



FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963

July 12, 2022

Work Session 6:00 pm

Regular Meeting 7:00 pm

WORK SESSION

Call to Order, Pledge of Allegiance to the Flag and Moment of Silence

Fluvanna County Comprehensive Plan – Douglas Miles, AICP, CZA Spring Open House results and the ongoing Advisory Groups update: Rural and Historic Preservation Advisory Group work and the Zion Crossroads Stakeholders Group work and draft document preparation for Board of Supervisors retreat.

2022 Zoning Text Amendments – the discussion of Brewpubs, Data centers, Emergency centers, Event facilities, (Farm) Machinery sales & service, Microbreweries and Vehicle impound facilities as the new commercial land uses proposed based upon market driven factors and small business owner requests.

REGULAR MEETING

Call to Order, Pledge of Allegiance to the Flag and Moment of Silence

Community Development Director's Report – Douglas Miles, AICP, CZA

Review and Approval of Draft Minutes: June 7, 2022

PUBLIC COMMENTS # 1 – (Limited to 5 minutes per speaker)

PUBLIC HEARINGS:

ZMP 22:03 Wolfpack Properties LLC - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District.

ZTA 22:01 An Ordinance to amend Chapter 22 Zoning of the Fluvanna County Code by the Addition of Definitions and the Amendment of a Definition known as Agricultural Enterprises under 22-22-1 Definitions; Uses Permitted by Special Use Permit in A-1 Zoning Under 22-4-2.2 to Permit an Event Facility, Machinery Sales and Service, Microbrewery and Vehicle Impound Facility; Uses Permitted by Right in R-3 Zoning Under 22-7-9.1 to Permit a Brewpub; Uses Permitted by Special Use Permit in R-3 Zoning Under 22-7-9.2 to Permit a Microbrewery; Uses Permitted by Right in B-1 Zoning Under 22-9-2.1 to Permit a Brewpub, Emergency Center, Event Facility, Machinery Sales and Service, and Microbrewery; Uses by Special Use Permit in B-1 Zoning Under 22-9-2.2 to Permit a Vehicle Impound Facility; Uses Permitted by Right in B-C Zoning Under 22-10-3 to Permit a Brewpub; Uses Permitted by Special Use Permit in B-C Zoning Under 22-10-4 to Permit a Microbrewery; Uses Permitted by Right in I-1 Zoning Under 22-11-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility; Uses Permitted by Right in I-2 Zoning Under 22-12-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility.

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Presentations: None

Site Development Plans: None

Subdivisions: None

Unfinished Business: None

New Business: None

PUBLIC COMMENTS #2 (Limited to 5 minutes per speaker)

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

PUBLIC HEARING RULES OF PROCEDURE

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

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**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

**Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963**

**June 7, 2022
Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair
Gequetta “G” Murray-Key, Vice Chair
Mike Goad, Commissioner
Howard Lagomarsino, Commissioner
Patricia Eager, Board of Supervisors Representative

ABSENT:

Ed Zimmer, 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 June 7, 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

Planning Development Projects – Updated information:

SUP 21:08 The Virginia United Methodist Housing Development Corporation The applicant has withdrawn their Special Use Permit request for 120 senior apartments in front of Village Oaks.

SDP 22:01 Colonial Circle Multi-Family Workforce Apartments received Site Plan Approval for 124 multi-family apartments on May 12th located within the Colonial Circle R-3, Residential Planned Community.

SUB 22:07 Colonial Circle Single-Family Dwellings and Townhouse Units – Stanley Martin Homes is approaching Final Subdivision Plan Approval for 204 single-family, detached and townhouse homes.

May 12th TRC meeting and May 26th TRC Field meeting

5/12 Ghost Pine Assembly Hall proposed at 1035 Dobby Creek Road and it is not an Outdoor Gathering facility, but they could incorporate in community playhouse shows as well as being a wedding venue.

5/26 Dominion Energy Bremono Power Station Demolition Sketch Plan Fluvanna County, Dominion Energy and Golder Engineering Staff met on-site at 1038 Bremono Road to discuss demolition of the existing Bremono Power Station.

Thursday, June 9th 2040 Comp Plan Open House Event

Location: Fluvanna County Library Meeting Room—Final Event Draft GIS Maps and PDC Chapters for review with the staff and Fluvanna County community and public officials.

Time: 5:00 to 7:00 pm – **Brief Presentation:** at 6:15 – 6:30 pm Advisory Group: 5:00 to 6:00 pm in the Library conference room.

Open House Stations: County Administration & Economic Development; Planning & GIS Staff; and Thomas Jefferson Planning District Commission (TJ PDC) staff to review Fluvanna chapters.

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 7:10 pm.

4. **MINUTES:**

MOTION:	To Approve the minutes of the Planning Commission of May 10, 2022.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion	Second	
VOTE:	Yes	Abstained	Yes	Yes	Absent
RESULT:	3-0-1 Approved, Zimmer Absent, Commissioner Goad - first meeting				

5. **PUBLIC HEARINGS:**

None

6. **PRESENTATIONS:**

Zoning Text Amendment Requests—Douglas Miles, Community Development Director

Proposed Zoning Text Amendments (ZTA)

- Assembly Hall or an Even Facility
- (Farm) Brewery Agri-tourism Events
- (Limited) Brewery Licensed Tap Room
- Data Centers – Small Data Centers
- (Farm) Machinery Sales and Service
- Vehicle Impound Facility (Tow Lot)

Why are we Proposing all these ZTAs?

- Modernizing the Zoning Ordinance
- Uses requested by Business owners
- Providing for Market driven services
- New County Business tax revenues
- Prepared when Opportunity knocks
- Turn key Zoning in existing buildings

Enabling Zoning Ordinance Language

Sec. 22-20-1 Initiation of Zoning Change:

(C) By the adoption by the Planning Commission of a Resolution of intention to propose an amendment to Ordinance.

- Instruct County Staff to prepare the ZTAs

ZTA: Assembly Hall or Event Facility

Event Facility: A place of public assembly for the hosting of anniversaries, banquets, conferences, receptions and weddings in a building, tent, an outdoor gathering space or combination thereof; that charges a fee to use the facility or a fee that is related to the event facilities. Facilities used by a membership group such a Fraternal Lodges (is a separate definition) would not be an event facility.

Dance Hall: an establishment that is designed with a dance floor, where an admission fee is collected for private compensation; except as civic, charitable or non-profit groups hosting community dance events.

Lodge: a facility for social, educational and recreational purposes, to which membership is required; and is not operated for a profit or to render any other services.

Outdoor Gathering: Any temporary, organized gathering that attracts 200 or more persons at one time in open spaces outside and enclosed structure. Typical uses would be music festivals and carnivals.

NOTE: Wedding venues, Family reunion gatherings and wedding anniversary celebrations do not meet this definition as they typically are conducted within an enclosed assembly hall building in a year round use.

Event Facility: A place of public assembly for the hosting of anniversaries, banquets, conferences, receptions and weddings in a building, tent, an outdoor gathering space or combination thereof; that charges a fee to use the facility or a fee that is related to the event facilities. Facilities used by a membership group such as Fraternal Lodges (is a separate definition) would not be an event facility.

ZTA: Brewery – Farm and Tap Room

Farm Brewery: the sale and consumption of beer and associated products produced by the licensee shall be permitted in accordance with State Alcohol laws and regulations governed by the ABC Board.

Brewery License: authorizes the licensee to sell, deliver and ship beer products at wholesale to entities, other wholesalers and distributors and other individuals outside Commonwealth of VA.

ZTA: Data Centers / Small Data Centers

Data Center: A facility used primarily for storage, processing and transmission of information in digital form, which houses computer network equipment systems and servers and may also include power generators, cooling and storage facilities, utility substations and other associated infrastructure to support data center operations.

Small Data Center: (accessory) exclusively supports small area plan or town center (like ZXR locations)

ZTA: (Farm) Machinery Sales & Service

Machinery Sales and Service: shall mean the sales and service of machinery such as, not necessarily limited to, farm tractors, and similar implements such as backhoes, bulldozers, and forklifts, along with attachments and implements for operation of machinery like harvesters, mowers, combines, etc.

NOTE: We have a request for retail and wholesale machinery sales and service along Route 250 in a rural county and this allows us to service our own farmers with the proper farm machinery.

Vehicle Impound Facility:

Automotive Land Uses:

Automotive Repair Service: A facility for the general repair, rebuilding, or the reconditioning of engines, motor vehicles, or trailers, or providing collision services, to include body, frame or fender repair and overall painting (towing as accessory use to an Automotive Repair Service use)

Vehicle Impound Facility: (22-22-1 Definitions) A facility that provides for the temporary, screened storage of operable or inoperable vehicles to be claimed by their titleholders or agents; or those vehicles that are awaiting insurance adjustments or claims within 30 days or less for insurance purposes (Proposed)

Vehicle Impound Facilities are used by Virginia jurisdictions to impound vehicles that have been left along public roadways or have not paid personal property taxes for years and;

They are used by the private vehicle recovery operators to temporarily store the damaged vehicles removed from the public roads for insurance claim purposes by vehicle owners.

Salvage and Scrap Yard: Facilities engaged in the storage, sale and dismantling or other processing of uses or waste materials which are not intended for reuse in their original forms (I-2 with an SUP)

Typical land uses are retail or wholesale sales of used auto parts that are placed up onto racks

and is not a Vehicle Impound Facility that has a time limit and does not allow for disassembly of autos as insurance claims are being processed on them.

Proposed Zoning Districts

Proposed Zoning Text Amendment (ZTA) to define and to add Vehicle Impound Facility in the Zoning Ordinance to further define this as a new land use for the modern, vehicle recovery truck operators.

A Special Use Permit (SUP) in the A-1, B-1 and I-1 Zoning Districts and will make it a By Right use in I-1 District with required landscaping and screening for the temporary storage of the vehicles.

Chair Bibb: stated that he wanted to welcome Mike Goad, as the new Fork Union Planning Commissioner and Mr. Miles provided a brief introduction and stated he would be completing the remaining term of Lewis Johnson, who had retired from the Planning Commission in April.

7. SITE DEVELOPMENT PLANS:

SDP 22:04 Dominion Energy Breomo Power Station Sketch Plan – A Site Development Plan request for the demolition of the Breomo Power Station on Tax Maps 59 Section 6 Parcels 1, 1A, 2 & 2A. The subject properties are zoned I-1, Limited Industrial and are located at 1038 Breomo Road and in the Rural Residential Planning Area and the Fork Union Election District.

Dominion Energy is also requesting Sidewalk Waiver Approval until such time that a new, productive land use is built on the subject properties, as they are demolishing the existing walkways on the premises.

