax Maps 31, Section A, Parcel 41 and 31, Section 1 Parcel A. The applicant is proposing 48 lots with designated open space and a separate request for a Special Use Permit to allow for a central sewer system known as wastewater treatment units.

Site Location: The subject parcels are located along Courthouse Road and east of its intersection with Georges Mill Road and Stoneleigh Road. The proposed subdivision entrances will be on Courthouse Road and Oak Creek Road for two subdivision roads comprising one project.

Existing Zoning: A-1, General Agricultural Zoning District

Existing Land Use: Vacant land and recently timbered property

Adjacent Land Uses: Adjacent properties are zoned A-1, General Agricultural and contain single-family dwellings or are vacant parcels.

Comprehensive Plan: Rural Residential and Rural Conservation Planning Areas

Rural Clustering Requirements:

The Zoning Ordinance provides the requirements for all rural cluster subdivisions in an A-1 zoning district. Pursuant to the Subdivision Ordinance, a yield plan and sketch plan are required to be submitted together for review by the Planning Commission. The yield plan is used to determine the number of lots that could practically be developed on the subject property as a conventional subdivision, in accordance with all applicable regulations. The sketch plan is a conceptual, informal map of the proposed rural cluster major subdivision used for the purpose of discussion and providing the applicant with comments before investing in the preparation of a preliminary or final plat of the rural cluster subdivision development.

The applicant has submitted the required yield plan and rural cluster sketch plan. The Yield plan and Sketch Plan are similar in detail and the proposed Sketch Plan has been prepared to conform to the required density, setbacks, frontage, and yard requirements for rural cluster subdivision lots.

Applicant's Textual Statement:

This will be a cluster subdivision of TMP 31-1-A and TMP 31-A-41. The Cluster Subdivision will be completed in two phases. Phase 1 will consist of Lots 1 through 18 and be accessed from Oak Creek Road (SR 625). Phase 2 will consist of Lots 19 through 47 and be accessed from Courthouse Road (SR 601). The Yield Plan is showing a total of 47 lots that meet the A-1 Ordinance requirements for minimum area, minimum frontage and setbacks. The Cluster Plan shows a total of 46 cluster lots and 1 open space lot (Lot 18). All lots will have frontage on and be accessed from internal roads. All internal roads will be approved by VDOT and be dedicated to public use.

WATER & SEWER

Each of the lots will have a private well for water supply. Lots 15, 18 & 41 shall have individual drainfields for sewer. A Special Use Permit has been submitted for approval of central sewer systems to provide sewer for 44 of the cluster lots. There will be a total of 11 Central Sewer Systems (CSS) as shown on the Cluster Plan. Each CSS will serve a maximum of 4 cluster lots.

They will consist of engineered wastewater treatment units and subsurface dispersal. Gravity sanitary sewer mains will be constructed to convey wastewater from each house to the CSS. All of the CSS and gravity sewer mains will be Owned by the Home Owners Association (HOA). Operation and maintenance of the CSS and gravity sewer mains will be performed by a firm certified in accordance with the Virginia Regulations. The HOA will contact the firm and the HOA dues will be used to pay for these services. If the Special Use Permit is not approved, then each of these lots will have an individual drainfield and each homeowner will be responsible for maintenance of their drainfield.

STORMWATER MANAGEMENT

The Cluster Plan shows 5 stormwater management basins to provide control of the stormwater runoff. These basins shall be maintained by the HOA. A 75' buffer along both sides Ballinger Creek will provide a contiguous greenway and wildlife corridor.

AMENITIES

The existing King Family Cemetery will be preserved and accessed from the new internal public roads as shown on the Cluster Plan. A new fence will be installed around the cemetery and minor landscaping will be performed in the cemetery. (Staff Note: by the developer)

An Open Space Easement surrounding the Cluster Lots and a portion of the Ballinger Creek Buffer will be provided on the final plat. This Open Space Easement will be dedicated to the HOA for their use. This will allow for pedestrian paths from the public roads to the Ballinger Creek Buffer. It will also allow for a dog park to be located near the cluster lots. (Staff Note: by the developer)

The HOA will be responsible for the maintenance of the areas within the Open Space Easement. Lot 18 shall be allowed one single family dwelling. In addition, every effort will be made to provide an agricultural use such as an Equestrian Facility or Vineyard on this lot outside of the Open Space Easement.

The proposed Sketch Plan has been prepared with some consideration to existing, but rather steep topography and overall soil suitability as to maximize the efficient use of available, flat land. The applicant has delineated areas with steep slopes that are greater than 20% and wetlands and floodplain areas, but they are generally found below the proposed cluster lots near Ballinger Creek.

