



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055

Tuesday, May 10, 2022

Regular Meeting at 7:00 pm

TAB AGENDA ITEMS

No Work Session at 6:00 pm

REGULAR MEETING

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE AND FOLLOWED BY A MOMENT OF SILENCE

2 – DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

3 – PUBLIC COMMENTS #1 (5 minutes per speaker)

4 – MINUTES: Review and Approval of Draft Minutes from March 8, 2022 and April 12, 2022

5 – PUBLIC HEARINGS:

ZMP 22:02 Johnston & Co LLC – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business Zoning District on 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

SUP 22:01 Johnston & Co LLC – A Special Use Permit request in the B-1, General Business Zoning District to permit a contractor’s storage yard with respect to 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

SUP 22:02 Louisa County – A Special Use Permit to allow for major utilities, with respect to Louisa County constructing new public water and sewer lines from Ferncliff to Shannon Hill and will be constructed within the limits of the US Route 250 right-of-way. The subject properties of the request are known as Tax Maps 24-3-2, 24-2-1A4, 24-A-11A, 24-A-11, 24-A-15B, 24-A-GL15 and 24-A-16. They are zoned A-1, General Agricultural and are generally located along US Route 250 and at its intersection with Three Chopt Road in the Rural Preservation Area and in the Columbia Election District.

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

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*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator’s Office at 434.591.1910.*

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: None

11 – PUBLIC COMMENTS #2 (5 minutes per speaker)

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

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PLEDGE OF ALLEGIANCE

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

ORDER

1. 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.
2. 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.
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 Chair shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chair 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 Chair. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chair'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 Chair will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055**

**March 8, 2022
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Lewis Johnson, Commissioner
Ed Zimmer, Commissioner
Howard Lagomarsino, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Valencia Porter, Administrative Programs Specialist

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

At 7:00 pm, Chair Bibb, called the March 8, 2022 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

February 24th Technical Review Committee Meeting:

SUB 22:02 Village Gardens – A Sketch Plan request for a rural cluster major subdivision consisting 49 lots was discussed with Southern Development and Timmons Group along with Aqua Virginia, Fire Officials, Planning and VDOT to meet the rural cluster subdivision standards.

March 10th Comprehensive Plan Open House Event:

The first of four (4) Open House events will be held on Thursday, March 10th from 4:00 pm to 6:00 pm in the Fluvanna County Library meeting room. It will be an opportunity to meet with Fluvanna County Staff and Planning Commissioners and to provide comments on the existing 2015 Plan maps and the proposed 2040 Plan maps and provide input on the planning process.

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:04 pm by giving each public speaker a limit of five (5) minutes to speak and asked that they state their name and their address for the record.

Suzy Morris, 6840 Thomas Jefferson Parkway (spoke for Sandra Radford, 121 Mulberry Drive) with concerns of high density residential off Route 53, traffic safety around the Villages of Nahor subdivision, and the potential for soil erosion issues with all of the new residential development.

With no one wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:11 pm.

4. MINUTES:

MOTION:	To approve the minutes of the Planning Commission of February 8, 2022, as presented.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

5. PUBLIC HEARINGS:

None

6. PRESENTATIONS:

None

7. SITE DEVELOPMENT PLANS:

None

8. SUBDIVISIONS:

SUB 22:02 Village Gardens – A Sketch Plan request for a rural cluster major subdivision with respect to 116.8 acres of Tax Maps 8 Section A Parcel 18A and 17 Section 9 Parcels 1 and 2. The applicant is proposing 48 cluster lots with one residual parcel of 93.8 acres designated as open space that permits one house. The subject properties are located along Garden Lane (SR 636) with access to Thomas Jefferson Parkway (SR 53) to serve the rural cluster development.

Mr. Miles provided a Staff Presentation of the Village Gardens rural cluster major subdivision.

Mr. Miles stated the proposed rural cluster subdivision request had met the requirements of the Fluvanna County Subdivision and Zoning Ordinances and that the density and open space requirements of rural cluster subdivisions in the A-1 Zoning District have been met. According to the revised Sketch Plan, he stated the proposed development does not exceed the maximum allowable density of one dwelling unit per two acres, and stated the required 75% of open space had been provided for in this rural cluster request. Planning Staff recommended Approval of SUB 22:02 Village Gardens with the recommended conditions as found within the staff report.

Recommended Conditions:

1. The rural cluster subdivision will contain no more than forty-nine (49) separate residential lots, as shown on the revised Sketch Plan dated February 28, 2022;
2. Prior to final plat approval, the applicant shall meet VDEQ and VDOT requirements;
3. Prior to final plat approval, the applicant shall meet Health Department requirements;
4. Preliminary and Final Subdivision plat approvals shall be granted for the use;
5. Site Development Plan and E&SC Plan approvals shall be granted for the use.

MOTION:	I move that the Planning Commission Approve SUB 22:02 Village Gardens, a Sketch Plan request for a rural cluster major subdivision with respect to 116.8 acres of Tax Maps 8 Section A Parcel 18A and 17 Section 9 Parcels 1 and 2, and subject to the five (5) conditions, as listed in the staff report.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:				Second	Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

Appointment of Resident Advisory Groups:

Appointment of Resident Advisory Groups: Zion Crossroads Stakeholders Group; Rural Crossroads & Rural Preservation Advisory Group and Historic Preservation Advisory Group to be selected from the Fluvanna County residents who have applied to provide input into the new 2040 Comprehensive Plan.

Zion Crossroads Stakeholders Group: Joshua Bower; Steven Hurwitz; Andy Sorrell and Steve Smith.

Rural Crossroads & Rural Preservation Advisory Group: Overton McGehee; Kathy Swenson Miller; Suzy Morris; Marvin Moss and Gibson Worsham.

Historic Preservation Advisory Group: Donna D’Aguanno; Judith Mickelson; Marvin Moss; Deborah Murdock and Haden Parrish.

Appointment of Resident Advisory Groups					
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 8:32 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

Suzy Morris, 6840 Thomas Jefferson Parkway: she spoke on her concerns with the evolving Comprehensive Plan. Will the Fluvanna County residents ever modify the Comprehensive Plan? As it would be appropriate to have every section of the plan to have resident input and review and she will attend first Open House to provide her comments into the Comprehensive Plan.

Tom Diggs, 947 Jefferson Drive: stated thank you for the Resident Advisory groups, but he was disappointed in the selection process of the Resident Advisory Groups meeting information, with no other information. He stated he agreed with Mrs. Morris about every section in the Comprehensive Plan should be reviewed by all Fluvanna County residents as a part of the public review process and understood the Open Houses would be able to provide that opportunity.

Donna D’Aguanno, 148 Crepe Myrtle Drive: stated that she agreed with what Mrs. Morris and Mr. Diggs said about the Comprehensive Plan process and she stated she has a marketing and an advertising background and she looks forward to working on the new Comprehensive Plan.

Debra Kurre, 19 Laguna Road: stated she agreed with Mr. Diggs and Mrs. Morris. She was happy about how the February 23rd Zion Crossroads Small Area Plan Study Zoom meeting went as it was informative. Although there is still no infrastructure up there and she feels like the TJ PDC staff they just tell Fluvanna County what to do and have not allowed for it to progress any.

With no one else coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 8:52 pm.

Chair Bibb stated that last month we were talking about affordable housing and there was a lot of talk about housing and even a resident mentioned bringing an expert in from Washington which I would be entirely against that. I have read about how we are suppose to do affordable housing and the comprehensive plan is supposed to be about the residents of Fluvanna County.

Chair Bibb stated he did research and found out that Fluvanna County is probably the most economical and affordable place to live in this area. As Fluvanna County’s average household income is \$76,873 and individual income is \$39,633. Owner occupied homes in Fluvanna are 85% the medium value of houses in Fluvanna is \$234,200. The poverty rate in Fluvanna is 6.8% which is 2.4% less than the state average, but if we go to Charlottesville, which somebody a lot of times lumps us into Charlottesville. The median price listing of housing in Charlottesville is \$450,000, but they have a medium income of only \$59,400. Their poverty rate is 24%, like I said somebody suggested bringing somebody in from Washington. So I saw what they did in Charlottesville because I lived there when I was younger before moving to Fluvanna County.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on March 8, 2022 at 8:52 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055**

**April 12, 2022
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Lewis Johnson, Commissioner
Ed Zimmer, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

Howard Lagomarsino, Commissioner

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Valencia Porter, Administrative Programs Specialist

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

At 7:00 pm, Chair Bibb, called the April 12, 2022 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

2. DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

April 14th Comprehensive Plan Open House Event

Location: Fluvanna County Library Meeting Room

Time: Starts at 5:00 pm and continues until 7:00 pm this is a time change from 4:00 pm – 6:00 pm from the first Open House.

GIS Maps: Opportunity to review existing 2015 and 2040 Comprehensive plan maps and interact with Fluvanna County staff and commissioners

April 19th TJ PDC & VDOT Open House Event:

Location: Spring Creek Clubhouse in Louisa County

Times: 3:30 pm – 5:00 pm and then from 5:30 pm – 7:00 pm

VDOT STATIONS: Zion Crossroads Small Area Plan Maps with additional explanations and intersection videos

3. PUBLIC COMMENTS #1

Chair Bibb opened up the Public Comments at 7:08 pm by giving each public speaker a limit of five (5) minutes to speak and asked that they state their name and their address for the record.

With no one wishing to speak in person or online, Chair Bibb closed the first round of Public Comments at 7:09 pm.

4. MINUTES:

Vice Chair Murray-Key: stated that she could not vote on the March 8, 2022 Draft minutes as she believed that there were comments made by Chair Bibb at the end of the meeting that were not a part of these minutes and asked that Planning staff go back and add in these comments.

MOTION:	To defer the minutes of the Planning Commission of March 8, 2022, in order to add Mr. Bibb’s comments after the second public comments.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:					
VOTE:	Yes	Yes	Yes	Absent	Yes
RESULT:	Deferred 30 days to the May 10th meeting by 4-0 vote				

5. PUBLIC HEARINGS:

ZMP 22:01 Fluvanna County Board of Supervisors - Douglas Miles, Community Development Director and Eric Dahl, County Administrator

Mr. Miles: provided a conditional rezoning presentation summary of Fluvanna County’s request:

A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 33.8 acres of Tax Maps 51 Section A Parcels 130, 138 and 139. The subject properties are located behind 5725 James Madison Highway (Route 15) and they are in the Fork Union Community Planning Area and in the Fork Union Election District.

Mr. Miles: stated the 2015 Comprehensive Plan, in the Economic Development Chapter, states that Community Planning Areas they need to effectively balance land use, transportation, and economic development in a holistic approach instead of viewing them as individual issues that could negatively impact Fluvanna County. However, by concentrating industrial development off primary transportation corridors, such as Route 15 and then by providing additional critical infrastructure such as water and sewer, the county can direct commercial and industrial uses into designated planning areas.

Proffered Conditions:

The purpose of the I-1, Limited Industrial District, is to permit certain light industrial uses. The limitations are imposed to protect and foster adjacent residential property and while permitting certain light industries to locate near a labor supply and in this case within the Fork Union area.

The following permitted by right land uses shall be excluded from the subject properties under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Self-storage facilities, and Car washes.

Industrial Uses: Solid waste collection facilities.

The following permitted by special use permit land uses shall be excluded from the subject properties under I-1 Zoning Section 22-11-2.2:

Commercial Uses: Amusements, commercial, and manufactured home sales, and shooting ranges, outdoor.

Industrial Uses: Solid waste material recovery facilities.

Mr. Dahl: provided additional information on the proposed conditional rezoning in order to add the additional I-1, Limited Industrial zoning to the proposed Fork Union Commerce Park and he further explained the related economic development Tier process to prepare industrial sites to be sold and developed by office warehouse / distribution facilities and other related land uses.

Chair Bibb opened up the Public Hearing at 7:30 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

With no one coming forward wishing to speak in person or online, Chair Bibb closed the Public Hearing at 7:31 pm.

Mr. Johnson stated that he was glad to see that this industrial park was going to be expanded and be developed as he felt that Fork Union needed additional office and industrial employment opportunities.

MOTION:	I move that the Planning Commission Recommend Approval of ZMP 22:01, a request to amend the Fluvanna County Zoning Map to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District with respect to approximately 33.8 +/- acres of Tax Map 51 Section A Parcels 130, 138 and 139.				
MEMBER:	Bibb	Johnson	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Absent	Yes
RESULT:	Recommended Approval 4-0 with the proffered conditions				

6. PRESENTATIONS:

None

7. SITE DEVELOPMENT PLANS:

None

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 7:49 pm by giving each speaker a limit of five (5) minutes to speak and asked that they state their full name and property address for the record.

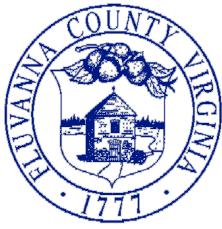
With no one coming forward wishing to speak in person or online, Chair Bibb closed the Public Comments period at 7:49 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on April 12, 2022 at 7:49 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

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Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: B-1, General Business District

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

General Information: This Conditional Rezoning (ZMP) request is to be heard by the Planning Commission on Tuesday, May 10, 2022 at 7:00 pm at the Carysbrook Performing Arts Center.