Ms. Sarah Marshall, manager of State and Local Affairs for Dominion Energy was representing the company in Fluvanna County and the Central Virginia Piedmont region and she provided her presentation of the Breomo Power Station demolition and decommissioning process. She also provided additional information for Mike Goad, new Fork Union Planning Commissioner on the closure of ash ponds and the CCR Landfill that was approved in June of 2021 on the property.

Mr. Miles stated that Fluvanna County staff does not have any conditions to place onto this request because it is highly conditioned by VDEQ and inspected on a regular basis by VDEQ.

Chair Bibb asked for a motion.

MOTION:	I move to Approve SDP 22:04, a Sketch Plan request in order to demolish the Breomo Power Station that is located at 1038 Breomo Road and known as Tax Maps 59 Section 6 Parcels 1, 1A, 2 and 2A.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0-1 Approved				

MOTION:	I move to Approve a Sidewalk Waiver request to allow for the demolition of the Breomo Power Station that is located at 1038 Breomo Road and known as Tax Maps 59 Section 6 Parcels 1, 1A, 2 and 2A.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0-1 Approved				

Chair Bibb requested the Planning Commission to take a five (5) minute recess at 7:50 pm.

Chair Bibb he resumed the Planning Commission meeting after their recess at 7:55 pm.

SDP 22:05 Perkins and Orrison Warehouse Sketch Plan -- A Site Development Plan request for a 52,500 square foot warehouse building on 16.2 +/- acres of Tax Maps 59 Section 17 Parcels 1 and 1A. The subject properties are located in the northeast quadrant of Richmond Road (Route 250) and Edgecomb Road (SR 689) and are in the Zion Crossroads Community Planning Area and the Columbia Election District.

Recommended Conditions:

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

Russell Orrison, PE, Applicant along with Grant Bates, Commercial real estate broker discussed the proposed request after Mr. Miles had provided the background information on this Sketch Plan request to the Planning Commissioners and the general public in the room and also online.

Chair Bibb asked, do we have a motion.

MOTION:	I move to Approve SDP 22:05, a Sketch Plan request to construct a 52,500 square foot warehouse building on 16.2 +/- acres of Tax Maps 5, Section 17, Parcel 1 and 1A, subject to the conditions listed in the staff report.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion	Second	
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0-1 Approved				

MOTION:	I move to Approve a Sidewalk Waiver to construct a 52,500 square foot warehouse building on 16.2 +/- acres of Tax Maps 5, Section 17, Parcel 1 and 1A.				
MEMBER:	Bibb	Goad	Murray-Key	Lagomarsino	Zimmer
ACTION:			Motion	Second	
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0-1 Approved				

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

Chair Bibb opened up the Public Comments at 8:19 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 8:20 pm.

12. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting on June 7, 2022 at 8:20 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission



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PLANNING COMMISSION STAFF REPORT

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

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

General Information: This rezoning request is to be heard by the Planning Commission on Tuesday, July 12, 2022 in the Fluvanna County Library Room.

Owner/Applicant: Wolfpack Properties LLC / Joseph Jones, Applicant

Representative: Shimp Engineering / Justin Shimp, PE

Requested Action: **ZMP 22:03 Wolfpack Properties LLC** - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: B-1, General Business Zoning District

Existing Land Use: Vacant or single-family dwelling uses

Neighborhood Meeting:

A neighborhood community meeting was held back on Wednesday, June 29, 2022 at 7:00 pm by the applicant and consultant in the Lake Monticello Rescue Squad building with approximately twenty (20) residents in attendance. The main topics of discussion focused upon the potential for additional traffic along an already busy road, Lake Monticello Road (SR 618) and also in close vicinity to the Lake Monticello Main gate that at times, traffic backs up during peak am and pm periods onto Lake Monticello Road. Additional analysis by the civil engineering consultant in conjunction with the VDOT – Louisa Residency Engineer would be needed to offset the impacts.

The main concerns were relative to the VDOT site distances near their proposed commercial shopping center and medical park entrance onto Lake Monticello Road (SR 618) was discussed and additional information was to be provided by the applicant's consultant as a part of the rezoning application submittal along with the turn lane warrants for potential left and right turn

lanes. There was a question about the location of the site construction entrance and that it should be out on SR 618 and the applicant should work to avoid having any site construction activity and traffic near the surrounding residential homes. The applicant provided a draft proffer on July 8, 2022 that the construction entrances for site development and construction on the Property shall not be permitted to connect to Jefferson Drive. Construction traffic is not permitted on roads owned and maintained by the Lake Monticello Owners' Association (LMOA).

That brought about questions relative to the proposed commercial and medical office land uses that are being proposed directly across the street from the existing Village Oaks, R-3, Residential Planned Community, and how they could be impacted with the commercial uses across the street. Again, additional work will need to be done to address the stated concern with potentially moving their proposed commercial and outparcel buildings further back on the subject property.

The applicant indicated that they seek to establish a traditional commercial center use which may include uses such as an anchor grocery store, emergency center, outparcel bank, retail, office and sit-down restaurant uses that would provide the necessary neighborhood services that are lacking around the Lake Monticello development. Additional uses such as a new daycare center for both area residents and employees of the commercial uses and emergency center could be considered.

The final discussion comments they focused on the proposed commercial center and office park development's architectural design standards that would be established by the applicant as the developer and further to be able to create a non-strip shopping center and outparcel development. The applicant did not address this through his Draft statement of proffers that were submitted on July 8, 2022 and we understand that the applicant is considering his architectural design options.

Project Proposal:

The Property is located within the Rivanna Community Planning Area and a new commercial center and medical emergency center would enhance the commercial mixed-uses found in the Lake Monticello community. The owner proposes to facilitate the construction of an emergency center to help meet the need for providing senior medical services as specified in the Rivanna Plan recommendations. The closest available emergency center is located 13 miles away in Zion Crossroads with drive time averaging 25 minutes which is very long during medical emergencies.

The American Community Survey (ACS) five (5) year estimates indicate that sixty (60) percent of Lake Monticello residents are over the age of 60 – ACS 2015-2020 5 YR estimates table data. The time has come for Fluvanna County to seek out better medical providers and emergency center facilities to be located in the county rather the long commutes to surrounding jurisdictions.

Emergency center: A facility that offers the same level of service offered at a hospital emergency room that must be staffed 24 hours a day, 365 days a year, including weekends, holidays, and during inclement weather. An emergency center can accept ambulance transports and have medical flight capabilities with helicopter landing and take-off areas as approved helipads and/or heliport areas. (proposed Zoning Ordinance definition through the ZTA 22:01 request)

The applicant has indicated that he will continue to work with the selected hospital network in conjunction with the Economic Development Director and the Lake Monticello Fire and Rescue Services volunteer providers in order to locate an emergency center in Palmyra in the near future. Fluvanna County will require that the helicopter landing and takeoff area will be designed, permitted and constructed through the proper approvals to serve the future emergency center use.

Transportation Planning:

Wolfpack Properties, LLC is the Applicant (“applicant”) for a proposed rezoning and they are seeking to rezone six (6) parcels that comprise 35 +/- acres located on Lake Monticello Road (SR 618) and please see the applicant’s VDOT 2019 Traffic Data, ITE Trip Generation Summary and Warrant Analysis Exhibits that were filed in conjunction with this rezoning application request.

(Attachment)

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.

Zoning Ordinance:

B-1 Zoning District:

The applicant has proffered out B-1, General Business by right land uses that include Automobile repair service establishments; Boarding houses; Entertainment establishments, adult; Kennels, commercial; Retail stores, adult; Self-storage facilities; Shoot ranges, indoors; Transportation terminals; Lumberyards; and Railroad facilities. He intends to keep such commercial land uses that relate to retail shopping centers and outparcels such as Bakeries, Daycare centers, Financial institutions, Grocery stores, Hospitals, Medical clinics and offices, Pharmacies, Restaurants, and Retail stores and shops that would serve the surrounding neighborhoods and overall community.

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. There are additional concerns along the Lake Monticello Road (SR 618) corridor to

be addressed and as it has been discussed the opportunity to consider having an additional gate access into Lake Monticello in the rear portion of this proposed development. It would allow for the specific LMOA traffic to not have to use additional ingress and egress areas onto SR 618. This needs to be studied further by the applicant's engineering consultant in conjunction with both the VDOT Louisa Residency staff and LMOA Public Safety staff to reach agreements on a potential gate to lessen the Am/Pm peak period traffic impact upon Lake Monticello's main gate.

Suggested Motion:

I move that the Planning Commission recommends (approval/denial/deferral) of ZMP 22:03, a request to amend the Fluvanna County Zoning Map on 35 +/- acres of Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G to rezone the same from A-1, General Agricultural, to B-1, General Business and subject to the draft proffers received on July 8, 2022.

Attachments:

Application and Statement of Proffers
B-1 Zoning District By right land uses
Adjacent Property Owner Letter
Applicant's Conceptual Plan



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MEMORANDUM

Date: July 1, 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 July 12, 2022 Planning Commission meeting.