The proposed open space area has been designed to “promote the uses designated for such open space and to protect and promote the rural character of the area, and provide for contiguous greenways and wildlife corridors” as prescribed in the ordinance. The applicant has ensured that the open space will not be utilized for individual drainfields throughout the residual parcel that is meant for preservation purposes. The applicant has offered to construct a dog park area that would contain fencing and bench seating for all of the HOA members to use since there is not a significant rural preservation feature to preserve that is located within the proposed rural cluster development.

Proposed Utilities:

The applicant has indicated that the proposed lots within the rural cluster development will be served by private wells and a central sewer system as wastewater treatment units by Special Use Permit (SUP) as a companion case to this Sketch Plan request and as reviewed by the Virginia Department of Health (VDH) Blue Ridge Health District staff members located in Charlottesville.

Josh Kirtley, VDH, Environmental Health Technical Consultant, provided a complete comments letter dated October 30, 2020 and we have included some of his key comments within the staff report that relate to the proposed Ballinger Bluffs Rural Cluster Sketch Plan request as follows:

As indicated in the submitted materials, the applicant is proposing multiple, smaller treatment and dispersal systems to be shared between four (4) lots in order to accommodate the proposed

development. During the conference call on October 22nd the applicant indicated satisfactory soil conditions and measured saturated conductivity (Ksat) rates in one of the areas that received review. This note is to acknowledge that acceptable soil conditions are expected to be found for the other dispersal areas given the large size of this parcel. Background research by the Health Department indicates that favorable soil conditions can be expected in the Nason and Tatum soils that overlay a large portion of the property. Please note that additional soil borings and testing will be required for each proposed dispersal area as a part of the VDH permitting process.

Erosion and Sediment Control:

The Community Development Director and the ESC Plans Reviewer met with the applicant on September 24th prior to him filing a Sketch Plan. We discussed some of our initial concerns such as the steep slopes and proposed road curvature issues. The applicant revised his cluster layout based upon those comments resulting in three (3) lots being removed from the proposed layout.

The Community Development Director and the ESC Plans Reviewer conducted a conference call with the applicant on December 28th and the ESC Plans Reviewer provided these comments based upon the Sketch Plan submittal and raised concerns with the amount of existing contour lines that are not provided on the plans and with certain areas shown as “obscure area” on the sketch plan.

The ESC Plans Reviewer cited Subdivision Ordinance Section 19-4-5 Yield Plan required for Cluster subdivision that states: “*Consideration shall be given, among other things, to the area of land which would be occupied by roads and other areas not usable for building or individual sale, including but not limited to, steep slopes, floodplain, land usually covered by water and land not suitable for building and/or installation of utilities due to soil type, topography or other physical or legal conditions.*”

The ESC Plans Reviewer stated the yield plan should identify all slopes that are greater than twenty (20) percent. It is unclear, based upon Staff’s review of the sketch plans, if this has been done by the applicant due to the lack of certain contour lines that would be solved by field surveys.

He stated Mr. Miller shows a tributary stream flowing through Lots 42 & 44 that does not have a riparian protection area (RPA) delineated and the road along the frontage of Lot 42 would likely encroach on the missing RPA. Also, the intersection of proposed roads at Lots 29, 30, 42 & 45 does not minimize the disturbance within a riparian protection area as required by the ordinance.

He further provided in addition to floodplains and wetlands, steep slopes are to be avoided when determining the lot yield for rural cluster subdivisions. While a proposed lot can contain all of these features, the yield plan should try to avoid locating improvements within the boundaries of these limiting physical features which are prevalent throughout the proposed Sketch Plan layout.

Conclusion:

The proposed rural cluster subdivision has not met all of the requirements of the Fluvanna County Subdivision and Zoning Ordinances relative to floodplain, steep slopes, and resource protection areas (RPA) as stated above in the ESC comments. According to the submitted sketch plan, the

proposed development does not exceed the maximum allowable density of one dwelling unit per two acres, and the required 75% of open space has been provided, but there has been no actual rural preservation achieved to promote the rural character of the area. The applicant has attempted to provide for contiguous greenways and wildlife corridors by preserving a seventy-five (75) buffer area along Ballinger Creek located way down below the proposed, rural cluster lots in the layout.

The proposed subdivision appears to meet the intent of the Comprehensive Plan, which states that “Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible.” However, there are other portions of the Comprehensive Plan that staff believes that this Sketch Plan request, specifically in the water supply portion of the request, is not being met:

Groundwater:

“Fluvanna citizens have major concerns about groundwater availability. Development should be required to show its projected impact on surrounding groundwater supplies, particularly within the context of the diminishing and limited supply of water available. Mitigating this impact, along with others such as stormwater and traffic on surrounding property owners, is of utmost importance in any discretionary zoning action.”