Owner/Applicant: Johnson & Company LLC / Cory Johnson, Owner

Representative: Shimp Engineering / Justin Shimp, PE

Requested Action: **ZMP 22:02 Johnston & Co LLC** – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business Zoning District on 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: B-1, General Business Zoning District

Existing Land Use: Vacant

Neighborhood Meeting:

A virtual neighborhood meeting was held back on March 24, 2022 at 6:00 pm by the applicant's consultant, with the applicant and Community Development Director online with no comments provided by adjacent property owners. Subsequently, the adjacent property owner of the Gate Plaza Shopping Center contacted us relative to the existing retaining wall and outside contractor storage requirements. The applicant will not adversely affect the Food Lion retaining wall and he does not plan on having any outside storage since his electrical service business will utilize the proposed storage buildings and there will be office space at the front of this proposed complex.

The applicant owns a local electrical company and is seeking to establish a contractor's storage yard, to operate his electrical contracting business on-site with a proposed 1,000 square feet of office space for his business and potentially another office space tenant. The applicant plans to construct approximately 60,000 square feet of self-storage space on the premises. The site design

proposes landscaping screening along the Route 53 frontage and along the adjacent properties that are zoned R-4, Lake Monticello to the rear and A-1, General Agricultural to north of the site.

Transportation Planning:

The applicant proposes a full access entrance onto Route 53 that has been reviewed by VDOT for the proposed B-1 land uses of mini-storage warehouses, a small office building and specialty trade contractor under the ITE Trip Generation, 10th edition manual. The new vehicle trips generated by the applicant's proposed uses would not be a significant impact on a major corridor like Route 53 that experiences an average daily volume of 4,900 trips. The proposed site is located adjacent to one of the main commercial shopping center areas at the Falcon Hills gate into the Lake Monticello development along Turkeysag Trail with its intersection onto Route 53.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population and mainly in the Lake Monticello community. The Rivanna Community Planning Area is the most developed area in the county and it contains a mixture of residential and commercial uses. Medium and small commercial uses, along with office, civic and residential uses all combine to form a series of neotraditional developments that are interconnected with surrounding development at the Lake gate areas. The proposed request is located in the Neighborhood Mixed Use area which includes a mix of retail and office uses providing employment opportunities to the surrounding residents.

The proposed B-1 zoning will contain office uses for the applicant for his contracting business and potential real estate or other office uses in the front of the complex. The applicant has proffered out higher B-1 land uses such as retail convenience stores and fast food restaurants. These land uses tend to be more obtrusive to surrounding residential uses and generate higher amounts of traffic beyond neighborhood land use types serving the surrounding neighborhoods.

Conclusion:

When reviewing this conditional rezoning application, the Planning Commission should take into consideration any potential adverse impacts that the development may have on this portion of Fluvanna County and traffic generation issues have been analyzed by the applicant's engineering consultant. The proposed land uses will be generally screened from view and it will allow for an existing business owner to have his own contracting office and enclosed contractor storage areas.

The Planning Commission should take into consideration that there are additional B-1 by right land uses that could be constructed on the subject property other than what the case applicant has indicated that he will construct there for his business use and offering up self-storage space areas. The slender parcel geometry does further restrict some of the additional B-1 by right land uses and those would include much higher water users such as car washes, hospitals and hotel uses.

Suggested Motion:

I move that the Planning Commission recommend Approval of ZMP 22:02, a request to amend the Fluvanna County Zoning Map on 6.4 +/- acres of Tax Map 17, Section 2, Parcel 2 to conditionally rezone the same from A-1, General Agricultural, to B-1, General Business and subject to the proffers received on March 16, 2022.

Attachments:

Application and Proffers
Adjacent Property Owner Letter
Applicant's Conceptual Plan



COUNTY OF FLUVANNA

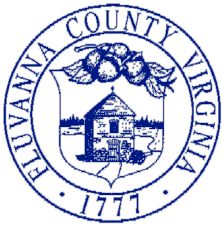
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MEMORANDUM

Date: May 2, 2022
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 May 10, 2022 Planning Commission meeting.



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PUBLIC HEARING NOTICE

May 2, 2022

RE: ZMP 22:02 Johnson & Co LLC / SUP 22:01 Johnson & Co LLC / Tax Map 17 Section 2 Parcel 2

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

Meeting: Planning Commission Public Hearing

Date: **Tuesday, May 10, 2022 at 7:00 pm**

Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZMP 22:02 Johnston & Co LLC – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business Zoning District on 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

SUP 22:01 Johnston & Co LLC – A Special Use Permit request in the B-1, General Business Zoning District to permit a contractor's storage yard with respect to 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearing will be available on the County's website along with the Meeting Agenda and Staff Reports.

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the applications or this combined public hearing, please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions. We have provided the applicant's proposed site layout diagram.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

MAR 18 2022

Fluvanna County
 Planning Dept

Owner of Record: JOHNSTON, CORY J **Applicant of Record:** Same as Owner

Address: 498 CUNNINGHAM MEADOWS DR, PALMYRA, VA 22963 **Address:** _____

Phone: _____ **Fax:** _____ **Phone:** _____ **Fax:** _____

Email: contactcoryjohnston@gmail.com **Email:** _____

Representative: Shimp Engineering, P.C.

Address: 912 E High Street, Charlottesville, VA 22902

Phone: 434-227-5140 **Fax:** _____

Email: rachel@shimp-engineering.com

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

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

Tax Map and Parcel(s) 17-2-2

Acreeage 6.35 **Current Zoning** A-1

Is parcel in Land Use Valuation Program? No Yes

Deed Book and Page: INST 210003288

Location of Parcel: 900' north of the Turkeysag Trail and Route 53 intersection

If any Deed Restrictions, please attach a copy

Requested Zoning B-1 **Proposed Use of Property** Self-Storage & Office



Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 3/16/22 **Signature of Owner/Applicant:** _____

Subscribed and sworn to before me this 16th **day of** March, 2022 **Register #** 7559481

My commission expires: Dec 31, 2025 **Notary Public:** Lynn Johnson

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>03/21/22</u> Pre-Application Meeting:	PH Sign Deposit Received: <u>03/21/22</u> Application #: <u>ZMP 22 : 02</u> Check # <u>2162 \$90.00</u>
\$1,000 fee paid: <u>check 216 \$1000.00</u> Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:	
Proffer or Master Plan Amendment: <u>\$750.00</u> plus mailing costs. Paid:	
Election District: <u>Cunningham</u>	Planning Area: <u>Rivanna Community</u>
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: Cory Johnston

Address: 498 Cunningham Meadows Dr

City: Palmyra

State: VA Zip Code: 22963

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.

 3/15/22
Applicant Signature Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:



Commonwealth of Virginia
County of Fluvanna
Rezoning Application Checklist

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

Applicant must supply	Staff Checklist
Completed Rezoning Application signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
<ul style="list-style-type: none"> • 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. 	

For Applicant

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

Meetings for the processing of the application

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

Process:

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

Applicant or a representative must appear at the scheduled hearings.

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

Board Actions

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

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

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

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


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

March 15, 2022

Fluvanna County Planning and Zoning
132 Main Street
Palmyra, VA 22963

Re: AUTHORIZATION TO SUBMIT LAND USE APPLICATIONS

Cory J. Johnston (the "Owner"), is the Owner of Fluvanna County tax parcel 17-2-2 (the "Property"). The Owner desires to submit land use applications affecting the Property, such as, but not limited to, Rezoning Applications, Special Use Permit Applications, Site Plan Applications, and other similar land use applications affecting the Property (collectively, the "Land Use Applications"). The Owners hereby authorize the following individuals and entities to submit Land Use Applications on behalf of the Owner in connection with the Property: Justin M. Shimp, Rachel Moon, and Kelsey Schlein of Shimp Engineering, P.C. This authorization includes the authority to take any other steps, and submit any other documentation to Fluvanna County necessary to effectuate the Land Use Applications on behalf of the Owner.

By:  _____ Cory J. Johnston
Date: 3/16/22 _____

SHIMP ENGINEERING, P.C.
Design Focused Engineering

Project Narrative For: Route 53 Self-Storage | Rezoning + Special Use Permit Request
Parcel Description: Tax Parcel 17-2-2
Initial Submittal: March 16, 2022
Pre-App Meeting Date: January 13, 2022

	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 17-2-2	6.298	A-1	B-1 with SUP for contractor's storage yard	Rivanna Community Planning Area

Location:

Approximately 900' north of the Turkeysag Trail and Route 53 Thomas Jefferson Parkway intersection



Project Proposal:

Cory J. Johnston is the owner (the “owner”) of tax parcel 17-2-2 in Fluvanna County (the “property”). The property is located approximately 900’ north of the Turkeysag Trail and Route 53 Thomas Jefferson Parkway intersection and is located south of the Village at Nahor. The property is undeveloped. The owner operates a local electrical company and seeks to establish a contractor’s storage yard, to operate his electrician’s office on the site. In addition to his electrical company operations, the owner would like to construct self-storage buildings that may be leased by the public and up to 1,000 SF of office space for his electrical contracting business and potentially another office tenant. To establish these uses on the

property, the owner requests a rezoning of the property from A-1 Agricultural to B-1 Business with a special use permit request to establish a contractor’s storage yard.

The property is located within the Rivanna Community Planning Area and is directly adjacent to one of the main commercial areas near Lake Monticello. The development of the property as a B-1 use, with a complementary special use permit for a contractor’s storage yard, would enhance the commercial node of the Rivanna Community Planning Area. As a property designated as Neighborhood Mixed Use, the proposed uses would provide supporting commercial services to the significant residential area of Lake Monticello.

The owner proposes to construct approximately 61,000 SF of self-storage uses and 1,000 SF of office use. If approved, the property would be zoned as B-1 Business, and the property would have increased setback requirements adjacent to residential and agricultural areas. The setbacks adjacent to the residential and agricultural properties are 50’ on all sides and there is a 25’ parking setback. The site design proposes landscape screening along the Route 53 frontage and along adjacent properties zoned residential and agricultural.

Impacts Analysis

Traffic

The following table is provided by ITE Trip Generation, 10th Edition.

Use	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Mini-Warehouse	151	60,400 SF	4	2	6	5	5	10	91
Small Office Building	712	500 SF	1	0	1	1	0	1	8
Specialty Trade Contractor	180	500 SF	1	0	1	0	1	1	5

A full-access entrance is proposed on Route 53. Predominant use of the site is proposed as self-storage, a low traffic generator. In addition to approximately 61,000 SF of self-storage use, up to 1,000 SF is proposed as office space. Up to 1,000 SF would comfortably serve two tenants, which may overall add two trips to the peak hour. The new vehicle trips generated by the property’s proposed uses would not be significant on a major transportation corridor of Fluvanna County that experiences an average daily traffic volume of 4,900 trips.

Water & Sewer

While the self-storage component of the property does not have water and sewer needs, it is anticipated that the office space would require water and sanitary services. The property would be able to connect to public water and sewer and two small office users would have minimal impact to public utilities.

Proposed Proffers to Address Impacts:

The owner has provided a voluntary proffer statement to prohibit certain uses allowed by-right and by special use permit in the B-1 district from being realized on the property in the future without a legislative amendment to the proffer statement. This proffer statement is provided to limit the impacts from a rezoning to a commercial use; uses that have been deemed to be inconsistent with the comprehensive plan and the land use patterns along Route 53 have been eliminated.

Statement of DRAFT Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Cory J. Johnston, as the owner of record of Tax Map 17 Section 2 Parcel 2 (the "Property") which is the subject of this conditional rezoning request, does hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this submission:

The Owner presents this statement of proffers for Tax Map 17 Section 2 Parcel 2:

1. The following permitted by right land uses shall be excluded from the Property under B-1 Zoning Section 22-9-2.1:

Civic Uses: Sheltered care facilities.

Commercial Uses: Automobile repair service establishments; Automobile sales; Boarding houses; Guidance services; Recreational vehicle sales; Restaurants, fast food; Retail stores, large scale; Retail stores, neighborhood convenience; and Shooting ranges, indoor.

2. The following permitted by special use permit land uses shall be excluded from the Property under B-1 Zoning Section 22-9-2.2:

Civic Uses: Public Assembly.

Commercial Uses: Amusements, commercial; Dance halls; Entertainment establishments, adult; Halfway houses; Kennels, commercial; Manufactured home sales; Outdoor entertainment; Outdoor recreational facilities; Retail stores, adult; and Transportation terminals.

Industrial Uses: Lumberyards; Railroad facilities and Outdoor gatherings.

I hereby acknowledge as the Property Owner that the Conditional Rezoning of the Property gives rise to the need for these conditions and that these conditions are reasonable.

Property Owner Signature

Date

CORY J. JOHNSTON

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____

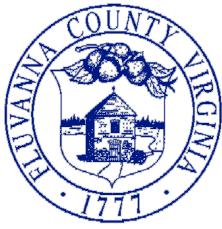
I, _____, a Notary for the State of Virginia

do verify that the foregoing instrument was signed before me this the _____ day of

_____, _____.

My commission expires: _____

Notary Public



COUNTY OF FLUVANNA

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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Contractor's Storage Yard

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

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, May 10, 2022 at 7:00 pm at the Carysbrook Performing Arts Center.

