



**FLUVANNA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
Morris Room – County Administration Building  
June 11, 2024  
**7:00 PM Regular Meeting**

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**TAB AGENDA ITEMS**

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**REGULAR MEETING**

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

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**2 – DIRECTOR’S REPORT**

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**3 – PUBLIC COMMENTS #1** (5 minutes each)

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**4 – MINUTES**

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Minutes of May 7, 2024

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**5 – PUBLIC HEARING**

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ZMP24:02 – BHL Group LLC, et al – Todd Fortune, Planning Director

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**6 – PRESENTATIONS**

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None

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**7 – SITE DEVELOPMENT PLANS**

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None

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**8 – SUBDIVISIONS**

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None

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**9 – UNFINISHED BUSINESS**

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TBD

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**10 – NEW BUSINESS**

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ZMP24:01 – Pratap Rai – Request for Deferral – Todd Fortune, Planning Director

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Resolution – Request for Public Hearing to amend §§ 22-17-7 and 19-9-6 : Zoning & Subdivision Fees

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**11 – PUBLIC COMMENTS #2** (5 minutes each)

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**12 – ADJOURN**

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Planning Director Review

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

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

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## PLEDGE OF ALLEGIANCE

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

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## ORDER

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

## PUBLIC HEARING RULES OF PROCEDURE

### 1. PURPOSE

- The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
- A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.

### 2. SPEAKERS

- Speakers should approach the lectern so they may be visible and audible to the Commission.
- Each speaker should clearly state his/her name and address.
- All comments should be directed to the Commission.
- All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
- Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- Speakers with questions are encouraged to call County staff prior to the public hearing.
- Speakers should be brief and avoid repetition of previously presented comments.

### 3. ACTION

- At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
- The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
- Further public comment after the public hearing has been closed generally will not be permitted.

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

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

**FLUVANNA COUNTY PLANNING COMMISSION  
MEETING MINUTES  
Carysbrook Performance Arts Center  
8880 James Madison Hwy, Fork Union, VA 23055  
Tuesday, May 7, 2024  
Work Session 6:00pm | Regular Meeting 7:00pm**

**MEMBERS PRESENT:**

Barry Bibb, Chair  
Kathleen Kilpatrick, Commissioner  
Eddie Shifflett, Commissioner  
Howard Lagomarsino, Commissioner  
Loretta Johnson-Morgan, Commissioner  
Mike Goad, Representative of Board of Supervisors

**ABSENT:**

None

**STAFF PRESENT:**

Todd Fortune, Director of Planning  
Dan Whitten, Fluvanna County Attorney  
Jason Overstreet, Senior Planner  
Kayla Polychrones, Administrative Assistant

**WORK SESSION CALL TO ORDER:**

At 6:02 pm, Chair Bibb, called the May 7, 2024 Work Session to Order, led the Pledge of Allegiance, and then he conducted a Moment of Silence.

**Solar Ordinance Review Committee**

- **March 6, 2024 – The Board of Supervisors approved a resolution of intention to amend §22-4-2.2 to remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 Zoning District. The Committee had the task of considering the removal of such use from the A-1 zoning district. The Planning Commission must hold a public hearing by June 20, 2024 regarding the removal of the use.**
- Committee discussed two options of creation of a new zoning district that authorizes utility scale solar facilities and minor scale solar facility by special use permit; or creating a zoning overlay district that authorizes utility scale solar facilities and minor scale solar facilities by special use permit.
- Presentation by Dan Whitten, County Attorney: Consideration to Add Supplemental Regulations
- Concerns from Commission included topography analysis, visual appeal, safety, and pending applications.
- **Next Step: The Planning Commission will address removal of utility scale solar use from A-1 at 6/11 Planning Commission Public Hearing. Recommendations to be presented to Board of Supervisors Public Hearing on July 3, 2024.**

Chairman Bibb closed Work Session at 7:01 PM.

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

At 7:02 pm, Chair Bibb, called the May 7, 2024 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

**DIRECTOR'S REPORT – Todd Fortune, Director of Planning**

**Announcements and Updates**

- County staff has been approached by two solar developers about potential projects; No applications for these projects have been received at this time.

**Upcoming Zoning Cases**

- None

**Upcoming Meetings**

- June, 11 2024 – Morris Room
- July 9, 2024 – Morris Room

**PUBLIC COMMENTS #1**

At 7:06 pm, Chair Bibb opened the first round of public comments. With no one wishing to speak, Chair Bibb closed the first round of public comments at 7:06 pm.