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PUBLIC HEARING NOTICE

July 1, 2022

ZMP 22:03 Wolfpack Properties LLC / Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F & 11G

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

Meeting: Planning Commission Public Hearing

Date: Tuesday, July 12, 2022 at 7:00 pm

Location: Fluvanna County Library Meeting Room
214 Commons Boulevard Palmyra, VA 22963

ZMP 22:03 Wolfpack Properties LLC - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 35 +/- acres of Tax Maps 9 Section A Parcels 11, 11B, 11C, 11D, 11F and 11G. The subject properties are generally located along the south line of Lake Monticello Road (SR 618) and west of Glen Burnie Road, approximately two (2) miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway (SR 53) and are in the Rivanna (Lake Monticello) Community Planning Area and Palmyra 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 this application or this scheduled public hearing, then please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions. We have provided the applicant's proposed rezoning concept plan.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

ADJACENT PROPERTY OWNERS ZMP 22:03

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
9-A-9	WASHINGTON STREET PALMYRA LLC	1023 WASHINGTON ST APT 1	HOBOKEN, NJ 07030
9-A-10	SUSAN RINGWOOD	2224 LAKE MONTICELLO RD	PALMYRA, VA 22963
9-A-11E	GREGORY W & MARIA ANNE ROBERTS	2448 LAKE MONTICELLO RD	PALMYRA, VA 22963
9-A-11A	TIMOTHY J HOFFMAN	477 PERKINS RD	KENTS STORE, VA 23084
18A-2-396	PAUL A & JUANITA S LOWE	7 CHESTNUT CT	PALMYRA, VA 22963
18A-2-29	ROGER WAYNE & ANNETTE D NORTON	21 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-397	BONNIE WATSON MACKEY	5 CHESTNUT CT	PALMYRA, VA 22963
18A-2-28	CHRISTIAN DWIGHT MANLY OWENS	19 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-398	WILLIAM W & BONNIE L OPYOKE	3 CHESTNUT CT	PALMYRA, VA 22963
18A-2-27	REBECCA A SORG	17 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-399	JOHN D CHILSON	1 CHESTNUT CT	PALMYRA, VA 22963
18A-2-26	VICKIE VASILIKI POND	15 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-400	JOANNE T KLEIN	753 JEFFERSON DR	PALMYRA, VA 22963
18A-2-25	WILLIAM W JR & CATHERINE H WRIGHT	13 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-401	IMELDA B HUERTA	755 JEFFERSON DR	PALMYRA, VA 22963
18A-2-24	BARRY E. & BROOKE J HEATH	11 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-23	VIVIAN KELLOGG	9 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-402	PATRICK A & ELSY Y HEALY	10249 BATTLEFIELD DR	MANASSAS, VA 20110
18A-2-22	WEBBER LAND TRUST C/O MICHELE JORDAN, TRUSTEE	3445 SEMINOLE TRL # 291	CHARLOTTESVILLE, VA 22911
18A-2-403	KENNETH FRIEND	759 JEFFERSON DR	PALMYRA, VA 22963
18A-2-21	BARBARA E VORNDICK	5 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-20	HOLLY CASON DEGRAFF	3 GLEN BURNIE RD	PALMYRA, VA 22963
18A-2-404	FREEMAN S & EILEEN J WATKINS	761 JEFFERSON DR	PALMYRA, VA 22963
18A-2-19	SIVYA T KAMBALE & MASIKA KABUYAYA	801 JEFFERSON DR	PALMYRA, VA 22963
18A-2-405	SAMUEL D KIDD	763 JEFFERSON DR	PALMYRA, VA 22963
18A-2-406	VALARIE JOHNSON	765 JEFFERSON DR	PALMYRA, VA 22963



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

JUN 22 2022

Fluvanna County
Planning Dept

Owner of Record: Wolfpack Properties LLC **Applicant of Record:** same as owner

Address: P.O. Box 4884 Glen Allen, Va. 23058 **Address:** _____

Phone: (804) 687-5003 **Fax:** _____ **Phone:** _____ **Fax:** _____

Email: JunahJones@protonmail.com **Email:** _____

Representative: Shimp Engineering PC

Address: 912 E. High Street, Charlottesville, VA, 22902

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

Email: _____

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) 9-A-11, 9-A-11 B, 9-A-11 C, 9-A-11 D, 9-A-11 F, and 9-A-11 G

Acreeage 34.92 **Current Zoning** A-1

Is parcel in Land Use Valuation Program? No Yes

Deed Book and Page: _____

Location of Parcel: Lake Monticello Road

If any Deed Restrictions, please attach a copy

Requested Zoning B-1 **Proposed Use of Property** Commercial

Affidavit to Accompany Petition for Rezoning

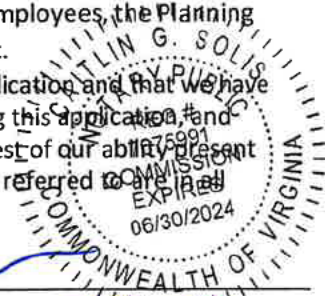
By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

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 true and correct to the best of our knowledge.

Date: 6/22/2022 **Signature of Owner/Applicant:** [Signature]

Subscribed and sworn to before me this 22 **day of** June, 2022 **Register #** 767 5991

My commission expires: 06/30/2024 **Notary Public:** [Signature]



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>6/22/22</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>6/22/22</u>	Application #: <u>ZMP 22:03</u>
\$1,000 fee paid: <u>check 1022</u>		Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:			
Election District: <u>Palmyra</u>	Planning Area: <u>Fluvanna 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:		



RECEIVED

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

JUN 22 2022
Fluvanna County
Planning Dept

Name: Wolfpack Properties LLC
Address: P.O. Box 4884
City: Glen Allen
State: VA Zip Code: 23058

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

[Signature] - Wolfpack Properties, LLC. 6/22/22
Applicant Signature Date

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

Office Use Only	
Application #: <u>BZA</u> : <u>CPA</u> : <u>SUP</u> : <u>ZMP 22: 03</u> ZTA : _____	
\$90 deposit paid per sign*: <u>check 1023</u>	Approximate date to be returned:



Commonwealth of Virginia
County of Fluvanna
Rezoning Application Checklist

RECEIVED

JUN 22 2022

Fluvanna County
 Planning Dept

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

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

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

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

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Project Narrative For: Route 618 Commercial Center | Rezoning Request

Parcel Description: Tax Parcel 9-A-11, 9-A-11 B, 9-A-11 C, 9-A-11 D, 9-A-11 F, and 9-A-11 G

Initial Submittal: June 20, 2022

Pre-App Meeting Date: June 9, 2022

	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 9-A-11(B, C, D, E, and G)	34.94	A-1	B-1	Community Planning Area

Location:

Approximately 2 miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway.



Project Proposal:

Wolfpack Properties is the owner (the “owner”) of tax parcels 9-A-11, 9-A-11 B, 9-A-11 C, 9-A-11 D, 9-A-11 F, and 9-A-11 G in Fluvanna County (collectively, the “property”). The 34.94-acre property is approximately 2 miles east on Lake Monticello Road from its intersection with Thomas Jefferson Parkway. The owner seeks to establish a traditional commercial center which may include uses such as an emergency care center, restaurant/retail space, and a grocery store. To establish these uses on the property, the owner requests a rezoning of the property from A-1 Agricultural to B-1 Business.

The property is located within the Rivanna Community Planning Area and development of the property as a commercial center would enhance the commercial node of the Rivanna Community Planning Area. The proposed mix of uses in this commercial center conforms to the Rivanna (Lake Monticello) Community Plan for desired mixed-use growth near “lake gates”.

The owner proposes to construct an emergency care center which can help meet the recommendation for providing senior services specified in the recommendations for the Rivanna (Lake Monticello) Community Plan. Currently, the closest emergency care center is located about 13 miles away, averaging a 25 minute trip. Locating an emergency care center in the Lake Monticello neighborhood would be well served by residents. American Community Survey (ACS) 5 year estimates indicate 60 percent of Lake Monticello residents are over the age of 60¹. In addition, the owner proposes other commercial uses such as restaurant/retail, and office space. The design of these commercial buildings allows for a variation of uses, providing a mixture of uses.

Providing commercial uses such as restaurants, a grocery, and retail space on the east side of the lake would allow residents more local options, reducing the number of vehicles entering Thomas Jefferson Highway and providing more services within a walkable distance. Currently, residents on the east side of the lake need to drive up to five miles to reach the only grocery store in the area. Providing services like a second grocery store will reduce the number of vehicles driving within the neighborhood.

In order to decrease the visible impact from residential properties, the proposed commercial center is designed to be closer to Lake Monticello Road. Additionally, a tree line and pond create a natural buffer between residences along Jefferson Drive and Glen Burnie Road with structures set back 150 feet from adjacent residential lots. The proposed commercial center would contribute to the county’s desire to cluster commercial development where it currently exists as specified in the Rivanna (Lake Monticello) Community Plan.

¹ ACS 2015-2020 5 YR Estimates Table S0101 “Age and Sex”

June 20, 2022

**Route 618 Commercial Rezoning
Traffic Study**

Wolfpack Properties LLC is the Applicant (the “applicant”) for a proposed rezoning in Fluvanna County, Virginia. The applicant seeks to rezone six parcels in the Rivanna Planning area, tax map parcels 9-A-11, 9-A-11G, 9-A-11F, 9-A-11B, 9-A-11C, and 9-A-11D (collectively, the “property”). The 35-acre property is located on Route 618 Lake Monticello Road, approximately two miles east from its intersection with Route 53 Thomas Jefferson Parkway. The property is currently zoned A-1 General Agricultural and the rezoning request to B-1 General Business seeks to establish a commercial center within the Rivanna Planning Area.

1. VDOT 2019 Traffic Data

The following table provides VDOT 2019 traffic data on the 4.03-mile segment of Route 618 Lake Monticello Road from Route 53 Thomas Jefferson Parkway to Route 600 S Boston Road. The speed limit on this portion of Route 618 is 45-mph. For further accuracy, estimated trips generated by the commercial shopping have been added to the 2019 AADT and accounted for in this warrant analysis. The trip generation is based on potential end users typical of a commercial center. Trip generation for the mixed-use development allows for use of an internal capture rate of 15%.

Route 618 Lake Monticello Rd. Background Traffic	
2-lane highway	
4.03-mile segment	
45-mph	
AADT (2019)	3,100
K	0.099
D	0.603
Peak Hour Total	307
Peak Hour Direction A (west)	185
Peak Hour Direction B (east)	122

2. ITE Trip Generation Summary

	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
General Office Building	710	39,300 sf	33	6	39	6	32	38	326
Shopping Center	810	81,800 sf	41	25	65	128	138	265	2,625
Free-Standing Emergency Room	710	25,000 sf	12	12	24	14	18	32	560
Total	-	-	86	43	128	148	188	336	3,481

With the 6 uses above proposed and the use of the internal capture rate of 15%, there could be up to 86 trips occurring in the morning peak hour and 188 trips occurring in the evening peak hour. Based on the directional factor given by the VDOT 2019 AADT, left turns in the western direction will be more common. Based on the data above, potential left turning movements are highest in the morning, with 52 left turns and 34 right turns into the property.

	Turns In	Advancing	Opposing	% of Left Turns
Morning Right	34	156	237	-
Morning Left	52	237	156	21.8%
Evening Right	89	211	244	-
Evening Left	59	244	211	24.2%

The proposed use on this property creates an opportunity for a sixth gated entry to Lake Monticello from the commercial center. Because the majority of trips accessing this center will be from the Lake Monticello neighborhood, an additional entry point would drastically reduce the transportation impact on the state-maintained roads. Additionally, the existing main gate entrance (located further east along Route 618 has been flagged as a safety concern from local public safety officials. Traffic trying to enter the main gate often backs up onto Route 618. An additional gate through the commercial center off Route 618 could alleviate the pressure on this access point.

The recently completed roundabout at Route 53 & Route 618 was designed for a forecasted year 2041 trips per day of 3,768 from Route 618 and a peak AM hour of 1,371. While the background traffic on Route 618 is 307 trips. Many of the trips going through this intersection to access the commercial center will already be on the road.