Owner/Applicant: Johnson & Company LLC / Cory Johnson, Owner

Representative: Shimp Engineering / Justin Shimp, PE

Requested Action: **SUP 22:01 Johnston & Co LLC** – A Special Use Permit request in the B-1, General Business Zoning District to permit a contractor's storage yard with respect to 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: B-1, General Business Zoning District

Existing Land Use: Vacant

Neighborhood Meeting:

A virtual neighborhood meeting was held back on March 24, 2022 at 6:00 pm by the applicant's consultant, with the applicant and Community Development Director online with no comments provided by adjacent property owners. Subsequently, the adjacent property owner of the Gate Plaza Shopping Center contacted us relative to the existing retaining wall and outside contractor storage requirements. The applicant will not adversely affect the Food Lion retaining wall and he does not plan on having any outside storage since his electrical service business will utilize the proposed storage buildings and there will be office space at the front of this proposed complex.

The applicant owns a local electrical company and is seeking to establish a contractor's storage yard, to operate his electrical contracting business on-site with a proposed 1,000 square feet of office space for his business and potentially another office space tenant. The applicant plans to construct approximately 60,000 square feet of self-storage space on the premises. The site design

proposes landscaping screening along the Route 53 frontage and along the adjacent properties that are zoned R-4, Lake Monticello to the rear and A-1, General Agricultural to north of the site.

Transportation Planning:

The applicant proposes a full access entrance onto Route 53 that has been reviewed by VDOT for the proposed B-1 land uses of mini-storage warehouses, a small office building and specialty trade contractor under the ITE Trip Generation, 10th edition manual. The new vehicle trips generated by the applicant's proposed uses would not be a significant impact on a major corridor like Route 53 that does experience an average daily volume of 4900 trips. The proposed site is located adjacent to one of the main commercial shopping center areas at the Falcon Hills gate into the Lake Monticello development along Turkeysag Trail with its intersection onto Route 53.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population and mainly in the Lake Monticello community. The Rivanna Community Planning Area is the most developed area in the county and it contains a mixture of residential and commercial uses. Medium and small commercial uses, along with office, civic and residential uses all combine to form a series of neotraditional developments that are interconnected with surrounding development at the Lake gate areas. The proposed request is located in the Neighborhood Mixed Use area which includes a mix of retail and office uses providing employment opportunities to the surrounding residents.

Analysis:

The proposed land use request is classified as a Contractor's storage yard and it is defined in the Zoning Ordinance as: Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities. Note: The applicant will not have outside storage of contracting equipment like backhoes or have a maintenance yard area.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance. First, the proposed land use should not tend to change the character and established pattern of the area or community. The proposed contractor's storage yard is a land use that will involve an electrical contractor operating his business from this location and it is located in a commercial area along with the proper storage building space for his equipment. This proposed use will provide the proper transition between the commercial shopping center and the surrounding residential homes and a remaining agricultural parcel located to the north.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use of or the value of neighboring property. The case applicant he has been searching for the proper business location and he wanted to own the space where he is storing his contractor supplies and maintaining an office to perform paperwork and scheduling of the electrical contracting work to be performed in Palmyra and within the region.

Conclusion:

When reviewing this conditional rezoning application, the Planning Commission should take into consideration any potential adverse impacts that the development may have on this portion of Fluvanna County and traffic generation issues have been analyzed by the applicant's engineering consultant. The proposed land uses will be generally screened from view and it will allow for an existing business owner to have his own contracting office and enclosed contractor storage areas.

The Planning Commission should take into consideration that there are additional B-1 by right land uses that could be constructed on the subject property other than what the case applicant has indicated that he will construct there for his business use and offering up self-storage space areas. The slender parcel geometry does further restrict some of the additional B-1 by right land uses and those would include much higher water users such as car washes, hospitals and hotel uses.

If recommended for approval Planning Staff recommends these Special Use Permit conditions:

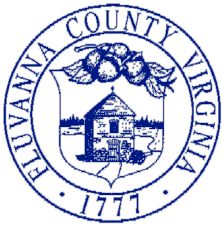
1. The administrative site development plans shall be in substantial conformance with the Route 53 Self-Storage Sketch Plan that was submitted with the Special Use Permit application dated March 16, 2022.
2. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, it shall be submitted for administrative approval.
3. Any lighting shall not be directed toward the adjacent properties and it shall comply with Article 25 Outdoor Lighting Control of the Fluvanna County Zoning Ordinance.
4. Any noise shall comply with Chapter 15.1 of the Fluvanna County, Virginia Code.
5. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
6. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
7. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommend (Approval / denial / deferral) of a Special Use Permit request in the B-1, General Business Zoning District to permit a contractor's storage yard with respect to 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2 and subject to the seven (7) case conditions in the staff report.

Attachments:

Application
Adjacent Property Owner Letter
Applicant's Conceptual Plan



COUNTY OF FLUVANNA

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Palmyra, VA 22963
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PUBLIC HEARING NOTICE

May 2, 2022

RE: ZMP 22:02 Johnson & Co LLC / SUP 22:01 Johnson & Co LLC / Tax Map 17 Section 2 Parcel 2

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

Meeting: Planning Commission Public Hearing

Date: **Tuesday, May 10, 2022 at 7:00 pm**

Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZMP 22:02 Johnston & Co LLC – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business Zoning District on 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

SUP 22:01 Johnston & Co LLC – A Special Use Permit request in the B-1, General Business Zoning District to permit a contractor's storage yard with respect to 6.4 +/- acres of Tax Map 17 Section 2 Parcel 2. The subject property is located 900 feet north of the Route 53 and Turkeysag Trail intersection and is adjacent to the UVA Community Credit Union in the Rivanna Community Planning Area and the Cunningham Election District.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearing will be available on the County's website along with the Meeting Agenda and Staff Reports.

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the applications or this combined public hearing, please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions. We have provided the applicant's proposed site layout diagram.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

RECEIVED

MAR 18 2022

Fluvanna County Planning Dept

Owner of Record: JOHNSTON, CORY J Applicant of Record: Same as Owner

Address: 498 CUNNINGHAM MEADOWS DR, PALMYRA, VA 22963

Phone: (434) 218-8707 Fax: Phone: Fax:

Email: contactcoryjohnston@gmail.com

Representative: Shimp Engineering, P.C.

Address: 912 E High Street, Charlottesville, VA 22902

Phone: 434-227-5140 Fax:

Email: rachel@shimp-engineering.com

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

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

Tax Map and Parcel(s) 17-2-2

Acreege 6.35 Zoning A-1

Deed Book and Page: INST 210003288

Location of Parcel: 900' north of the Turkeysag Trail and Route 53 intersection

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: A-1 to B-1 Rezoning I Special Use Permit for Contractor's Storage Yard

*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: 3/16/22 Signature of Owner/Applicant: [Signature]
Subscribed and sworn to before me this 16th day of March, 2022
Notary Public: [Signature] Register # 7559481
My commission expires: 12-31-25
Certification: Date:



Office Use Only

Date Received: 03/21/22 Pre-Application Meeting: PH Sign Deposit Received: 03/21/22 Application #: SUP 22 : 01
Check #2163 \$90.00
\$800.00 fee plus mailing costs paid: 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: Cunningham Planning Area: Rivanna Community

Public Hearings

Table with 2 columns: Planning Commission, Board of Supervisors. Rows include Advertisement Dates, APO Notification, Date of Hearing, and Decision.



Commonwealth of Virginia
County of Fluvanna
Public Hearing Sign Deposit

Name: Cory Johnston

Address: 498 Cunningham Meadows Dr

City: Palmyra

State: VA Zip Code: 22963

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

3/15/22
Date

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


OFFICE USE ONLY	
Application #: BZA _____ :	CPA _____ :
SUP _____ :	ZMP _____ :
ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:

March 15, 2022

Fluvanna County Planning and Zoning
132 Main Street
Palmyra, VA 22963

Re: AUTHORIZATION TO SUBMIT LAND USE APPLICATIONS

Cory J. Johnston (the "Owner"), is the Owner of Fluvanna County tax parcel 17-2-2 (the "Property"). The Owner desires to submit land use applications affecting the Property, such as, but not limited to, Rezoning Applications, Special Use Permit Applications, Site Plan Applications, and other similar land use applications affecting the Property (collectively, the "Land Use Applications"). The Owners hereby authorize the following individuals and entities to submit Land Use Applications on behalf of the Owner in connection with the Property: Justin M. Shimp, Rachel Moon, and Kelsey Schlein of Shimp Engineering, P.C. This authorization includes the authority to take any other steps, and submit any other documentation to Fluvanna County necessary to effectuate the Land Use Applications on behalf of the Owner.

By:  _____ Cory J. Johnston
Date: 3/16/22 _____

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.

Please see attached narrative

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

Please see attached narrative

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?

Please see attached narrative

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

Please see attached narrative

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:

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

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Process:

1. Placed on next available Technical Review Committee Agenda.
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With **approval**, the development may proceed.

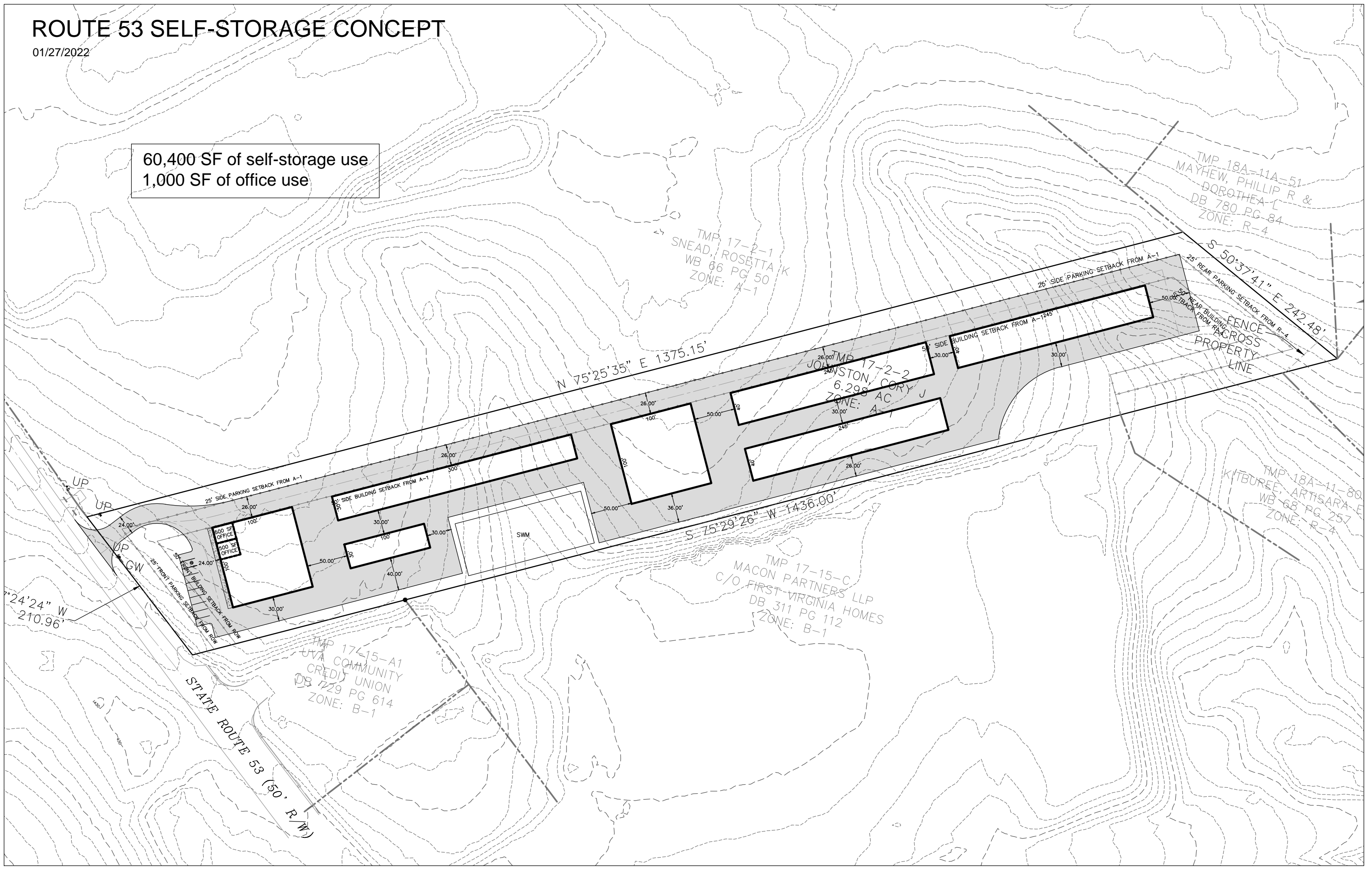
If **denied**, an appeal to the Courts may be prescribed by law

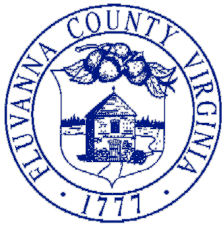
No similar request for a Special Use Permit for the same use at the same site may be made within one year after the denial.

ROUTE 53 SELF-STORAGE CONCEPT

01/27/2022

60,400 SF of self-storage use
1,000 SF of office use





COUNTY OF FLUVANNA

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Louisa County Major Utilities

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

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, May 10, 2022 at 7:00 pm at the Carysbrook Performing Arts Center.