Recommended Conditions:

If approved, Staff recommends that the following conditions:

1. The rural cluster subdivision will contain no more than forty-eight (48) residential lots.
2. Prior to final plat approval, the request shall be meeting VDOT requirements;
3. Prior to final plat approval, the request shall meet all Health Department requirements.
4. Preliminary and final subdivision plat review and approval.

However, Staff does not recommend Approval of this Sketch Plan request, but would recommend that the Planning Commission take a sixty (60) day deferral to allow for additional time for the applicant to provide for the removal of all steep slopes over 20% in the yield plan. The applicant should also consider adding a Central Water System to his Special Use Permit (SUP) request under major utilities. NOTE: This would not require that the companion SUP request be re-advertised in the paper. It would allow for the applicant and his consultants to address the water supply issue.

Suggested Motion:

I move that the Planning Commission approve / deny / DEFER SUB 20:33 Ballinger Bluffs Sketch Plan, a request for forty-eight (48) residential lots plus open space, with respect to 124.5 +/- acres of Tax Maps 31 Section A Parcel 41 and 31 Section 1 Parcel A for sixty (60) days.

Attachments:

Application
Aerial Vicinity Map
Sketch Plan and Yield Plan

VA Department of Health Letter dated 10/30/20
Technical Review Committee Comments Letter dated 11/25/20
Neighborhood Meeting Agenda Results Memo dated 12/10/20
HydroGeo Tier III Groundwater Assessment Report dated 1/4/21