A VDOT smartscale project is being considered for a left turn lane on Route 618 approaching Route 600. The project can consider the new commercial development on the property for design of an adequate left turn lane on Route 618 approaching Route 600.

3. Warrant Analysis Exhibits

Given the existing background traffic and the new trips generated by the property, right and left turn lanes are both warranted with this development.

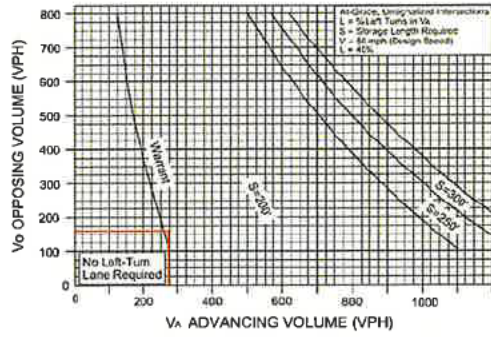


FIGURE 3-15 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

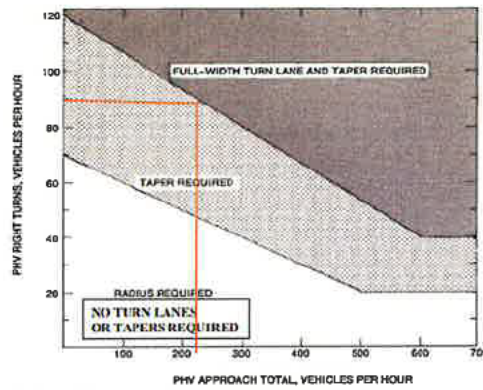


FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice

When right turn facilities are warranted, see [Figure 3-1](#) for design criteria.

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, Wolfpack Properties, LLC, as the Owner (the "Owner") of record of Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F, and 11G (collectively, the "Property") which is the subject of this Conditional Rezoning request, ZMP 22:XX, 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 9 Section A Parcels 11, 11B, 11C, 11D, 11F, 11G:

1. **100' VEGETATED BUFFER:** The Owner will maintain a 100' vegetative buffer along the shared property boundaries with adjacent properties fronting on Chestnut Court and Jefferson Drive.
2. **CONSTRUCTION ENTRANCE:** Construction entrances for site development and construction on the Property shall not be permitted to connect to Jefferson Drive. Construction traffic is not permitted on roads owned and maintained by the Lake Monticello Homeowner's Association.

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.

WOLFPACK PROPERTIES, LLC

RECEIVED

Date

JUL 08 2022

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

Fluvanna County
Planning Dept

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

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, Wolfpack Properties, LLC, as the Owner (the "Owner") of record of Tax Map 9 Section A Parcels 11, 11B, 11C, 11D, 11F, and 11G (collectively, the "Property") which is the subject of this Conditional Rezoning request, ZMP 22-22-1., 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 9 Section A Parcels 11, 11B, 11C, 11D, 11F, 11G:

* **100' VEGETATED BUFFER:** The Owner will maintain a 100' vegetative buffer along the shared property boundaries with adjacent properties fronting on Chestnut Court and Jefferson Drive.

* **CONSTRUCTION ENTRANCE:** Construction entrances for site development and construction on the Property shall not be permitted to connect to Jefferson Drive, or any road inside the gates of Lake Monticello.

***** **COMMERCIAL USES** *****

- * **SELF STORAGE FACILITY**
- * **AUTOMOBILE REPAIR SERVICE ESTABLISHMENTS**
- * **BOARDING HOUSES**
- * **SHOOTING RANGES INDOORS**
- * **TRANSPORTATION TERMINALS**
- * **ENTERTAINMENT ESTABLISHMENTS , ADULT**
- * **RETAIL STORES, ADULT**
- * **KENNELS,COMMERCIAL**

RECEIVED

JUL 08 2022

**Fluvanna County
Planning Dept**

***** **INDUSTRIAL USES** *****

- * **LUMBERYARDS** ***RAILROAD FACILITIES**

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.

WOLFPACK PROPERTIES, LLC

Date

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

ARTICLE 9. - BUSINESS, GENERAL, DISTRICT B-1

= EXCLUDED LAND USES

Sec. 22-9-1. - Statement of intent.

Generally this district covers those areas of the County as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

Sec. 22-9-2. - Use regulations.

In Business, General, District B-1, structures to be erected or land to be used shall be for one (1) or more of the following uses, together with ordinary and necessary accessory uses, and no others.

(Ord. 12-16-15)

Sec. 22-9-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Amusements, public

Cultural services

Public recreation assembly

Public uses

Religious assembly

Sheltered care facilities

Commercial Uses

Assisted living facilities

Auction houses

Automobile repair service establishments

Automobile sales

Bakeries

Bed and breakfasts

Boarding houses

Butcher shops

Car washes

Cemeteries, commercial

Communications service

Corporate offices

Daycare centers

Financial institutions

Flea markets

Funeral homes

Garden center

Gas stations

Greenhouses, commercial

Grocery stores

Guidance services

Hospitals

Hotels

Indoor entertainment

Indoor recreation facilities

Laundries

Marinas, commercial

Medical clinics

Nursing homes

Offices

Parking facilities

Personal improvement services

Personal service establishments

Pharmacies

Professional schools

Recreational vehicle sales

Restaurants, fast food

Restaurants, general

Restaurants, small

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Studios, fine arts

Taxidermists

Vending carts

Veterinary offices

Miscellaneous Uses

Accessory uses

Utilities, minor

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-9-2.2. - Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Civic Uses

Educational facilities

Public assembly

Commercial Uses

Amusements, commercial

Dance halls

Entertainment establishments, adult

Halfway houses

Kennels, commercial

Landscaping materials supply

Laundromats

Lodges

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

Retail stores, adult

Transportation terminals

Industrial Uses

Contractor's storage yards

Lumberyards

Machine shops

Railroad facilities

Research laboratories

Miscellaneous Uses

Outdoor gatherings

Telecommunication facilities

Utilities, major

Residential Uses

Dormitories

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-9-3. - Requirements for permitted uses.

All buildings, structures and uses in the B-1 District shall be subject to the provisions of Article 23: Site Development Plans of this Code.

(Ord. 12-16-15)

Sec. 22-9-4. - Area regulations.

None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

Sec. 22-9-5. - Setback regulations.

- (A) Buildings shall be located not less than fifty feet (50') from any public right-of-way. This shall be known as the "setback line." All parking lots shall be located not less than twenty-five feet (25') from any public right-of-way.
- (B) A variation to the setback regulations may be granted by the Planning Commission for projects in a designated growth area that meet new urban/neo-traditional planning principles, and further the objectives and goals set forth in the comprehensive plan. Appeals must be received in writing within thirty (30) days of the variation decision, and will then be forwarded to the Board of Supervisors for a final determination.

(Ord. 5-4-11)

Sec. 22-9-6. - Yard regulations.

The minimum yard requirements for permitted uses adjoining or adjacent to a residential or agricultural district shall be fifty feet (50'). All parking lots and accessory uses shall be located not less than twenty-five feet (25') from any residential or agricultural district.

Sec. 22-9-7. - Height regulations.

Buildings may be erected up to forty-five feet (45') in height from grade, except that:

- (A) A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty-five feet (45').
- (B) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty feet (60') limit. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

Sec. 22-9-8. - Off-street parking.

Off-street parking shall conform with Article 26: Off-Street Parking and Loading Spaces of this chapter.

Sec. 22-9-9. - Sign regulations.

Sign regulations shall conform to Article 15 of this chapter.

Sec. 22-9-10. - Sidewalks.

Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(Ord. 5-4-11)

REZONING CONCEPT PLAN

ROUTE 618 COMMERCIAL CENTER

TAX MAP 9A, PARCEL 11, 11B, 11C, 11D, 11F, 11G
FLUVANNA COUNTY, VIRGINIA

OWNER/DEVELOPER

Owner/Developer Name: Wolfpack Properties LLC
 Email: junahjones@protonmail.com
 Physical Address: 2228 Lake Monticello Rd
 Palmyra VA
 Mailing Address: P.O. Box 4884
 Glen Allen VA 23058

ZONING

Existing zoning: A-1 - Agricultural General
 Proposed Zoning: B-1 Business General

SETBACKS

Minimum Building setback : Fifty Feet (50') From any public right-of-way.
 Minimum Parking setback: Twenty-five feet (25') from any public right-of-way
 Minimum Building setback adjacent to residential or agricultural District: Fifty feet (50')
 Minimum Parking setback adjacent to residential or agricultural District: twenty-five feet (25')

DISTRICT

Magisterial District: Palmyra

SOURCE OF TITLE

Inst # 210004945 Parcel 11G
 Inst # 210004944 Parcel 11F & 11B
 Inst # 210004943 Parcel 11
 Inst # 220002113 Parcel 11D
 Inst # 220002112 Parcel 11C

SOURCE OF BOUNDARY AND TOPOGRAPHY

Source of Boundary Survey: Plats of record
 Source of Topography: LiDAR 2-ft Contours, VITA.