Owner/Applicant: Louisa County / Andy Wade, Economic Development Director

Representative: Timmons Group / Bruce Strickland, Jr, PE, Water Infrastructure

Requested Action: **SUP 22:02 Louisa County** – A Special Use Permit to allow for major utilities, with respect to Louisa County constructing new public water and sewer lines from Ferncliff to Shannon Hill and will be constructed within the limits of the US Route 250 right-of-way. The subject properties of the request are known as Tax Maps 24-3-2, 24-2-1A4, 24-A-11A, 24-A-11, 24-A-15B, 24-A-GL15 and 24-A-16. They are zoned A-1, General Agricultural and are generally located along US Route 250 and at its intersection with Three Chopt Road in the Rural Preservation Area and in the Columbia Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: A-1, General Agricultural Zoning District

Louisa County Project:

Louisa County has requested a Special Use Permit for a public water and sewer infrastructure project which consists of linear, underground water and sewer lines that are to be constructed from Ferncliff to Shannon Hill and paralleling Route 250. The water and sewer line project will be underground and not visible to the adjoining property owners and all infrastructure will be constructed within the Route 250 right-of-way limits. In the event that driveways are open cut or mailboxes are temporarily removed for construction purposes, the applicant will return all of the disturbed areas to equal or better conditions upon completion of the water and sewer line project. All existing driveways to individual properties will remain open during construction of the lines.

Comprehensive Plan:

Generally, Fluvanna County can find that the proposed public water and sewer lines are found to be in substantial accordance with the 2015 Comprehensive Plan under 15.2-2232 Legal Status of the Plan as the proposed public water and sewer line would provide for the public good in this section of Fluvanna County should the property owners look at future connection with Louisa County to their water and sewer lines. The 2015 Plan states under Chapter 3 Infrastructure that:

The cost effectiveness and efficiency of water and sewer infrastructure is critical to the county. These systems are carefully managed and require cooperation from the county and state, with particular attention to future operations and maintenance needs. Louisa County in conjunction with their water infrastructure consultant, Timmons Group have planned for and designed such a water and sewer line project to be in compliance with this summary statement to provide for both potable water and for proper sewage conveyance, treatment and proper disposal in Louisa County

If recommended for approval Planning Staff recommends these Special Use Permit conditions:

1. The construction, operation and maintenance of the Louisa County water and sewer lines located in Fluvanna County shall comply with all local, state and federal requirements.
2. Vehicular access to all of the residences and parcels along the Route 250 right-of-way shall be maintained at all times and Louisa County shall be responsible for returning all affected access points or mailboxes to equal or better conditions upon project completion.

Suggested Motion:

I move that the Planning Commission recommend (Approval / denial / deferral) of a Special Use Permit to allow for major utilities, with respect to Louisa County constructing new public water and sewer lines from Ferncliff to Shannon Hill and will be constructed within the limits of the US Route 250 right-of-way. The subject properties of the request are known as Tax Maps 24-3-2, 24-2-1A4, 24-A-11A, 24-A-11, 24-A-15B, 24-A-GL15 and 24-A-16 and along with the two (2) conditions found in the staff report.

Attachments:

Application
Adjacent Property Owner Letter
Applicant's Conceptual Plans



RECEIVED

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

APR 19 2022

Application for Special Use Permit (SUP)

Fluvanna County
Planning Dept

Owner of Record: County of Louisa Applicant of Record: County of Louisa
Address: 1 Woolfolk Avenue, Louisa VA 23093 Address: Attn: Andy Wade
Phone: 540-967-4581 Fax: _____ Phone: 540-967-4581 Fax: _____
Email: awade@louisa.org Email: awade@louisa.org

Representative: Andy Wade
Address: Same as above
Phone: Same Fax: _____
Email: awade@louisa.org

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

Tax Map and Parcel(s) See attached tax map list - 1 total
Acreage ~ 1.14 (TCE) Zoning All A-1
Location of Parcel: Route 250

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

Deed Book and Page: _____
If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Linear water/sewer pipeline project (2232 if needed).

*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: _____ Signature of Owner/Applicant: [Signature]
Subscribed and sworn to before me this 14 day of MARCH, 2022
Notary Public: Kelly Anne Singletary Register # 7732016
My commission expires: June 30, 2025
Certification: Date: _____



Office Use Only			
Date Received: <u>4/19/2022</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>4/19/2022</u>	Application #: SUP <u>22 : 02</u>
\$800.00 fee plus mailing costs paid <u>Cheek 115483</u>		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower fee plus mailing costs paid:		Telecom Consultant Review fee paid:	
Election District: <u>Columbia</u>		Planning Area: <u>Rural Preservation</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
Public Hearing Sign Deposit

Name: County of Louisa c/o Andy Wade

Address: 1 Woolfolk Avenue

City: Louisa

State: VA Zip Code: 23093

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

3/14/22

Date

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

OFFICE USE ONLY	
Application #: <u>BZA</u> : <u>CPA</u> : <u>SUP 22</u> : <u>02</u> <u>ZMP</u> : <u>ZTA</u> :	
\$90 deposit paid per sign*: <u>check # 113484 \$90.00</u>	Approximate date to be returned:

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

Supplemental information #1.

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

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?

Supplemental information #2.

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

Supplemental information #3.

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:

SUP Application – Supplemental Information

RECEIVED

APR 19 2022

Fluvanna County
Planning Dept

Tax Map Parcel List:

- | | |
|--|------------|
| 1) Lavin, Jeffery & Shirley – Tax Parcel #: | 24-3-2 |
| 2) Kershaw, Anne M – Tax Parcel #: | 24-2-1A4 |
| 3) Woodson, Patsy – Tax Parcel #: | 24-A-11A |
| 4) Richardson, Todd & Kimberly – Tax Parcel #: | 24-A-11 |
| 5) Payne, Marian- Tax Parcel #: | 24-A-15B |
| 6) Reaves, Randal & Ellen – Tax Parcel #: | 24-A-GL 15 |
| 7) Reaves, Randal & Ellen – Tax Parcel #: | 24-A-16 |

Zoning: All parcels are zoned A-1.

Acreage: Approximately 1.14 acres for the purpose of acquiring Temporary Construction Easements (TCE)

SUP Application Page 3 of 5.

- 1) The County of Louisa is seeking approval of a Special Use Permit for a public water/sewer infrastructure project and the local 2232 process, if applicable. The project consists of linear, underground water and sewer pipeline construction from Ferncliff to Shannon Hill, paralleling Route 250. There are no new buildings proposed or use of existing buildings for this project
- 2) The pipeline will be underground and not visible to the adjoining property owners. All infrastructure will be constructed within the limits Route 250 ROW. In the event driveways are open cut and/or mailboxes removed for construction purposes, the applicant will return all disturbed areas to equal or better condition upon completion of work on the specific parcels identified in this application. All means of ingress/egress to individual parcels will remain open during construction of this project.
- 3) The project includes fire hydrant spacing every 700 feet. Property owners in the immediate vicinity of the fire hydrants may be able to take advantage of reduced cost home owner's insurance premiums, given the proximity to a fire fighting water source. Connection to the Louisa system may be allowed in the future, subject to available capacity and Louisa County Water Authority's connection policy and procedures.

Necessity of Use:

The project does not require a land use change for the parcels identified within this application. No permanent infrastructure will be located on parcels identified within this application.

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. 	

Page 5 of 5
For Applicant

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

Meetings for the processing of the application

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

Process:

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

Applicant or a representative must appear at the scheduled hearings.

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

Board Actions

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

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

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

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

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



November 3, 2021

CERTIFIED MAIL

Randall M. & Ellen C. Reaves
9500 Pine Shadow Drive
Richmond, VA 23238

RE: Offsite Utility Improvements

Dear Landowner:

Louisa County is beginning the design of water and sewer utilities along Route 250 and 605, which will provide water and sewer service to the Shannon Hill Growth Area. Property records indicate that your property may be along the project corridor.

SB 1260 Amends Section 33.2-1011 of the Code of Virginia requires that Louisa County request your permission prior to the County (and/or its subconsultants) entering your property. This request includes the specific date of the intended entry; the name of the entity entering the property; the number of persons intending to enter the property; the purpose for which entry is made; and the testing, appraisals, or examinations to be performed and other actions to be taken. Please sign the form titled "Permission to Enter Property" indicating your concurrence and mail it back in the enclosed self-addressed stamped envelope within 30 days. If the permission to enter letter is not received 30 days from the date of the letter, the agent or agents may enter onto the exterior of your property to perform the work described below.

Timmons Group has been selected to design the project. In order to begin the design, Timmons Group will need to conduct field surveys identified in the activity list below. This work will necessitate entering your properties identified as **24-A-GL15 and 24-A-16 in Fluvanna County and 1-1-0-1-A in Goochland County**. Your property will not be damaged.

1. **Activity to Occur:** Survey

Please be advised that Louisa County employees or its consultants may need to enter your property to perform some or all of the following investigative tasks; these activities may include, but are not limited to: surveying topographic features, surveying utility features, identifying property boundaries, delineating drain fields (if any), obtaining aerial photography and other design-related evaluations

Name of Entity Performing Activity: Timmons Group

Number of Employees: Five (5)

Anticipated Date Range of Activity: December 6, 2021 – January 6, 2022

2. **Activity to Occur:** Environmental Studies

Permission to Enter Property

I, _____, hereby give permission for Timmons Group and their subconsultants, working on behalf of Louisa County, to enter onto my property (**24-A-GL15 and 24-A-16 in Fluvanna County and 1-1-0-1-A in Goochland County**) for the purpose of performing the required field studies starting on or about December 6, 2021.

Signature



COUNTY OF FLUVANNA

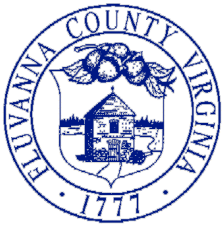
"Responsive & Responsible Government"

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

MEMORANDUM

Date: May 2, 2022
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 May 10, 2022 Planning Commission meeting.



COUNTY OF FLUVANNA

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Palmyra, VA 22963
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PUBLIC HEARING NOTICE

May 2, 2022

RE: SUP 22:02 Louisa County / Tax Maps 24 Section 3 Parcel 2; 24 Section 2 Parcel 1A4; 24 Section A Parcel 11A; 24 Section A Parcel 11; 24 Section A 15B; 24 Section A Parcel GL15; 24 Section A Parcel 16 (see SUP 22:02 Parcel Map for Louisa County water and sewer lines area)

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

Meeting: Planning Commission Public Hearing

Date: **Tuesday, May 10, 2022 at 7:00 pm**

Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

SUP 22:02 Louisa County – A Special Use Permit to allow for major utilities, with respect to Louisa County constructing new public water and sewer lines from Ferncliff to Shannon Hill and will be constructed within the limits of the US Route 250 right-of-way. The subject properties of the request are known as Tax Maps 24-3-2, 24-2-1A4, 24-A-11A, 24-A-11, 24-A-15B, 24-A-GL15 and 24-A-16. They are zoned A-1, General Agricultural and are generally located along US Route 250 and at its intersection with Three Chopt Road in the Rural Preservation Area and in the Columbia Election District.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearing will be available on the County's website along with the Meeting Agenda and Staff Report.

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the application or this Fluvanna County public hearing, please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions. We have provided the general location of where the Louisa County public water and sewer lines will be located in the US 250 right-of-way within Fluvanna County.

Sincerely,

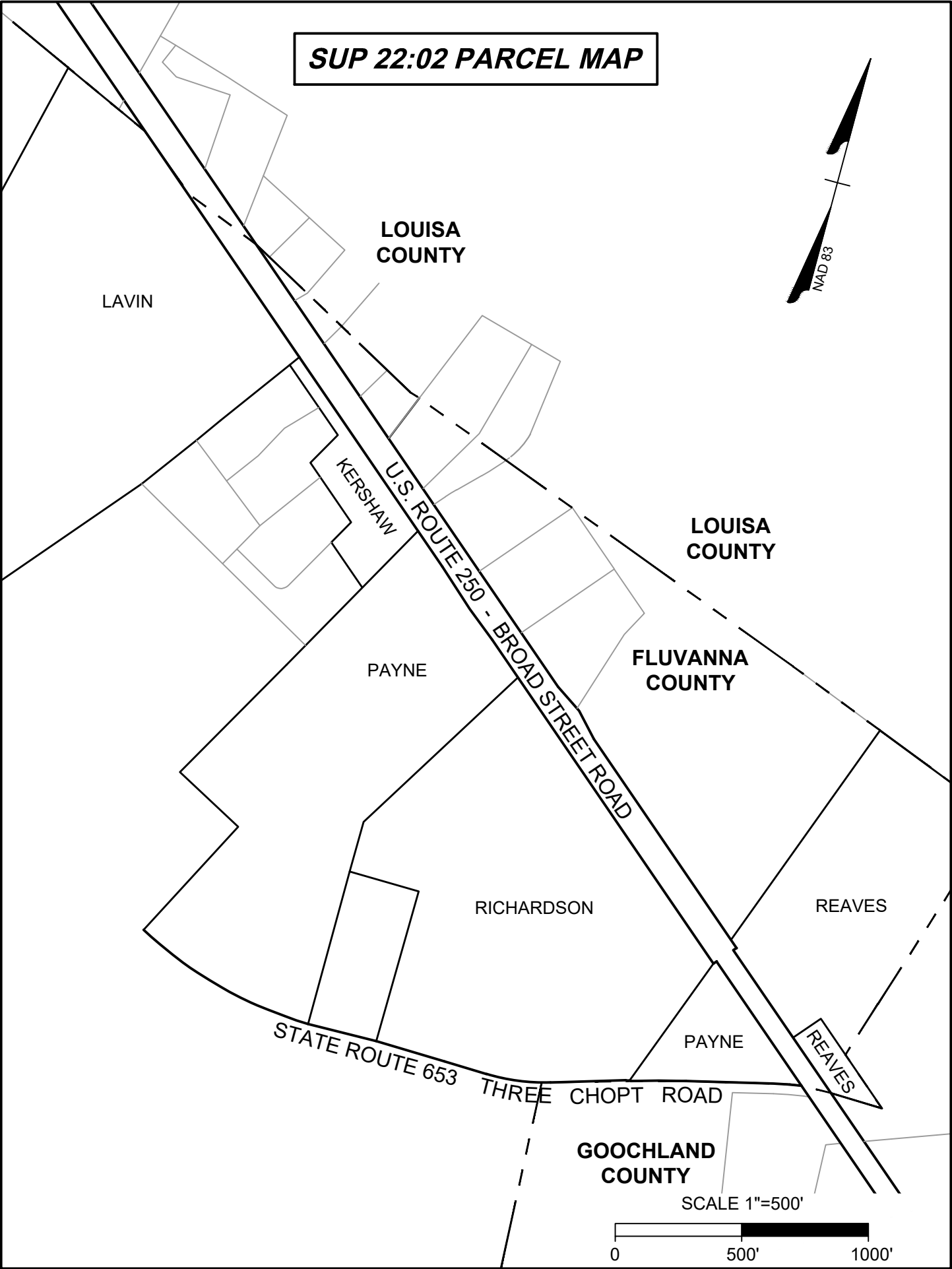
Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