**MINUTES OF APRIL 9, 2024**

<b>MOTION:</b>	To Approve the Regular meeting minutes of the Planning Commission of April 9, 2024.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
<b>ACTION:</b>			<b>Second</b>	<b>Motion</b>	
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 Approved, as presented</b>				

**PUBLIC HEARINGS**

**ZMP24:01 – Pratap Rai – Proffer Amendment**

- Ordinance to amend proffers of ZMP 09:04 with respect to 1.27 acres of TMP 5-A-54. This amendment would permit previously proffered out commercial uses such as a personal services establishment. There is currently an office, a non-conforming use of beauty parlor, and single-family dwelling occupying existing buildings.
- Mr. Rai has signed a proffer statement for the additional uses and has expressed willingness to connect to public water and sewer once it is available. Mr. Rai acknowledged VDH conditions for personal services listed in signed proffer amendment regardless of connecting to public sewer and water.
- Mr. Rai states his goal is to build a future office building and more commercial spaces such as a pharmacy, small fast food restaurant, medical office, and personal services establishment.

<b>MOTION:</b>	Motion to defer ZMP 24:01 to June 11, 2024 pending review from VDH				
<b>MEMBER:</b>	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Second</b>			<b>Motion</b>
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 approved deferral</b>				

With no one else wishing to speak, Chairman Bibb closed Public Hearing at 7:24 PM.

**PRESENTATIONS**

None

**SITE DEVELOPMENT PLANS**

None

**SUBDIVISIONS**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**SUP23:01 – White Oak Tree Solar LLC – Request for Deferral – Dan Whitten, County Attorney**

<b>MOTION:</b>	Motion to accept deferral from White Oak Solar LLC to September 10				
<b>MEMBER:</b>	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Motion</b>		<b>Seconded</b>	
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Nay
<b>RESULT:</b>	<b>4-1 Deferral Request Accepted</b>				

**PUBLIC COMMENTS #2:**

Chair Bibb opened the second round of Public Comments at 7:27 pm.

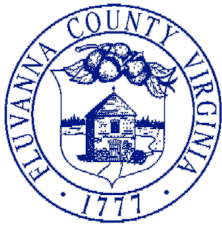
With no one wishing to speak, Chair Bibb closed the second Public Comments period at 7:27 pm.

**ADJOURNMENT**

<b>MOTION:</b>	Motion to Adjourn the May 7, 2024 Planning Commission Regular meeting at 7:27 pm				
<b>MEMBER:</b>	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
<b>ACTION:</b>			<b>Second</b>	<b>Motion</b>	
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 approved adjournment</b>				

Minutes were recorded by Kayla Polychrones, Administrative Programs Specialist.

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**Barry Bibb, Chair**  
**Fluvanna County Planning Commission**



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
434.591.1910  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

## PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commission

**From:** Todd Fortune

**Request:** Rezoning from A-1 to I-1

**District:** Columbia Election District

**General Information:**

This rezoning request is to be heard by the Planning Commission on Tuesday, June 11, 2024 at 7:00 pm at the County Administration Building, Morris Room.

**Applicant:**

J.T. Jakubowski on behalf of BHL Group, et al

**Representative:**

BHL Group

**Requested Action:**

**ZMP 24:02 BHL Group LLC, et al** – A request to amend the Fluvanna County Zoning Map to rezone 4.125 acres of Tax Map 5 Section A Parcel 22 from A-1, Agricultural, General to I-1, Industrial, Limited. The property is located on Better Living Drive and is in the Zion Crossroads Community Planning Area and the Columbia Election District.

**Existing Zoning:**

A-1, Agricultural, General

**Zoning History:**

The property is zoned A-1 Agricultural, General. As the area has been developed for industrial use, surrounding parcels have been rezoned to I-1, Industrial, Limited to allow for industrial development.

**Existing Land Use:**

Agricultural

**Applicant Summary:**

The owner of this 4.125-acre parcel is looking to have the property rezoned. The owner had requested a Boundary Line Adjustment (BLA) to allow for road access (Better Living Drive) to the property. Due to the layout of the parcel, it is currently not accessible by road. Since this parcel is zoned differently from surrounding parcels, a BLA is currently not allowed. A rezoning of the property is necessary to allow for a BLA that would give the property access to the road. It would also allow the owner to market the property to prospective businesses.

**Comprehensive Plan:**

The subject property is located in the Zion Crossroads Community Planning Area. This area is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.

Large, medium, and small commercial businesses, along with office, civic, and multifamily residential uses, combine to form a neotraditional development or series of interconnected developments. Commercial and office structures do not exceed six stories, and residential density is up to ten dwelling units per acre (10 du/ac). Density may be increased with incentives such as open space, affordable housing, or transfer of development rights, depending on the zoning district standards.