FLOODZONE

According to the FEMA flood Insurance Rate Map, Effective May 16, 2008
 (Community Panel 51065C0062C) this property does not lie in a floodplain

BUILDING HEIGHTS

Business B-1 Per SEC. 22-9-7 of Fluvanna County Zoning Ordinance, the maximum allowable building height is 45'

EXISTING USE

Vacant wooded Land

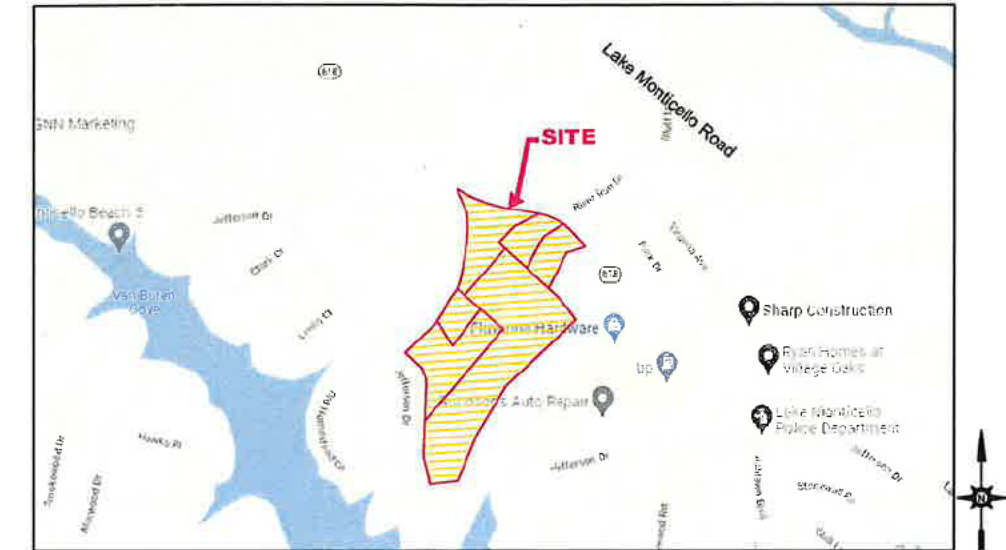
PROPOSED USE

Commercial Center

AREA SUMMARY

PARCEL	AC
9-A-11	18.451
9-A-11B	4.019
9-A-11C	2.235
9-A-11D	2.2350
9-A-11F	2.00
9-A-11G	6.00
TOTAL ACRES	34.94

VICINITY MAP SCALE : 1"=1000'



Map provided by Google.com

SHEET INDEX

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 SITE PLAN

ITE Trip Generation

Use Description	ITE	Qty	IV	AM			PM			WEEKDAY		
				In	Out	Total	In	Out	Total	In	Out	Total
(700-799) OFFICE	710	39.300	1,000 SF	39	7	46	7	38	45	191	192	383
(800-899) SHOPPING CENTER	820	81.800	1,000 SF	48	29	77	150	162	312	1544	1544	3088
(600-699) FREE-STANDING EMERGENCY	650	25.000	1,000 SF	14	14	28	17	21	38	312	312	624
Total				101	50	151	174	221	395	2047	2048	4095

Cover Sheet

SHEET C1 OF C3

C1



912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

REZONING CONCEPT PLAN
**ROUTE 618
COMMERCIAL CENTER**

FLUVANNA COUNTY, VIRGINIA

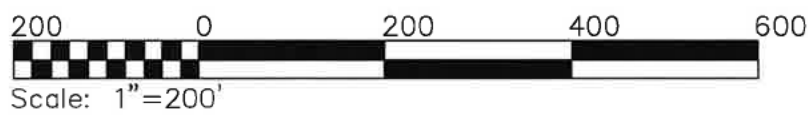
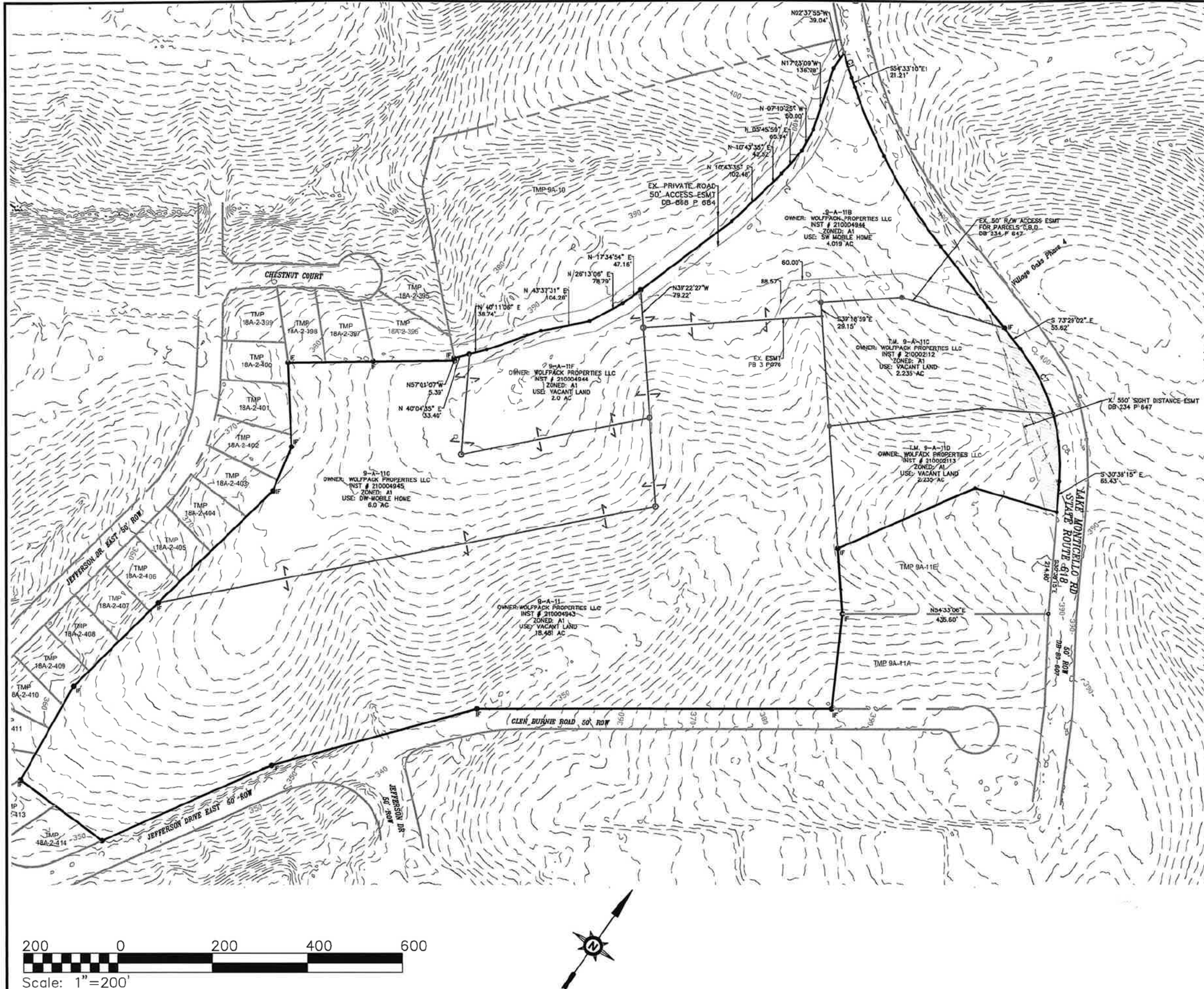
SUBMISSION:
2022.06.20
REVISION:

FILE NO. 22.030

SITE PLAN

SHEET C2 OF C3

C2





912 E. HIGH ST. 434.227.5140
 CHARLOTTEVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

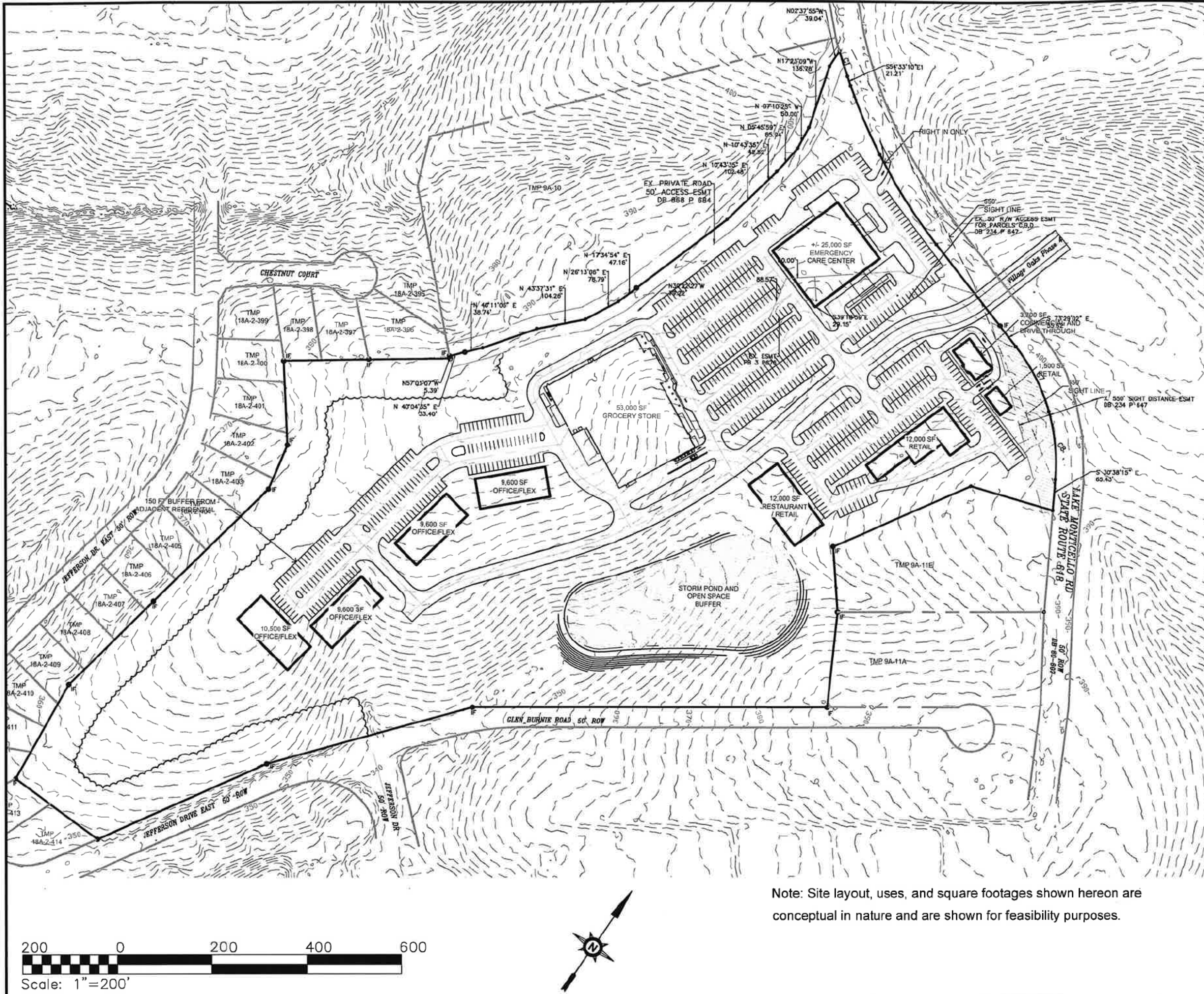
REZONING CONCEPT PLAN
**ROUTE 618
 COMMERCIAL CENTER**

FLUVANNA COUNTY, VIRGINIA

SUBMISSION:
 2022.06.20
REVISION:

FILE NO. 22.030

SITE PLAN
 SHEET C3 OF C3
C3



Note: Site layout, uses, and square footages shown hereon are conceptual in nature and are shown for feasibility purposes.