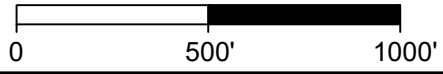
ADJACENT PROPERTY OWNERS SUP 22:02

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
24-A-11A	PATSY WOODSON	1 TABSCOTT RD	KENTS STORE, VA 23084
24-3-L2A1	GILBERT JU & THERESA D PRICE	1026 THREE NOTCH RD	KENTS STORE, VA 23084
24-5-2	ANDREW L & CATHERINA D HOGG	1031 THREE NOTCH RD	KENTS STORE, VA 23084
24-5-3	LINDA P CHRISTIAN	1071 THREE NOTCH RD	KENTS STORE, VA 23084
24-5-4	KEVIN C & SAMANTHA M WYATT	1101 THREE CHOPT RD	KENTS STORE, VA 23084
24-5-5	DAVID P ANDERSON	1139 THREE CHOPT RD	KENTS STORE, VA 23084
24-3-L2A3	LEOROY & JOSEPHINE TIMBERLAKE	115 TIMBERLAKE DICKERSON LN	KENTS STORE, VA 23084
24-5-6	AARON M & AMY C STOKES	1181 THREE CHOPT RD	KENTS STORE, VA 23084
24-5-7	ADAM D & ELISE RUEMLER	1205 THREE CHOPT RD	KENTS STORE, VA 23084
24-5-8	HEATHER LYNN COSNER	1267 THREE CHOPT RD	KENTS STORE, VA 23084
24-A-11	TODD B & KIMBERLY K RICHARDSON	1375 REAS FORD RD	EARLYSVILLE, VA 22936
24-3-2, A-4, 2-1B	JEFFERY A & SHIRLEY R LAVIN	1431 THREE CHOPT RD	KENTS STORE, VA 23084
24-3-4	GEORGE & MARY B MUNDY	1667 WILLOW DALE LN	CHARLOTTESVILLE, VA 22911
24-A-11A1	ELIZABETH DANIELLE PAYNE	1801 THREE CHOPT RD	KENTS STORE, VA 23084
24-A-10	CORA LEE MCGHEE	1836 THREE CHOPT RD	KENTS STORE, VA 23084
23-A-58	CODY & VALERIE GILLISPIE	19 GRACE JOHNSON LN	KENTS STORE, VA 23084
24-A-18	ELZIE D & AMY L DORMAN	1999 THREE CHOPT RD	KENTS STORE, VA 23084
24-A-L14	LC VELIKY ET AL	201 STE 1A 15 TH ST NW	CHARLOTTESVILLE, VA 22903
24-2-1A4, 1A1, 1A, 1A5, 1A2, 1A3	ANNE M KERSHAW	204 ELDREDGE AVE	DEL HAVEN, NJ 08251
24-A-19	GENEVA P PAYNE	2114 THREE CHOPT RD	KENTS STORE, VA 23084
24-3-L2A2	WILLIE E BLAND JR & TAMMY MCGEE	3309 EDGEWOOD AVE	RICHMOND, VA 23222
24-A-12A	DAVID & ASHLEE WARE	383 BROAD STREE RD	KENTS STORE, VA 23084
24-A-13	MICHAEL PRICE	427 BROAD STREET RD	KENTS STORE, VA 23084
24-A-12	INEZ JOHNSON EST DEBORAH JOHNSON	44 TWO COUNTY LANE	KENTS STORE, VA 23084
24-3-3	BENNETT LIVING TRUST, THOMAS & PATRICIA	5218 SWIFT HILL LN	SANDSTON, VA 23150
24-A-15B	MARIAN R PAYNE	6528 POINDEXTER RD	LOUISA, VA 23093

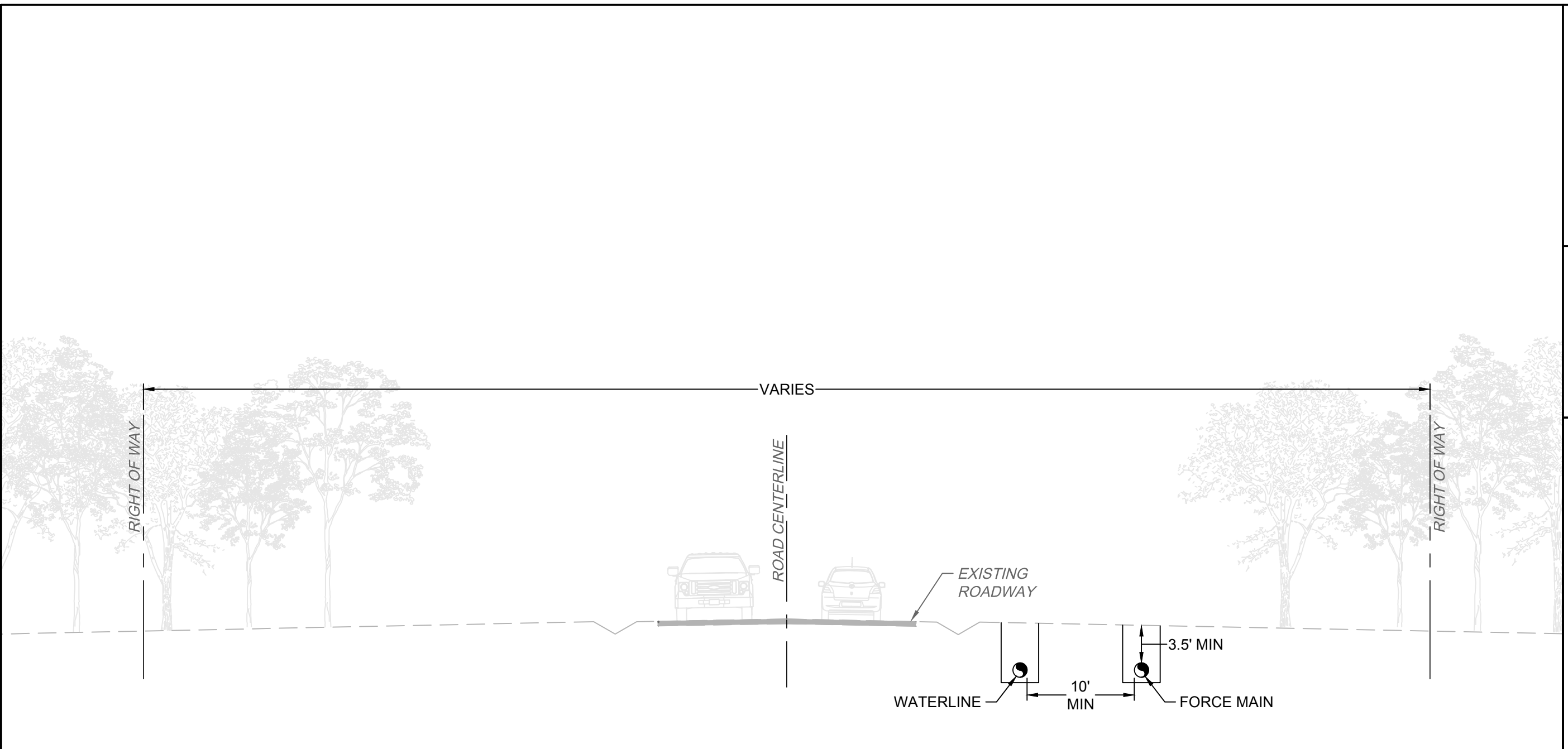
SUP 22:02 PARCEL MAP



SCALE 1"=500'



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**TYPICAL CROSS SECTION: ROUTE 250
PROPOSED UTILITIES WITHIN RIGHT OF WAY**

TIMMONS GROUP . . .

SHANNON HILL REGIONAL BUSINESS PARK
FLUVANNA COUNTY - VIRGINIA

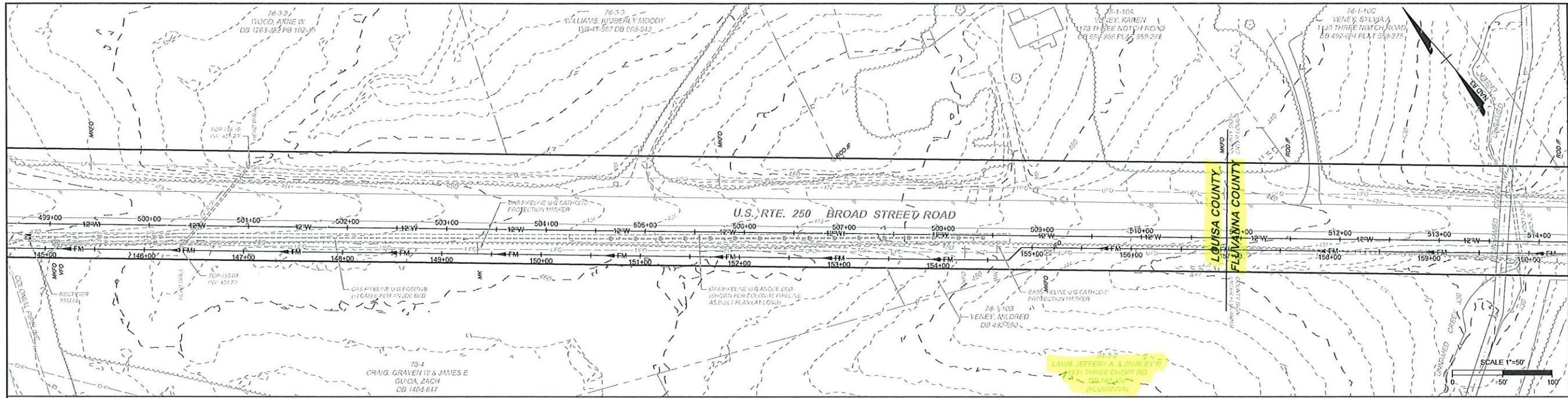
TYPICAL UTILITY CROSS SECTION

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TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

DATE	REVISION DESCRIPTION
MARCH 2022	
DATE	
DRAWN BY	
J. MARSHALL	
DESIGNED BY	
B. STRICKLAND	
CHECKED BY	
B. STRICKLAND	
SCALE	
NTS	
JOB NO.	
44170.001	
SHEET NO.	
EX-2	