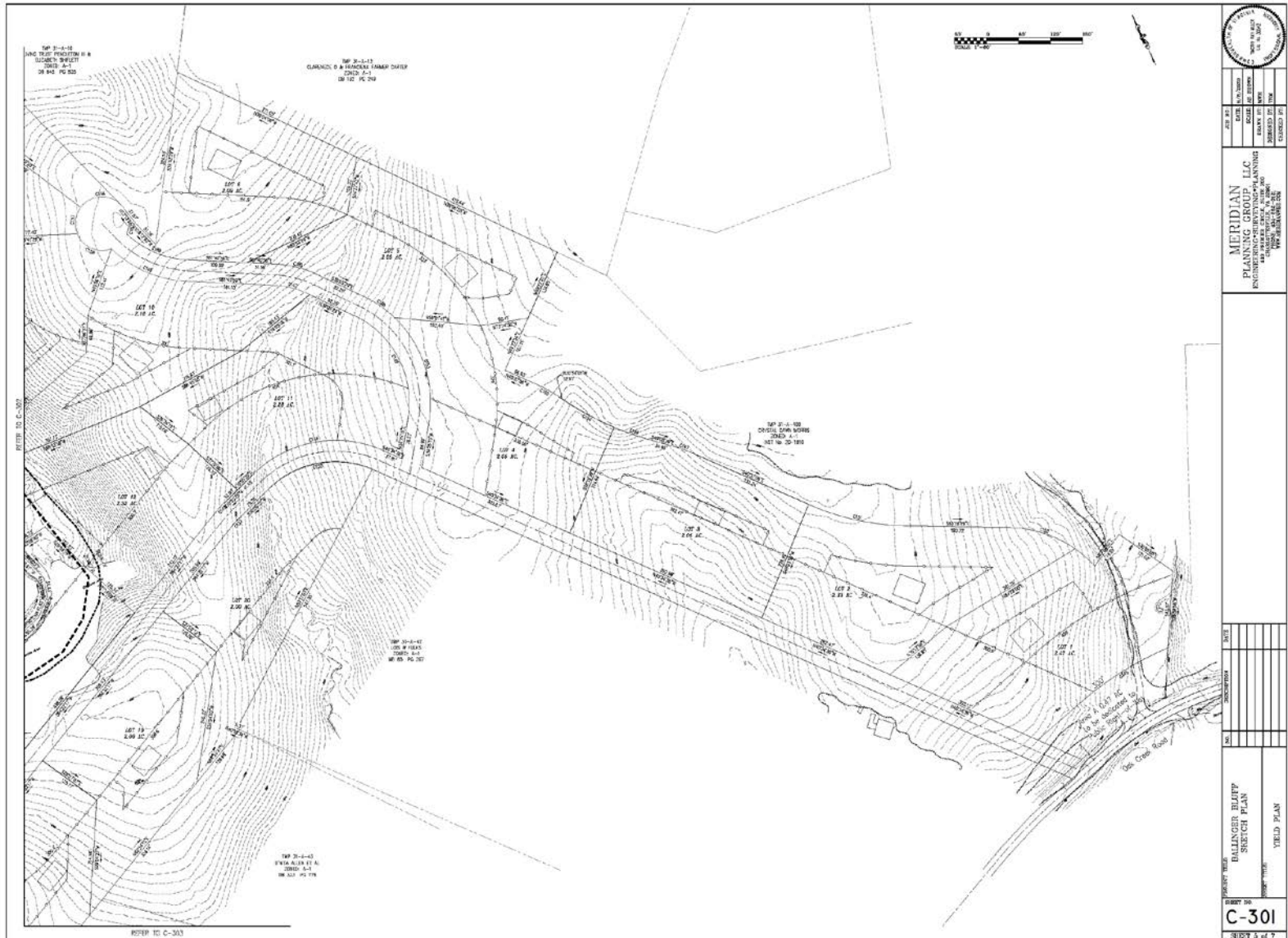
Location

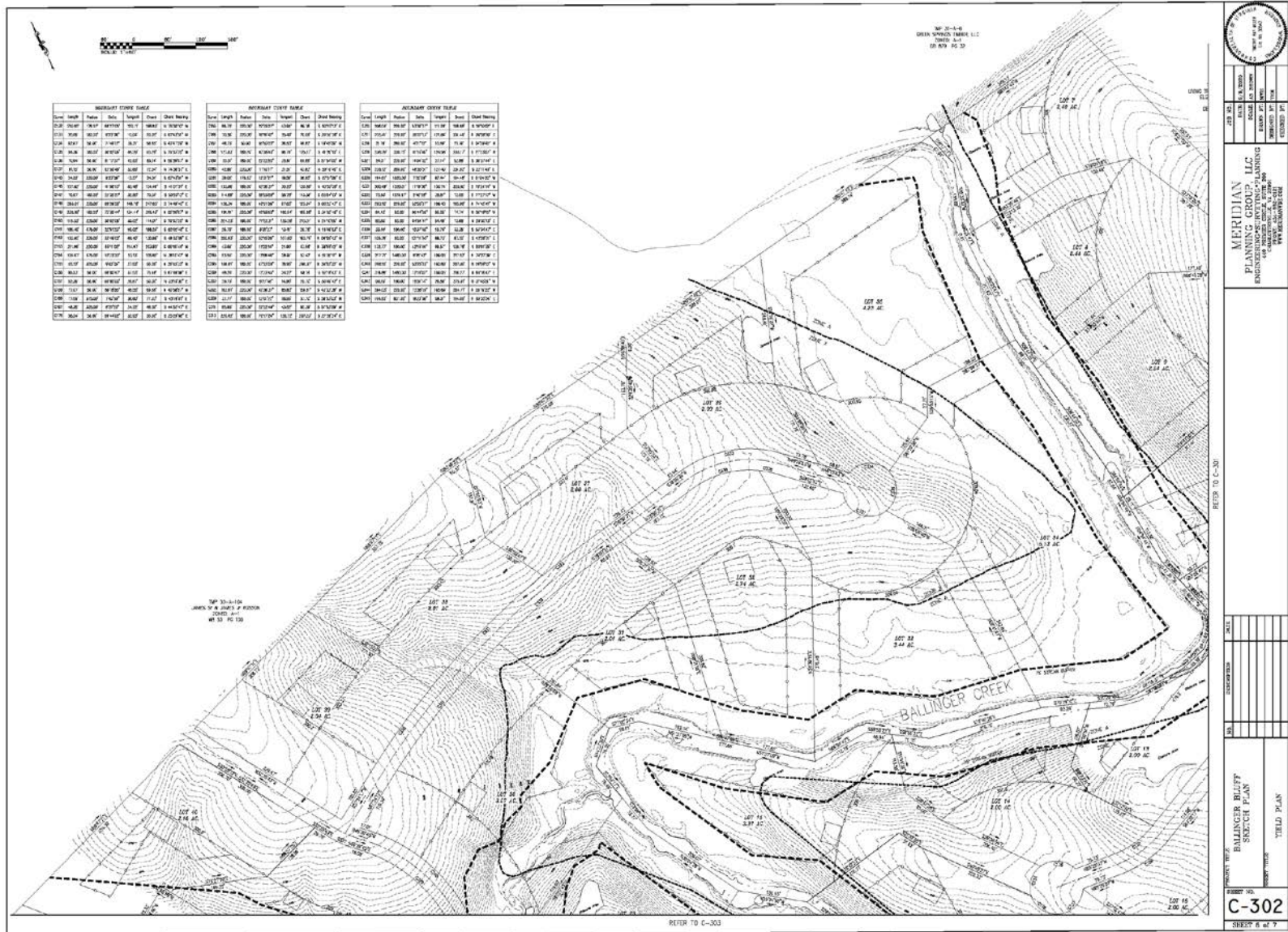
Fluvanna County



Yield Plan

Fluvanna County





Yield Plan

- Fluvanna County



Cluster Plan

- Fluvanna County