ORDINANCE

Be it resolved by the Fluvanna County Planning Commission, and pursuant to Fluvanna County Code Sec. 22-20-1(c), that the Commission intends to propose the following amendments to the Fluvanna County Code:

ZTA 22:01 AN ORDINANCE TO AMEND CHAPTER 22 ZONING OF THE FLUVANNA COUNTY CODE BY THE ADDITION OF DEFINITIONS AND THE AMENDMENT OF A DEFINITION KNOWN AS AGRICULTURAL ENTERPRISES UNDER 22-22-1 DEFINITIONS; USES PERMITTED BY SPECIAL USE PERMIT IN **A-1** ZONING UNDER 22-4-2.2 TO PERMIT AN EVENT FACILITY, MACHINERY SALES AND SERVICE, MICROBREWERY AND VEHICLE IMPOUND FACILITY; USES PERMITTED BY RIGHT IN **R-3** ZONING UNDER 22-7-9.1 TO PERMIT A BREWPUB; USES PERMITTED BY SPECIAL USE PERMIT IN **R-3** ZONING UNDER 22-7-9.2 TO PERMIT A MICROBREWERY; USES PERMITTED BY RIGHT IN **B-1** ZONING UNDER 22-9-2.1 TO PERMIT A BREWPUB, EMERGENCY CENTER, EVENT FACILITY, MACHINERY SALES AND SERVICE, AND MICROBREWERY; USES BY SPECIAL USE PERMIT IN **B-1** ZONING UNDER 22-9-2.2 TO PERMIT A VEHICLE IMPOUND FACILITY; USES PERMITTED BY RIGHT IN **B-C** ZONING UNDER 22-10-3 TO PERMIT A BREWPUB; USES PERMITTED BY SPECIAL USE PERMIT IN **B-C** ZONING UNDER 22-10-4 TO PERMIT A MICROBREWERY; USES PERMITTED BY RIGHT IN **I-1** ZONING UNDER 22-11-2.1 TO PERMIT A DATA CENTER, MACHINERY SALES AND SERVICE AND VEHICLE IMPOUND FACILITY, USES PERMITTED BY RIGHT IN **I-2** ZONING UNDER 22-12-2.1 TO PERMIT A DATA CENTER, MACHINERY SALES AND SERVICE AND VEHICLE IMPOUND FACILITY.

BE IT ORDAINED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS, pursuant to Virginia Code Sections 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended, in Sections 22-4-2.2, 22-7-9.1, 22-7-9.2, 22-9-2.1, 22-9-2.2, 22-10-3, 22-10-4, 22-11-2.1, 22-12-2.1 and Section 22-22-1, as follows:

Sec. 22-4-2.2 (A-1) Uses permitted by special use permit only.

Commercial Uses

Event facilities

Machinery sales and service

Microbreweries

Vehicle impound facilities

Sec. 22-7-9.1 (R-3) Uses permitted by right.

Commercial Uses

Brewpub

Sec. 22-7-9.2 (R-3) Uses permitted by special use permit.

Commercial Uses

Microbreweries

Sec. 22-9-2.1 (B-1) Uses permitted by right.

Commercial Uses

Brewpub

Emergency centers

Event facilities

Machinery sales and service

Microbreweries

Sec. 22-9-2.2 (B-1) Uses permitted by special use permit only.

Commercial Uses

Vehicle impound facilities

Sec. 22-10-3 (B-C) Uses permitted by right.

Commercial Uses

Brewpub

Sec. 22-10-4 (B-C) Uses permitted by special use permit only.

Commercial Uses

Microbreweries

Sec. 22-11-2.1 (I-1) Uses permitted by right.

Commercial Uses

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

Sec. 22-12-2.1 (I-2) Uses permitted by right.

Commercial Uses

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

Sec. 22-22-1 Definitions:

Agricultural Enterprise: Agricultural related use that provides an agricultural service or produces goods from agricultural resources. These include processes that are a direct outgrowth, yet more intensive, of the products derived through agriculture, as defined. ~~Related uses include sawmill~~ **These uses include farm brewery, cidery, distillery, meadery,** winery and other similar facilities. (existing Fluvanna County)

Brewpub: A restaurant that prepares, as an accessory use, handcrafted natural beer intended for the consumption on the premises.

Data center: A facility used primarily for management, processing, storage and transmission of facts and information in digital form, which houses computer and network equipment, servers, systems and other associated components related to digital data operations. The facility may also include accessory uses like air handlers, power generators, water-cooling and storage facilities, utility substations, and other associated infrastructure to support its operations.

Emergency center: A facility that offers the same level of service offered at a hospital emergency room that must be staffed 24 hours a day, 365 days a year, including weekends, holidays, and during inclement weather. An emergency center can accept ambulance transports and have medical flight capabilities with helicopter landing and take-off areas as approved helipads and/or heliport areas.

Event facility: A place of public assembly, used primarily as a facility for hosting functions including, but not limited to, weddings, receptions, banquets, anniversaries, meetings or conferences. The event facility may be located in a building or tent, be in an uncovered, outdoor gathering space of less than 200 people or a combination thereof. An event facility is a place that charges a fee or that requires compensation to use the space or charges an entry fee or other fee for the uses related to the facility.

Facilities exclusively used by membership groups such as civic or service clubs or fraternal organizations are not included in the **Event facility** definition – see **Lodge** definition.

Lodge: A facility, owned or operated by a corporation, association, person or persons, for social, educational or recreational purposes, to which membership is required for participation and not

primarily operated for profit nor to render a service that is customarily carried on as a business. A lodge does not include facilities for members to reside. (existing Fluvanna County definition for reference)

Machinery Sales and Service: shall mean the sale and service of machinery such as, but not necessarily limited to, farm tractors, and other similar implements such as backhoes, bulldozers, and forklifts and together with attachments and implements of such machinery such as combines, harvesters, mowers, and buckets, etc.

Microbrewery: A facility for the production and packaging of malt beverages with alcohol content as defined by federal or Virginia law, and distribution, retail, wholesale, or both, for consumption on or off premises. Permitted accessory uses may include an on-site retail sales establishment and a tasting room. Microbreweries are licensed by the Virginia Department of Alcohol Beverage Control and shall operate in accordance with any requirements by the Code of Virginia or any other applicable laws.

Vehicle impound facility: A facility for the temporary, screened storage of operable or inoperable vehicles to be claimed by their titleholders or agents; or those vehicles that are awaiting insurance adjustments or claims within 30 days or less for insurance purposes.



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

July 7, 2022

RE: 2040 Comprehensive Plan – Historic and Rural Preservation Advisory Group

We have completed the Spring Open House events at the Fluvanna County Library and there was a planned break during mid-June and mid-July to allow for Fluvanna County staff and County residents to spend some quality time with family & friends this Summer.

Rural Preservation Advisory Group members are: **Overton McGehee, Kathy Swenson Miller, Suzy Morris, Marvin Moss, and Gibson Worsham. Historic Preservation Advisory Group members are: **Donna D'Aguanno, Judith Mickelson, Marvin Moss, Deborah Murdock, Haden Parrish and Kathleen Kilpatrick.** We have scheduled two combined Historic and Rural Preservation Advisory Group meetings in Summer of 2022:**

Thursday, July 28th 4:00 pm – 5:30 pm County Administration Morris Room

Thursday, August 11th 4:00 pm – 5:30 pm County Administration Morris Room

Tricia Johnson, Fluvanna Historical Society Director, will be joining us in these meetings. County residents are able to attend in the Morris Room to listen to the group discussion.

Additional Information for those of you who are in the Zion Crossroads Advisory Group:

The Zion Crossroads Small Area / Gateway Plan Advisory Group current members are: **Josh Bower, Steve Hurwitz, Andy Sorrell & Steve Smith** and we attempted to meet during July of 2022 and was not possible given everyone's work and vacation schedules.

The Commonwealth Transportation Board (CTB) on June 21st funded Fluvanna County's request for Palmyra Streetscape Improvements at \$1,271,325 (see attached) and we are very excited to have been awarded this VDOT transportation alternatives grant funding!

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

C: Eric Dahl, Fluvanna County Administrator
Christine Jacobs, TJ PDC Executive Director
Chair Barry Bibb, Fluvanna County Planning Commission
Patricia Eager, Palmyra District – Board of Supervisors member

PROJECT NUMBER	SPONSOR	TITLE	EXISTING STATUS	APPLICATION INFORMATION
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Culpeper

7897	Fluvanna County	Palmyra Sidewalk Improvements	New	PROJECT COST: \$1,589,156
<p>This project will improve pedestrian safety and accessibility to the historic court square including construction of 5' wide sidewalks, crosswalks, and curb ramps to provide pedestrian connectivity to the historic park from Main Street and Stone Jail Street / Court Square.</p>				REQUEST AMOUNT: \$1,271,325
				ALLOCATION: \$1,271,325

Additional Comments:

7903	City of Charlottesville	SRTS Coordinator / Program Development	New	PROJECT COST: \$233,993
<p>This funding will provide a full-time salary for the City's SRTS Coordinator for 2 years (24 months). The coordinator develops and manages the SRTS program for eight K-8 schools in the City and two private schools, which impact approximately 3500 students.</p>				REQUEST AMOUNT: \$183,843
				ALLOCATION: \$183,843

Additional Comments:

8024	Town of Culpeper	N Blue Ridge Ave Sidewalk Extension	New	PROJECT COST: \$852,951
<p>The N Blue Ridge Avenue Sidewalk Extension project proposes to add approximately 700' of 5' wide sidewalk along the west side of N. Blue Ridge Avenue. The proposed sidewalk extension will connect the existing sidewalk near West Culpeper Street to the crosswalk at the front entrance of Yowell Meadow Park.</p>				REQUEST AMOUNT: \$682,361
				ALLOCATION: \$682,361

Additional Comments:

8262	Town of Madison	S Main Street Sidewalk	New	PROJECT COST: \$1,443,123
<p>This project will extend the existing sidewalk southward along the west side of South Main Street from its present terminus in front of the Dollar General Store. The sidewalk will be constructed largely within the existing right of way providing a safe sidewalk connection to the Madison Learning Center which provides year-round full-time care to children both pre-school and school age.</p>				REQUEST AMOUNT: \$1,154,498
				ALLOCATION: \$1,154,498

Additional Comments:

PROJECT NUMBER	SPONSOR	TITLE	EXISTING STATUS	APPLICATION INFORMATION
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Fredericksburg








7921	Mathews County	Streetscape Main Street - Ph 2	New	PROJECT COST: \$2,318,012
Pedestrian infrastructure in the central courthouse area of Mathews County. Ties into EN02-057-125 / UPC 63560 on the southern half of Main St, and addresses northern half. Includes sidewalk widening, stormwater, designated pedestrian crosswalks, pedestrian-scale lighting, landscaping, and signage.				REQUEST AMOUNT: \$1,854,410
				ALLOCATION: \$1,854,410