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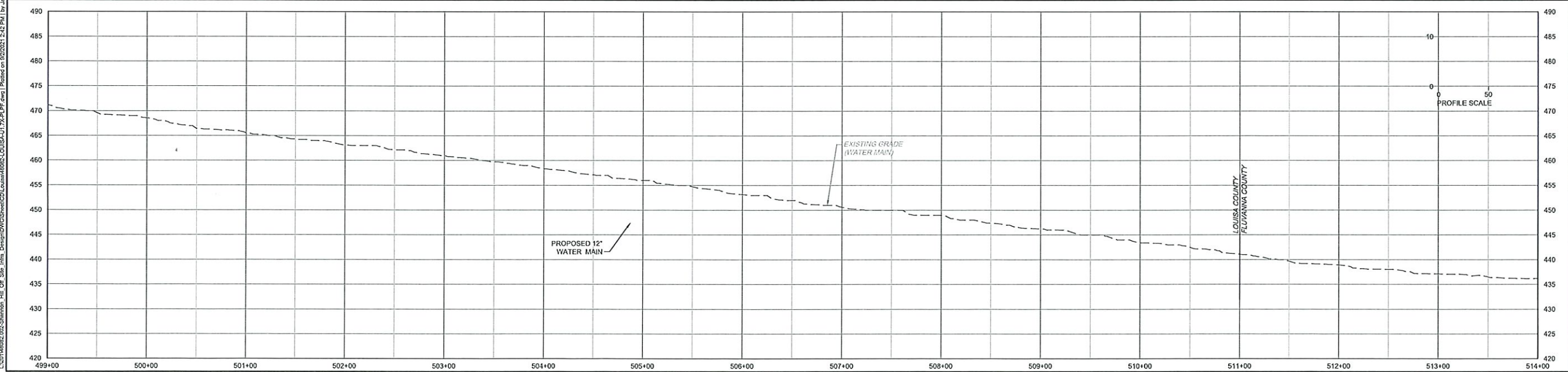
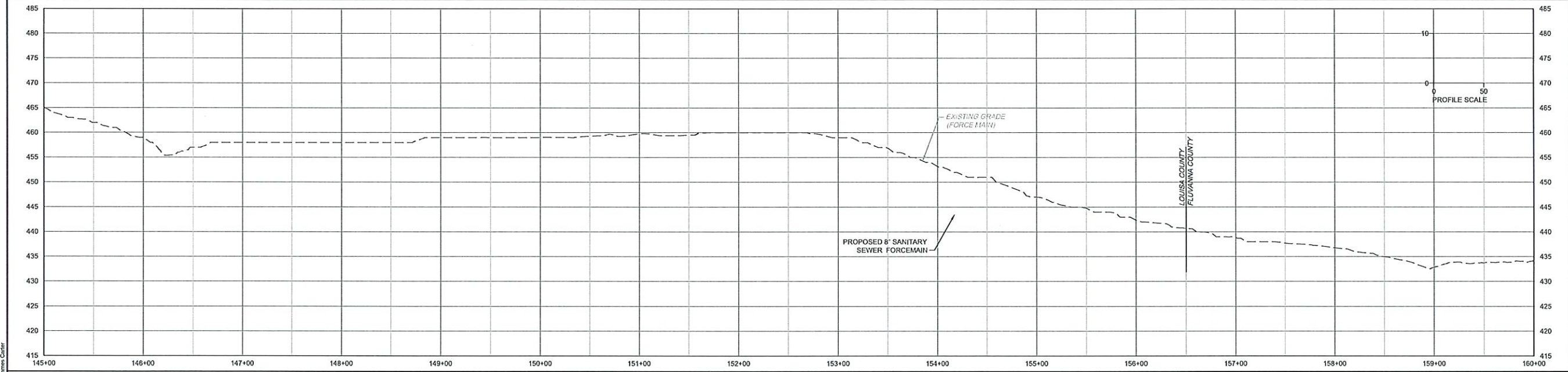


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DATE	REVISION DESCRIPTION



DATE
8/31/2021
DRAWN BY
J. CARTER
DESIGNED BY
J. CARTER
CHECKED BY
B. STRICKLAND

SCALE
H: 1" = 50'
V: 1" = 10'

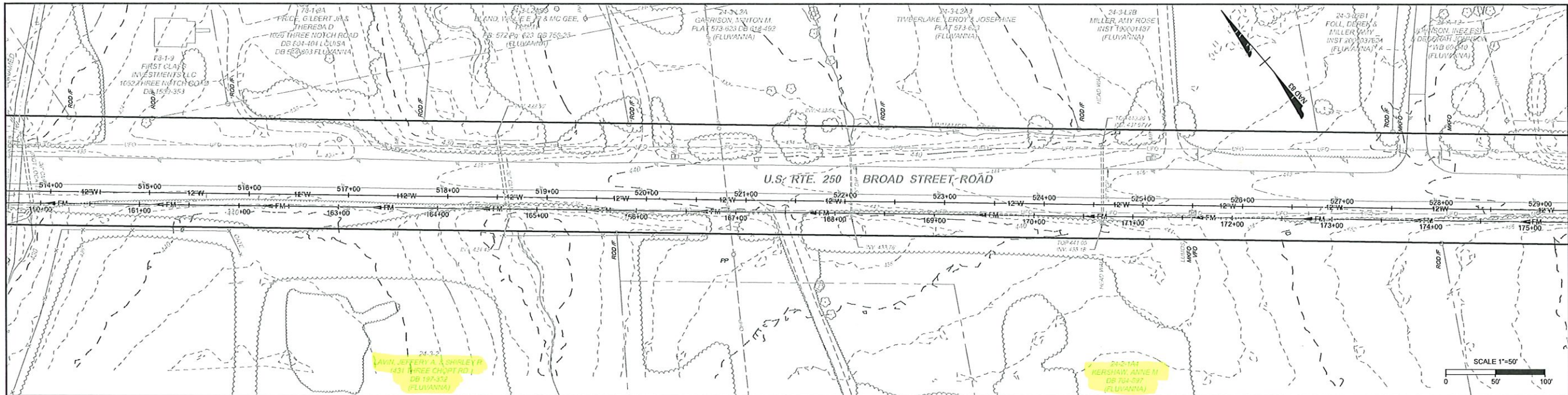
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SHANNON HILL REGIONAL BUSINESS PARK OFFSITE UTILITIES
LOUISIANA COUNTY - VIRGINIA
UTILITY PLAN AND PROFILE

JOB NO.
48082.002
SHEET NO.
U1.10

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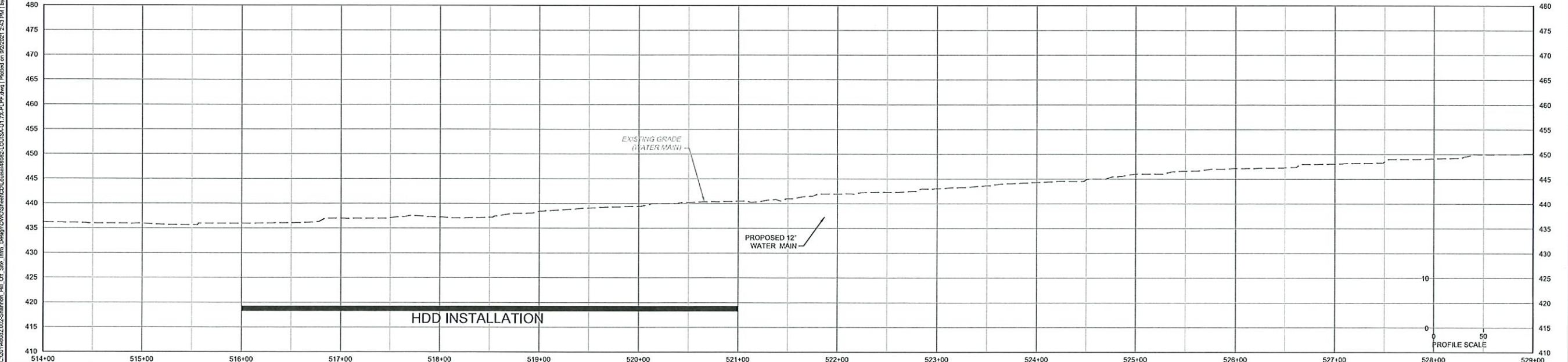
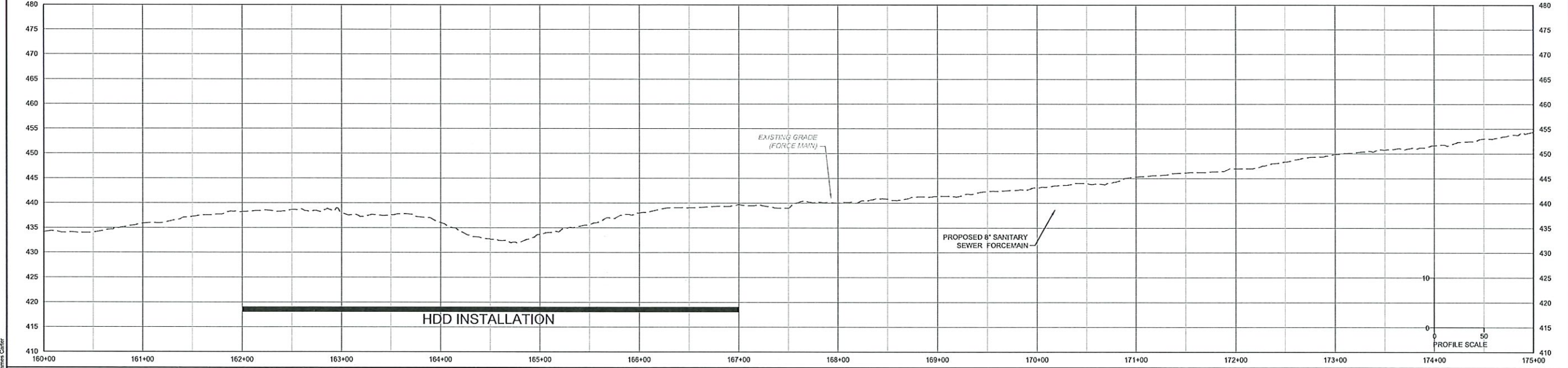
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 DESIGNED BY: J. CARTER
 CHECKED BY: B. STRICKLAND
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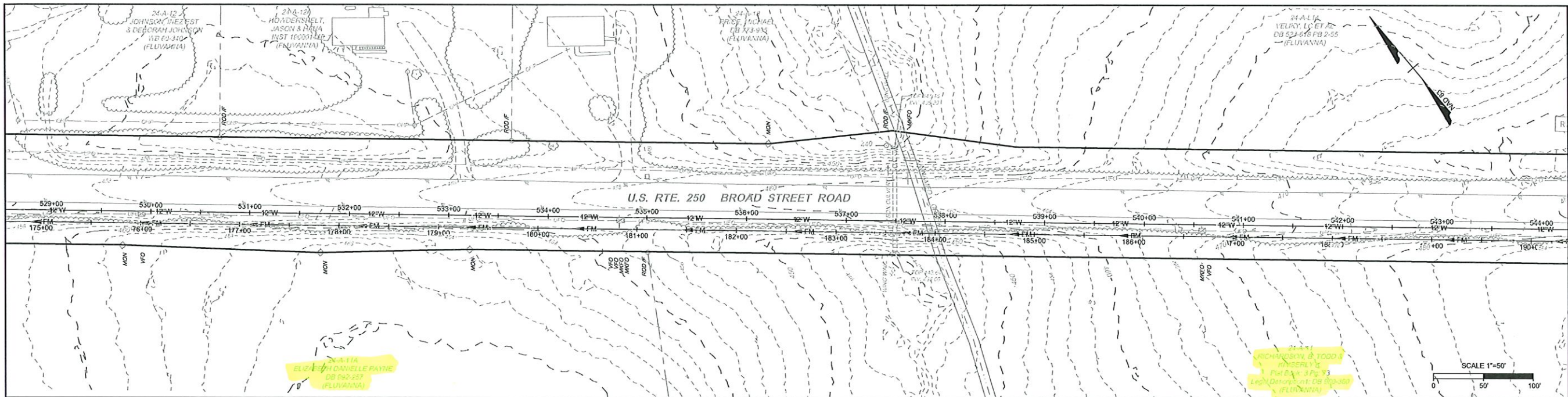
SHANNON HILL REGIONAL BUSINESS PARK OFFSITE UTILITIES
 LOUISIANA COUNTY - VIRGINIA
 UTILITY PLAN AND PROFILE

JOB NO. 48082.002
 SHEET NO. U1.11



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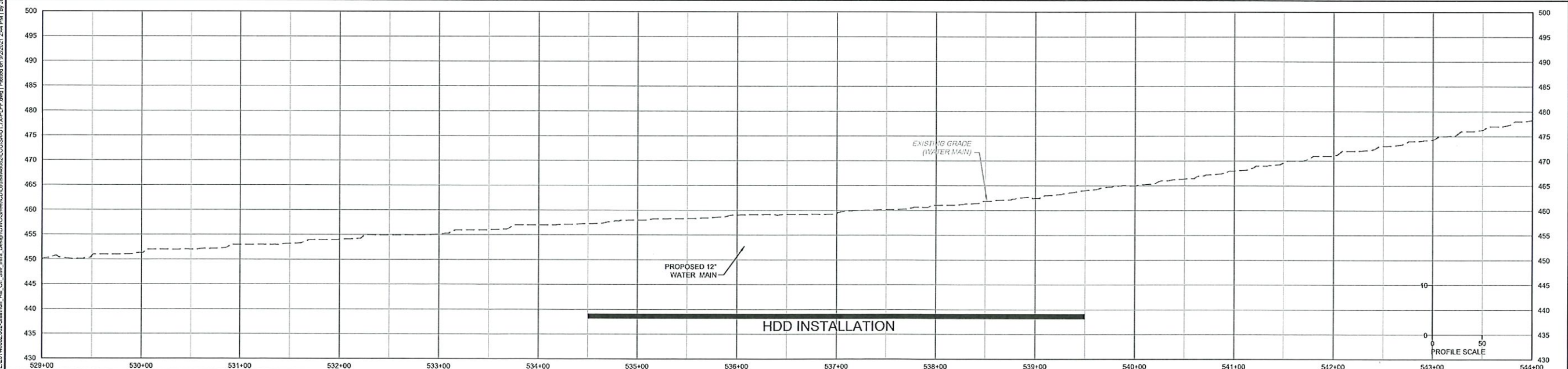
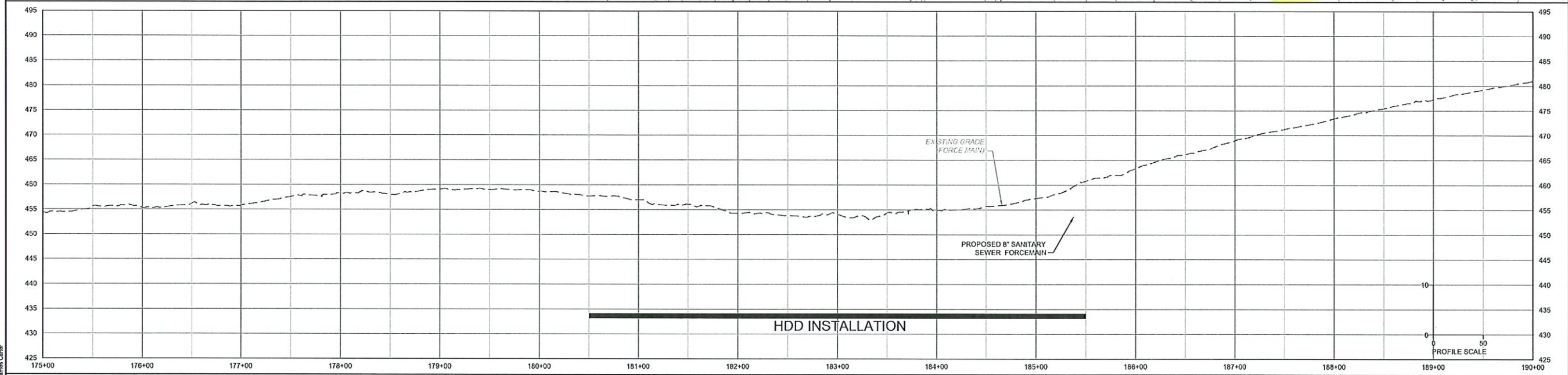
YOUR VISION ACHIEVED THROUGH OURS.

DATE
8/31/2021
DRAWN BY
J. CARTER
DESIGNED BY
J. CARTER
CHECKED BY
B. STRICKLAND
SCALE
H: 1" = 50'
V: 1" = 10'

TIMMONS GROUP

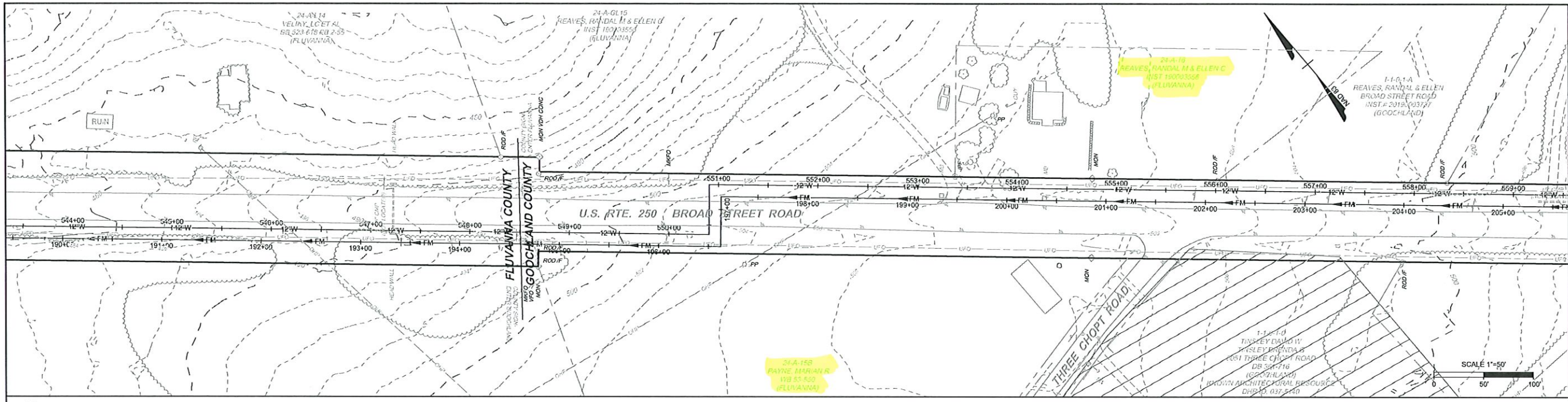
SHANNON HILL REGIONAL BUSINESS PARK OFFSITE UTILITIES
LOUISIANA COUNTY - VIRGINIA
UTILITY PLAN AND PROFILE

JOB NO.
48082.002
SHEET NO.
U1.12



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1001 Builders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.5500 FAX 804.560.0116 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
8/31/2021

DRAWN BY
J. CARTER

DESIGNED BY
J. CARTER

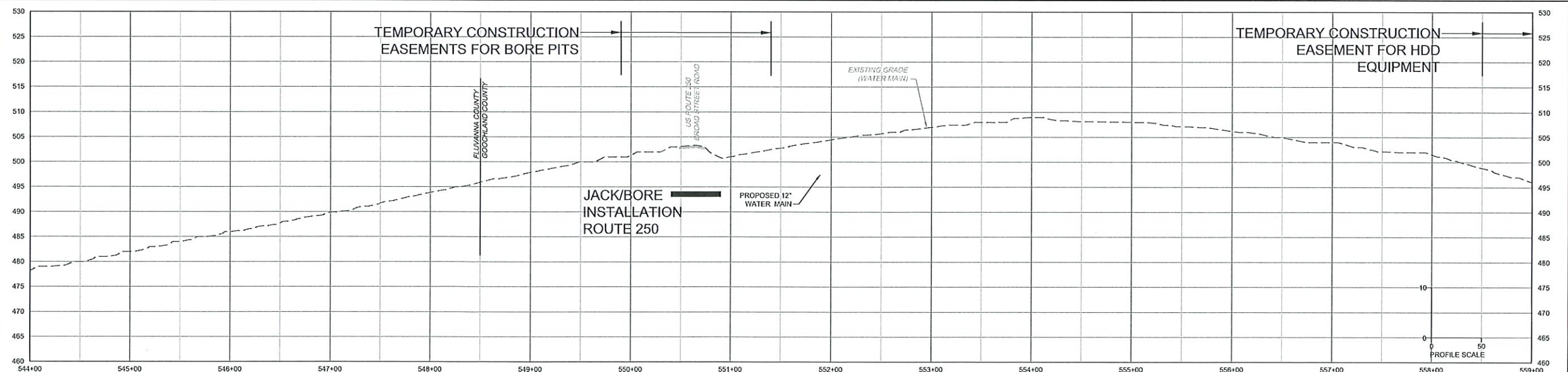
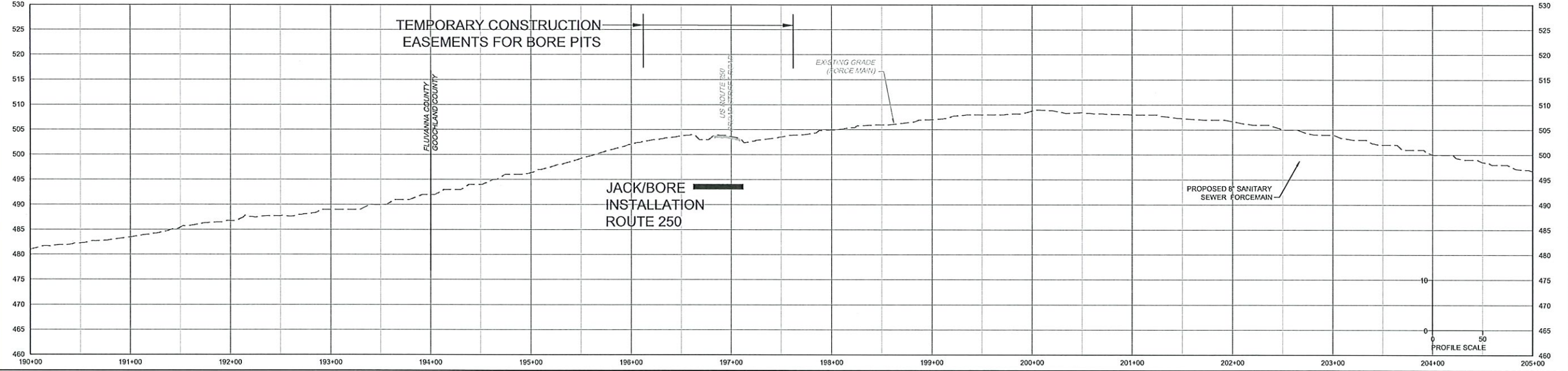
CHECKED BY
B. STRICKLAND

SCALE
H: 1" = 50'
V: 1" = 10'

TIMMONS GROUP

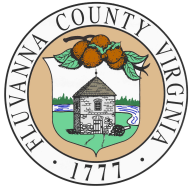
SHANNON HILL REGIONAL BUSINESS PARK OFFSITE UTILITIES
LOUISA COUNTY - VIRGINIA
UTILITY PLAN AND PROFILE

JOB NO.
48082.002
SHEET NO.
U1.13

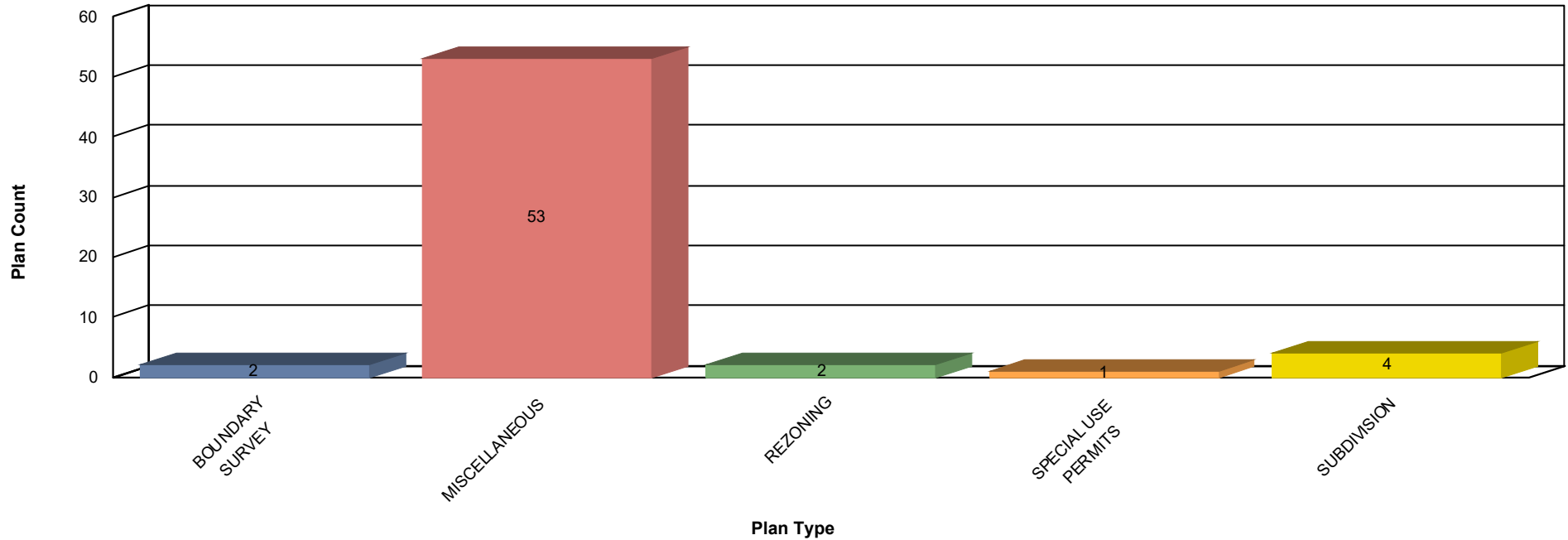


L:\2021\48082-002-Shannon Hill Off Site Util. Design\DWG\SheetCD\LouisA\U1.13\U1.PDF.dwg | Plotted on 8/31/2021 2:45 PM | by James Center

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PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i> <i>Zone</i>	<i>Expiration Date</i> <i>Sq Ft</i>	<i>Complete Date</i> <i>Valuation</i>	<i>Approval</i> <i>Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>		
BOUNDARY SURVEY							
BSP22:0001	Boundary Survey 03/09/2022	Physical Survey 04/23/2022 0	In Review \$0.00	675 Edd Ridge Ln, Troy, VA 22974 \$50.00	Not Assigned Robert Harrison, III et al Jason Overstreet	Palmyra	4 A 2
	<i>Description: Residential</i>						
BSP22:0002	Boundary Survey 03/25/2022	Easement 05/09/2022 0	In Review \$0.00	4097 Hells Bend Rd, Palmyra, VA 22963 \$50.00	Not Assigned Judith Lewis Jason Overstreet	Columbia	43 A 19
	<i>Description: Easement/Wooded & Ag property</i>						