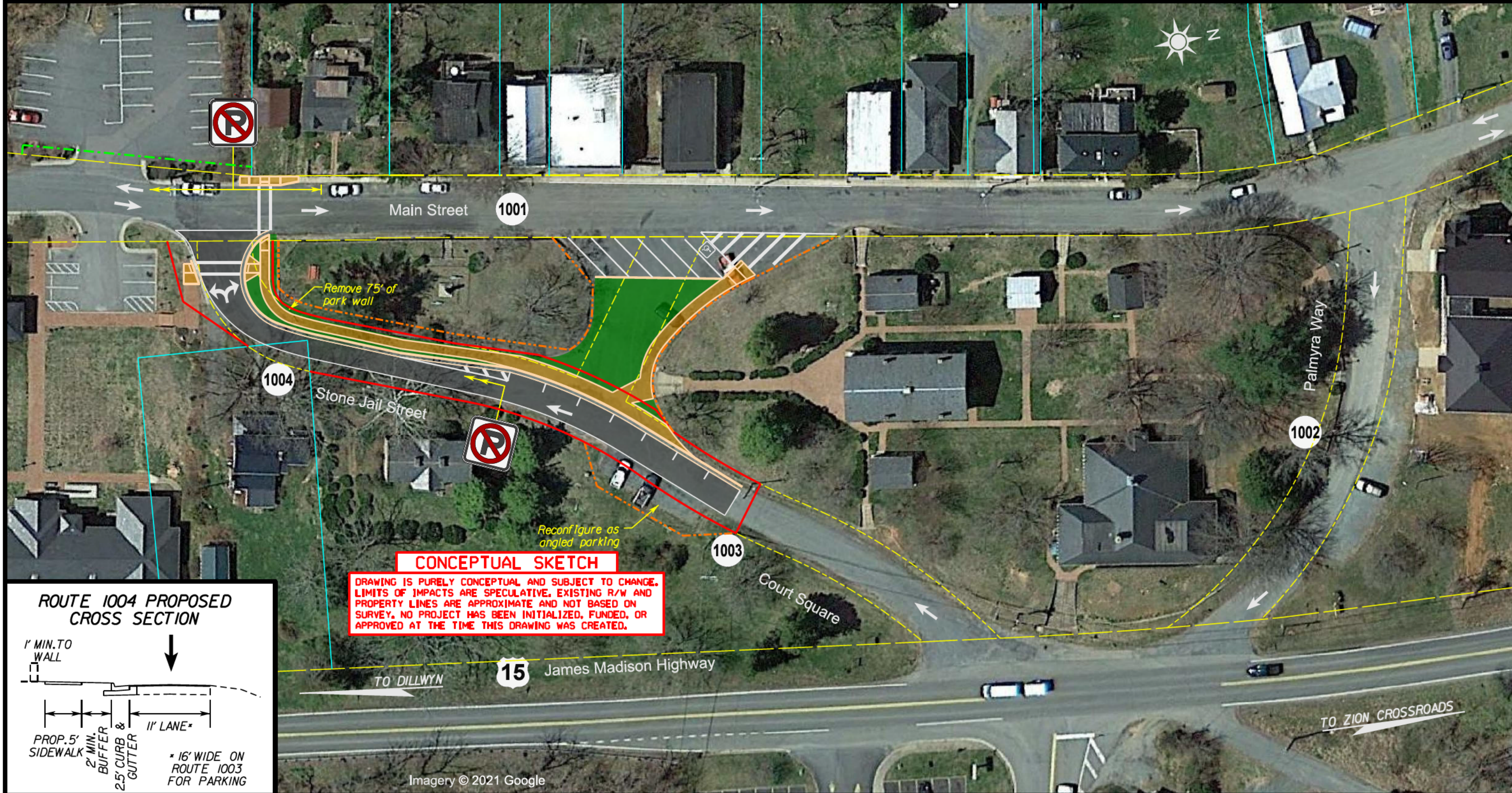
Additional Comments:

8252	Spotsylvania County	Chancellor Park Drive Sidewalk	New	PROJECT COST: \$4,113,864
5 ft sidewalk on Chancellor Park Drive between Willow Pond Drive and Harrison Road Elementary School. Links planned sidewalk at Chancellor Park Drive/Willow Pond Drive intersection and existing sidewalk at Harrison Road Elementary School. Pedestrian connection to Saddle Creek development across Chancellor Park Dr/Piedmont Drive intersection.				REQUEST AMOUNT: \$2,000,000
				ALLOCATION: \$2,000,000

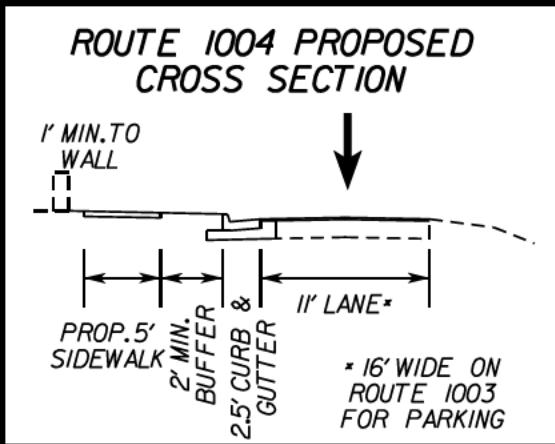
Additional Comments:

Legend

-  Concrete Sidewalk
-  Concrete Curbing or Islands
-  Proposed ROW
-  Existing ROW (from GIS)
-  Proposed Drainage Easement
-  Approx. Temp. Easement (grading limits T.B.D.)
-  Pavement/Lane Markings

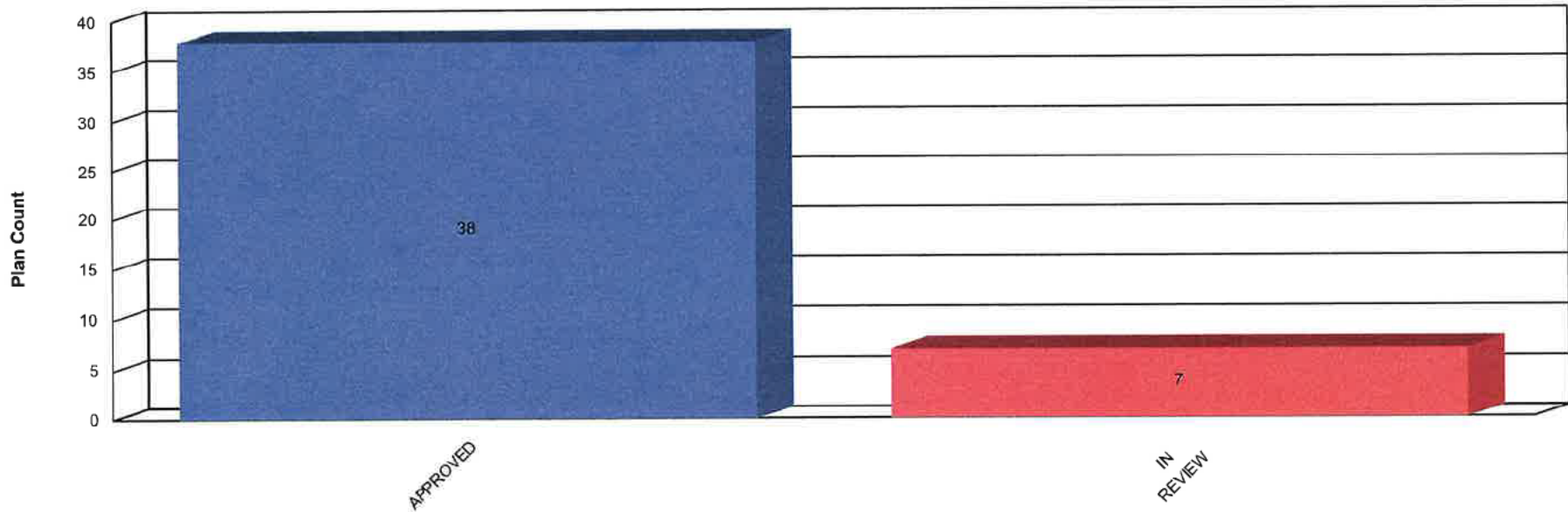


CONCEPTUAL SKETCH
DRAWING IS PURELY CONCEPTUAL AND SUBJECT TO CHANGE. LIMITS OF IMPACTS ARE SPECULATIVE. EXISTING R/W AND PROPERTY LINES ARE APPROXIMATE AND NOT BASED ON SURVEY. NO PROJECT HAS BEEN INITIALIZED, FUNDED, OR APPROVED AT THE TIME THIS DRAWING WAS CREATED.





PLANS APPLIED BY STATUS (06/01/2022 TO 06/30/2022) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT



Plan Case #	Type <i>Application Date</i> <i>Zone</i>	Workclass <i>Expiration Date</i> <i>Sq Ft</i>	Plan Status			Project	District	Parcel
			Status	Main Address <i>Complete Date</i> <i>Valuation</i>	<i>Approval</i> <i>Expire Date</i> <i>Fee Total</i>			
APPROVED								
MSC22:0144	Miscellaneous <i>06/02/2022</i>	Miscellaneous - Other <i>0</i> <i>Description: Screened Porch</i>	Approved	4 Wisteria Way, Palmyra, VA 22963 <i>\$0.00</i>	<i>\$0.00</i>	Not Assigned	Rivanna	18A 9 78
								<i>Jon-Mikel Whalen</i>
MSC22:0145	Miscellaneous <i>06/03/2022</i>	Miscellaneous - Other <i>0</i> <i>Description: Proposed New House</i>	Approved	<i>\$0.00</i>	<i>\$0.00</i>	Not Assigned	Fork Union	39 13 50
								<i>Not Assigned</i>
MSC22:0146	Miscellaneous	Miscellaneous - Other	Approved			Not Assigned	Rivanna	18A 12 359

PLANS APPLIED BY STATUS (06/01/2022 TO 06/30/2022)