PLANS APPLIED FOR BOUNDARY SURVEY: 2

MISCELLANEOUS

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date	Fee Total			
MSC22:0030	Miscellaneous 03/01/2022 <i>Description: Garage</i>	Miscellaneous - Other 0	Approved \$0.00		\$0.00	Not Assigned	Columbia	11 5 10
MSC22:0031	Miscellaneous 03/02/2022 <i>Description: 12'x16' Deck to the rear</i>	Miscellaneous - Other 0	In Review \$0.00	74 Park Dr, Palmyra, VA 22963		Not Assigned	Palmyra	9 13 117
MSC22:0032	Miscellaneous 03/03/2022 <i>Description: Pool</i>	Miscellaneous - Other 0	Approved \$0.00	693 Rising Sun Rd, Palmyra, VA 22963		Not Assigned	Columbia	32 15 4A
MSC22:0033	Miscellaneous 03/03/2022 <i>Description: Proposed New Home</i>	Miscellaneous - Other 0	Approved \$0.00		\$0.00	Not Assigned	Cunningham	7 A A1
MSC22:0034	Miscellaneous 03/04/2022 <i>Description: building a new deck</i>	Miscellaneous - Other 0	Approved \$0.00	3226 Venable Rd, Kents Store, VA 23084		Not Assigned	Columbia	22 A 93
MSC22:0035	Miscellaneous 03/07/2022 <i>Description: Garage</i>	Miscellaneous - Other 0	Approved \$0.00	136 North Fork Ln, Palmyra, VA 22963		Not Assigned	Fork Union	17 16 1
MSC22:0036	Miscellaneous 03/07/2022 <i>Description: Pre Fab Metal workshop</i>	Miscellaneous - Other 0	Approved \$0.00		\$0.00	Not Assigned	Columbia	32 15 4B
MSC22:0037	Miscellaneous 03/08/2022	Miscellaneous - Other 0	Approved \$0.00	1738 Hardware Rd, Scottsville, VA 24590		Not Assigned	Fork Union	48 A 69

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
	<i>Description: New Home</i>						
MSC22:0038	Miscellaneous	Miscellaneous - Other	Approved	48 Bridlewood Dr, Palmyra, VA 22963	Not Assigned	Cunningham	18A 11 27
	03/08/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Replacing existing deck with screened in deck and new deck</i>						
MSC22:0039	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	18 16 48
	03/09/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0040	Miscellaneous	Miscellaneous - Other	Approved	87 Virginia Ave, Palmyra, VA 22963	Not Assigned	Palmyra	9 13 109
	03/09/2022	0	\$0.00	\$0.00	Brian & Carrie Sharp Jason Overstreet		
	<i>Description: Adding 12' X 16' deck to the rear</i>						
MSC22:0041	Miscellaneous	Miscellaneous - Other	Approved	555 Erreston Farm Ln, Palmyra, VA 22963	Not Assigned	Cunningham	28 A 12
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0042	Miscellaneous	Miscellaneous - Other	Approved	151 Blue Mountain Ln, Scottsville, VA 24590	Not Assigned	Cunningham	26 16 12
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Expanding existing deck and adding a covered portion</i>						
MSC22:0043	Miscellaneous	Miscellaneous - Other	Approved	545 Little Creek Rd, Troy, VA 22974	Not Assigned	Columbia	11 22 5
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Detached Garage</i>						
MSC22:0044	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	32 15 5A
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0045	Miscellaneous	Miscellaneous - Other	Approved	1386 Georges Mill Rd, Palmyra, VA 22963	Not Assigned	Columbia	31 18 2

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Pole Building</i>						
MSC22:0047	Miscellaneous	Miscellaneous - Other	Approved	159 Oliver Ridge Ln, Troy, VA 22974	Not Assigned	Palmyra	4 45 2
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 10'X20" [ressire treated #1 wood deck in place of existing 10'X10' deck.</i>						
MSC22:0046	Miscellaneous	Miscellaneous - Other	Approved	6037 Union Mills Rd, Troy, VA 22974	Not Assigned	Palmyra	10 20 4
	03/14/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Wood Working Shop</i>						
MSC22:0048	Miscellaneous	Miscellaneous - Other	Approved	4010 Kidds Dairy Rd, Scottsville, VA 24590	Not Assigned	Fork Union	38 8 3
	03/15/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Detached garage</i>						
MSC22:0049	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 21
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New home</i>						
MSC22:0050	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 25
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0051	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 27
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0052	Miscellaneous	Miscellaneous - Other	Approved	92 Park Dr, Palmyra, VA 22963	Not Assigned	Palmyra	9 13 125
	03/21/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: addition to rear deck</i>						

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date Zone	Expiration Date Sq Ft	Complete Date Valuation	Approval Expire Date	Fee Total			
MSC22:0053	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved	96 Ridgeway Farm Ct, Keswick, VA 22947		Not Assigned	Palmyra	3 30 7
	<i>Description: addition to the rear deck</i>			\$0.00	\$0.00			Jason Overstreet
MSC22:0054	Miscellaneous 03/21/2022	Miscellaneous - Other 0	In Review	535 Ghost Dance Ln, Troy, VA 22974		Not Assigned	Palmyra	5 22 6
	<i>Description: Pool</i>			\$0.00	\$0.00			Jason Overstreet
MSC22:0055	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved	497 Country Creek Way, Palmyra, VA 22963		Not Assigned	Cunningham	17 27 39
	<i>Description: Pool</i>			\$0.00	\$0.00			Jason Overstreet
MSC22:0056	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved	127 Timber Rd, Columbia, VA 23038		Not Assigned	Columbia	54 A 24
	<i>Description: Detached Garage</i>			\$0.00	\$0.00			Jason Overstreet
MSC22:0057	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved	140 Jefferson Dr, Palmyra, VA 22963		Not Assigned	Rivanna	18A 3 70
	<i>Description: Attached Garage</i>			\$0.00	\$0.00			Jason Overstreet
MSC22:0058	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved	307 Harris Ln, Palmyra, VA 22963		Not Assigned	Columbia	32 A 2B
	<i>Description: addition to the house</i>			\$0.00	\$0.00			Jason Overstreet
MSC22:0059	Miscellaneous 03/21/2022	Miscellaneous - Other 0	Approved	7 Ripping Ct, Palmyra, VA 22963		Not Assigned	Palmyra	18A 7 97
	<i>Description: In ground pool, fence, & shed</i>			\$0.00	\$0.00			Jason Overstreet
MSC22:0060	Miscellaneous 03/22/2022	Miscellaneous - Other 0	Approved	21 Barrett St, Palmyra, VA 22963		Not Assigned	Cunningham	18A 4 380
				\$0.00	\$0.00			Jason Overstreet

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
	<i>Description: Proposed Detached Garage</i>						
MSC22:0061	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 1 166
	03/22/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 848 Jefferson Drive</i>						
MSC22:0062	Miscellaneous	Miscellaneous - Other	Approved	4 Goodman Ln, Palmyra, VA 22963	Not Assigned	Cunningham	18A 11A 61
	03/23/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Shed/Garage addition</i>						
MSC22:0063	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 2 143
	03/23/2022	0	\$0.00	\$0.00	DES Construction, Inc. Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0064	Miscellaneous	Miscellaneous - Other	Approved	3785 Ruritan Lake Rd, Palmyra, VA 22963	Not Assigned	Fork Union	17 25 A
	03/23/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Pool</i>						
MSC22:0065	Miscellaneous	Miscellaneous - Other	Denied		Not Assigned	Columbia	10 22 11
	03/23/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0066	Miscellaneous	Miscellaneous - Other	Approved	71 Kathys Ln, Troy, VA 22974	Not Assigned	Palmyra	4 48 3
	03/24/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: In-ground Pool</i>						
MSC22:0067	Miscellaneous	Miscellaneous - Other	Denied	67 Kathy Ct, Palmyra, VA 22963	Not Assigned	Fork Union	18 12 78
	03/24/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Status <i>Complete Date</i> <i>Valuation</i>	Main Address <i>Approval Expire Date</i> <i>Fee Total</i>	Project <i>Applicant</i> <i>Assigned To</i>	District	Parcel
MSC22:0068	Miscellaneous 03/25/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Not Assigned Jason Overstreet	Fork Union	28 A 27D1
	<i>Description: Proposed New Home</i>						
MSC22:0069	Miscellaneous 03/25/2022	Miscellaneous - Other 0	Approved \$0.00	1126 Mountain Laurel Rd, Palmyra, VA 22963 \$0.00	Not Assigned Jason Overstreet	Columbia	21 16 4
	<i>Description: Shed</i>						
MSC22:0070	Miscellaneous 03/25/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Not Assigned Jason Overstreet	Columbia	10 22 11
	<i>Description: Proposed New House</i>						
MSC22:0071	Miscellaneous 03/25/2022	Miscellaneous - Other 0	Approved \$0.00	683 Indigo Ln, Troy, VA 22974 \$0.00	Not Assigned Jason Overstreet	Columbia	10 23 69
	<i>Description: Shed</i>						
MSC22:0073	Miscellaneous 03/29/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Not Assigned Jason Overstreet	Rivanna	18A 12 382
	<i>Description: Proposed New Home</i>						
MSC22:0072	Miscellaneous 03/29/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Not Assigned Jason Overstreet	Palmyra	18A 7 129
	<i>Description: Proposed New Home</i>						
MSC22:0074	Miscellaneous 03/29/2022	Miscellaneous - Other 0	Approved \$0.00	\$0.00	Not Assigned Jason Overstreet	Fork Union	28 A 27D1
	<i>Description: Detached 2-Car Carage 24X24</i>						
MSC22:0075	Miscellaneous 03/29/2022	Miscellaneous - Other 0	Approved \$0.00	366 Forest Glen Ln, Palmyra, VA 22963 \$0.00	Not Assigned Jason Overstreet	Fork Union	40 18 25

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel
	<i>Application Date</i>	<i>Expiration Date</i>	<i>Complete Date</i>	<i>Approval Expire Date</i>	<i>Applicant</i>		
	<i>Zone</i>	<i>Sq Ft</i>	<i>Valuation</i>	<i>Fee Total</i>	<i>Assigned To</i>		
	<i>Description: Shed 12 X 20</i>						
MSC22:0076	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Cunningham	18A 11 79
	03/29/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0077	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 9 29
	03/30/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0078	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 30
	03/30/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0079	Miscellaneous	Miscellaneous - Other	In Review	127 Timber Rd, Columbia, VA 23038	Not Assigned	Columbia	54 A 24
	03/30/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 2-Car garage</i>						
MSC22:0080	Miscellaneous	Miscellaneous - Other	Approved	15161 West River Rd, Bremo Bluff, VA 23022	Not Assigned	Fork Union	51 A 26A
	03/30/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: 14 X 24 Storage building</i>						
MSC22:0081	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 26
	03/30/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New House</i>						
MSC22:0082	Miscellaneous	Miscellaneous - Other	Approved	243 Country Creek Way, Palmyra, VA 22963	Not Assigned	Cunningham	17 27 34
	03/31/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Deck</i>						

PLANS APPLIED FOR MISCELLANEOUS: 53

REZONING

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type <i>Application Date</i> Zone	Workclass <i>Expiration Date</i> Sq Ft	Status <i>Complete Date</i> Valuation	Main Address <i>Approval Expire Date</i> Fee Total	Applicant <i>Applicant</i> Assigned To	Project	District	Parcel
ZMP22:0001	Rezoning 03/01/2022	Rezoning 04/30/2022 0	In Review \$0.00	\$0.00	Fluvanna County Board of Supervisors Douglas Miles	Not Assigned	Fork Union	51 A 130
<i>Description: Fork Union Commerce Park / Industrial Uses</i>								
ZMP22:0002	Rezoning 03/21/2022	Rezoning 05/20/2022 0	In Review \$0.00	498 Cunningham Meadows Dr, Palmyra, VA 22963 \$1,090.00	Cory Johnston Douglas Miles	Not Assigned	Cunningham	17 28 12
<i>Description: Self Storage & Office</i>								

PLANS APPLIED FOR REZONING: 2

SPECIAL USE PERMITS

SUP22:0001	Special Use Permits 03/21/2022	Special Use Permits 05/20/2022 0	In Review \$0.00	\$890.00	Cory Johnston Douglas Miles	Not Assigned	Cunningham	17 2 2
<i>Description: Storage Yard for Self Storage & Office</i>								

PLANS APPLIED FOR SPECIAL USE PERMITS: 1

SUBDIVISION								
SUB22:0009	Subdivision 03/14/2022	Boundary Adjustment 04/28/2022 0	In Review \$0.00	\$100.00	Jefferson Jakubowski Jason Overstreet	Not Assigned	Columbia	11 9 3
<i>Description: Portion of TM11-9-3 frontage state route 15</i>								
SUB22:0010	Subdivision 03/14/2022	Boundary Adjustment 04/28/2022 0	In Review \$0.00	725 Transco Rd, Scottsville, VA 24590 \$100.00	Gary & Sandra Clore Jason Overstreet	Not Assigned	Cunningham	26 5 2
<i>Description: Rural Farm & Forest</i>								
SUB22:0011	Subdivision 03/15/2022	Boundary Adjustment 04/29/2022 0	In Review \$0.00	\$100.00	Geneva Denby Jason Overstreet	Not Assigned	Cunningham	27 7 2A
<i>Description: Boundary Adjustment</i>								

PLANS APPLIED BY TYPE (03/01/2022 TO 03/31/2022)

Plan Case #	Type	Workclass	Status	Main Address	Project	District	Parcel	
	<i>Application Date</i> <i>Zone</i>	<i>Expiration Date</i> <i>Sq Ft</i>	<i>Complete Date</i> <i>Valuation</i>	<i>Approval Expire Date</i> <i>Fee Total</i>	<i>Applicant</i> <i>Assigned To</i>			
SUB22:0012	Subdivision 03/24/2022	Boundary Adjustment 05/08/2022 0	In Review \$0.00	961 Paynes Landing Rd, Scottsville, VA 24590 \$100.00	 Kenneth Herndon Jason Overstreet	Not Assigned	Cunningham 47 A 50	
	<i>Description: Intersection of Rt 662 and 611</i>							
							PLANS APPLIED FOR SUBDIVISION:	4
							GRAND TOTAL OF PLANS:	62