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>		
	06/06/2022				DES Construction, Inc. Douglas Miles		
		0	\$0.00	\$0.00			
	<i>Description: Proposed New House</i>						
MSC22:0147	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	9 15 23
	06/08/2022				Jason Overstreet		
		0	\$0.00	\$0.00			
	<i>Description: Proposed New House</i>						
MSC22:0148	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	9 15 24
	06/08/2022				Not Assigned		
		0	\$0.00	\$0.00			
	<i>Description: Proposed New House</i>						
MSC22:0149	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	18 16 28
	06/08/2022				Not Assigned		
		0	\$0.00	\$0.00			
	<i>Description: Proposed New House</i>						
MSC22:0150	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	22 17 3
	06/08/2022				Not Assigned		
		0	\$0.00	\$0.00			
	<i>Description: Proposed New Home</i>						
MSC22:0151	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	30 6 A2
	06/08/2022				Jason Overstreet		
		0	\$0.00	\$0.00			
	<i>Description: Proposed New Home</i>						
MSC22:0152	Miscellaneous	Miscellaneous - Other	Approved	3625 West River Rd, Scottsville, VA 24590	Not Assigned	Cunningham	47 1 B
	06/09/2022				Not Assigned		
		0	\$0.00	\$0.00			
	<i>Description: Covered porch 8X 20</i>						
MSC22:0153	Miscellaneous	Miscellaneous - Other	Approved	127 Timber Rd, Columbia, VA 23038	Not Assigned	Columbia	54 A 24
	06/10/2022				Jon-Mikel Whalen		
		0	\$0.00	\$0.00			

PLANS APPLIED BY STATUS (06/01/2022 TO 06/30/2022)

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	Project <i>Applicant</i> Assigned To	District	Parcel
	<i>Description: Detached 2 car garage</i>						
MSC22:0154	Miscellaneous 06/10/2022	Miscellaneous - Other 0	Approved \$0.00	68 Forest Dr, Palmyra, VA 22963 \$0.00	Not Assigned Jason Overstreet	Rivanna	18A 3 397
	<i>Description: Additions: Proposed Exercise room, and Garage</i>						
MSC22:0155	Miscellaneous 06/14/2022	Miscellaneous - Other 0	Approved \$0.00	Palmyra \$0.00	Not Assigned Jason Overstreet	Palmyra	9 15 25
	<i>Description: Proposed New Home</i>						
MSC22:0156	Miscellaneous 06/14/2022	Miscellaneous - Other 0	Approved \$0.00	4066 Rising Sun Rd, Palmyra, VA 22963 \$0.00	Not Assigned Jason Overstreet	Columbia	20 10 1
	<i>Description: Proposed New Home</i>						
MSC22:0157	Miscellaneous 06/14/2022	Miscellaneous - Other 0	Approved \$0.00	258 Bass Ln, Palmyra, VA 22963 \$0.00	Not Assigned Jason Overstreet	Fork Union	40 A 24
	<i>Description: Removal of old deck and build a 500 sf deck</i>						
MSC22:0158	Miscellaneous 06/15/2022	Miscellaneous - Other 0	Approved \$0.00	Palmyra, VA 22963 \$0.00	Not Assigned Jason Overstreet	Fork Union	18 15 11
	<i>Description: Proposed New Home</i>						
MSC22:0159	Miscellaneous 06/15/2022	Miscellaneous - Other 0	Approved \$0.00	3 Corn Pone Ln, Palmyra, VA 22963 \$0.00	Not Assigned Jon-Mikel Whalen	Rivanna	18A 3 156
	<i>Description: 12 X 12 Deck</i>						
MSC22:0160	Miscellaneous 06/15/2022	Miscellaneous - Other 0	Approved \$0.00	Palmyra, VA 22963 \$0.00	Not Assigned Not Assigned	Fork Union	52 A 52B
	<i>Description: Proposed New Home--Doublewide</i>						
MSC22:0161	Miscellaneous 06/17/2022	Miscellaneous - Other	Approved		Not Assigned	Columbia	45 A 13A

PLANS APPLIED BY STATUS (06/01/2022 TO 06/30/2022)

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>		
		0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed new Home-single wide home</i>						
MSC22:0167	Miscellaneous	Miscellaneous - Other	Approved	1267 Beaverdam Rd, Keswick, VA 22947	Not Assigned	Palmyra	1 A 1
	06/21/2022						
		0	\$0.00	\$0.00	Jon-Mikel Whalen		
	<i>Description: Replacing old deck/Plumbing/Electric</i>						
MSC22:0163	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	53 11 5
	06/21/2022						
		0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed New Home</i>						
MSC22:0165	Miscellaneous	Miscellaneous - Other	Approved	2223 North Boston Rd, Troy, VA 22974	Not Assigned	Palmyra	10 11 A1
	06/21/2022						
		0	\$0.00	\$0.00	Jon-Mikel Whalen		
	<i>Description: Garage/Workshop/Storage</i>						
MSC22:0166	Miscellaneous	Miscellaneous - Other	Approved	24 Mesquite Pl, Palmyra, VA 22963	Not Assigned	Rivanna	18A 9 266
	06/21/2022						
		0	\$0.00	\$0.00	Jon-Mikel Whalen		
	<i>Description: 30X24 Detached Garage</i>						
MSC22:0168	Miscellaneous	Miscellaneous - Other	Approved	551 Taylor Ridge Way, Palmyra, VA 22963	Not Assigned	Rivanna	18 9 12
	06/21/2022						
		0	\$0.00	\$0.00	Jon-Mikel Whalen		
	<i>Description: In-ground Pool</i>						
MSC22:0169	Miscellaneous	Miscellaneous - Other	Approved	3950 South Boston Rd, Troy, VA 22974	Not Assigned	Columbia	9 A 22
	06/22/2022						
		0	\$0.00	\$0.00	Not Assigned		
	<i>Description: New Home</i>						
MSC22:0170	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Fork Union	50 20 3
	06/23/2022						
		0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed New Home</i>						
MSC22:0171	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	42 13 1

PLANS APPLIED BY STATUS (06/01/2022 TO 06/30/2022)

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>		
	06/23/2022	0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed New Home</i>						
MSC22:0172	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	42 13 2
	06/23/2022	0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed New Home</i>						
MSC22:0173	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	42 13 3
	06/23/2022	0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed New Home</i>						
MSC22:0174	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Columbia	42 13 4
	06/23/2022	0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed New Home</i>						
MSC22:0176	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	9 15 15
	06/24/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0175	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Palmyra	9 15 12
	06/24/2022	0	\$0.00	\$0.00	Jason Overstreet		
	<i>Description: Proposed New Home</i>						
MSC22:0177	Miscellaneous	Miscellaneous - Other	Approved	92 Venable Creek Ln, Kents Store, VA 23084	Not Assigned	Columbia	22 15 2
	06/24/2022	0	\$0.00	\$0.00	Jon-Mikel Whalen		
	<i>Description: Removal old deck and rebuild a 16X42 Deck</i>						
MSC22:0178	Miscellaneous	Miscellaneous - Other	Approved		Not Assigned	Rivanna	18A 12 112
	06/24/2022	0	\$0.00	\$0.00	Not Assigned		
	<i>Description: Proposed New Home</i>						

PLANS APPLIED BY STATUS (06/01/2022 TO 06/30/2022)

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
MSC22:0179	Miscellaneous 06/24/2022	Miscellaneous - Other 0	Approved \$0.00	586 Rosewood Dr, Scottsville, VA 24590 \$0.00	Not Assigned Jason Overstreet	Fork Union	39 13 20
	<i>Description: Proposed New Home</i>						
MSC22:0180	Miscellaneous 06/27/2022	Miscellaneous - Other 0	Approved \$0.00		Not Assigned	Columbia	32 15 5D
	<i>Description: Proposed New Home</i>						
MSC22:0182	Miscellaneous 06/29/2022	Miscellaneous - Other 0	Approved \$0.00		Not Assigned	Fork Union	39 A 1A
	<i>Description: Proposed New Home</i>						
MSC22:0181	Miscellaneous 06/29/2022	Miscellaneous - Other 0	Approved \$0.00	3 Trout Pt, Palmyra, VA 22963 \$0.00	Not Assigned	Rivanna	18A 1 312
	<i>Description: Proposed New Home</i>						
MSC22:0184	Miscellaneous 06/30/2022	Miscellaneous - Other 0	Approved \$0.00	3 Mesquite Pl, Palmyra, VA 22963 \$0.00	Not Assigned Jon-Mikel Whalen	Rivanna	18A 9 258
	<i>Description: Deck & Patio</i>						

PLANS APPLIED FOR APPROVED: 38

IN REVIEW

MSC22:0162	Miscellaneous 06/21/2022	Miscellaneous - Other 0	In Review \$0.00		Not Assigned	Cunningham	36 22 1
	<i>Description: Proposed New Home</i>						
MSC22:0164	Miscellaneous 06/21/2022	Miscellaneous - Other 0	In Review \$0.00	3675 Rising Sun Rd, Palmyra, VA 22963 \$0.00	Not Assigned Jon-Mikel Whalen	Columbia	20 12 3
	<i>Description: 12x10 deck on the front and back of the house</i>						

PLANS APPLIED BY STATUS (06/01/2022 TO 06/30/2022)

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>		
SUB22:0020	Subdivision	Boundary Adjustment	In Review	39 Lyles Church Ln, Palmyra, VA 22963	Not Assigned	Cunningham	32 4 B
	06/21/2022	08/05/2022			William & Steven Scibilia		
		0	\$0.00	\$100.00	Not Assigned		
	<i>Description: 31 & 39 Lyles Church Lane, 160 Acre Farm</i>						
ZMP22:0003	Rezoning	Rezoning	In Review	2228 Lake Monticello Rd, Palmyra, VA 22963	Not Assigned	Palmyra	9 A 11B
	06/22/2022	08/21/2022			Junah Jones		
		0	\$0.00	\$1,090.00	Douglas Miles		
	<i>Description: Commercial Rezoning A-1 to B-1</i>						
SUB22:0021	Subdivision	Subdivision - Minor	In Review		Not Assigned	Columbia	31 A 62
	06/22/2022	08/06/2022			William & Steven Scibilia		
		0	\$0.00	\$600.00	Not Assigned		
	<i>Description: 44 Acres Forested</i>						
SUB22:0022	Subdivision	Subdivision - Family	In Review	961 Paynes Landing Rd, Scottsville, VA 24590	Not Assigned	Cunningham	47 A 50
	06/27/2022	08/11/2022			Not Assigned		
		0	\$0.00	\$300.00			
	<i>Description: Family -Daughter Michelle</i>						
MSC22:0183	Miscellaneous	Miscellaneous - Other	In Review	3557 Dogwood Dr, Palmyra, VA 22963	Not Assigned	Columbia	12 13 5
	06/29/2022				Not Assigned		
		0	\$0.00	\$0.00			
	<i>Description: 24X35 Steel Garage</i>						

PLANS APPLIED FOR IN REVIEW: 7

GRAND TOTAL OF PLANS: 45