**Technical Review:**

The Technical Review Committee had no concerns with the re-zoning. There were a few comments regarding future development of the property.

Public Utilities:       Advised that if/when the owner has something built on the property, they may need to talk about utility hookups.

Building official:      Advised that if/when the owner has something built on the property, permits will be addressed at that time.

VDH:                     The only issues they would have pertain to water/sewer hookups if/when the property is developed.

VDOT:                    When a site plan is submitted for development of the property, make sure the plans meet all applicable VDOT requirements.

**Planning Analysis:**

The subject property is zoned A-1 and is located on Better Living Drive in the Zion Crossroads Industrial Park. All of the surrounding properties are zoned I-1. The subject property currently does not have road access, and a Boundary Line Adjustment (BLA) is needed to give the property sufficient road frontage for access to Better Living Drive. Due to the current zoning, the subject property is zoned differently from surrounding properties, a BLA is currently not feasible. Once the property is rezoned and a BLA made, the owner wishes to market the property.

Per the proffer statement dated June 5, 2024 (attached), the applicant has agreed to proffer out the following uses: Self-storage facilities; car washes; shooting ranges, indoor; railroad facilities; wood storage, temporary; shooting ranges, outdoor; sawmills, permanent; aviation facilities; and utilities, major.

**Summary Conclusion:**

A rezoning of this property would serve two purposes: 1) to allow for a Boundary Line Adjustment so the property can have road access to Better Living Drive; and 2) allow for uses consistent with the surrounding properties and the Zion Crossroads Industrial Park (where the property is located).

**Suggested Motion:**

I move that the Planning Commission recommends (approval / denial / deferral) of ZMP 24:02, a request to amend the Fluvanna County Zoning map to rezone 4.125 acres of Tax Map 5 Section A Parcel 22 from A-1, Agricultural, General to I-1, Industrial, Limited subject to the revised proffers dated June 5, 2004.

**Attachments:**

Rezoning Application  
Fluvanna County APO and Community Letters  
Statement of Proffers dated June 5, 2024



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Application for Rezoning**



**Owner of Record:** BHL Group, LLC-Rural Land Tracts, LLC & Catlett Land Company, LLC **Applicant of Record:** J.T. Jakubowski

**Address:** 977 Seminole Trail #292 Charlottesville, VA 22901 **Address:** 160 Hancock Hill Rd. Scottsville, VA 24590

**Phone:** 434-249-1290 **Fax:** 434-218-1410 **Phone:** 434-960-4166 **Fax:** 434-218-1410

**Email:** jt@rurallandtracts.com **Email:** jt@rurallandtracts.com

**Representative:** J.T. Jakubowski

**Address:** 160 Hancock Hill Rd. Scottsville, VA 24590

**Phone:** 434-960-4166 **Fax:** 434-218-1410

**Email:** jt@rurallandtracts.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)** 5-A-22

**Acreage** 4.125 **Current Zoning** A-1

**Location of Parcel:** Better Living Drive (State Route 1024)

**Requested Zoning** I-1 **Proposed Use of Property** Any use that is permitted with an I-1 zoning.

**Is parcel in Land Use Valuation Program?**  No  Yes

**Deed Book and Page:** Instrument #: 210005897

If any Deed Restrictions, please attach a copy

**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:** 5/28/24 **Signature of Owner/Applicant:** [Signature]

**Subscribed and sworn to before me this** 28 **day of** May **20** 24 **Register #** 8121525

**My commission expires:** 3/31/28 **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:** 5/28/24 **Pre-Application Meeting:** YES **PH Sign Deposit Received:** YES **Application #:** ZMP 24 : 02

**\$1,000 fee paid:** YES **Mailing Costs:** \$20.00 per Adjacent Property Owner after first 15, Certified. Paid: N/A

**Proffer or Master Plan Amendment:** \$750.00 plus mailing costs. Paid: NIA

**Election District:** Columbia **Planning Area:** Zion Crossroads

**Public Hearings**

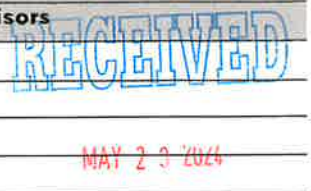
**Planning Commission** **Board of Supervisors**

**Advertisement Dates:** 5/30/24, 6/6/24 **Advertisement Dates:** [Blank]

**APO Notification:** [Blank] **APO Notification:** [Blank]

**Date of Hearing:** 6/11/24 **Date of Hearing:** [Blank]

**Decision:** [Blank] **Decision:** [Blank]







**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	<b>RECEIVED</b>
<ul style="list-style-type: none"> <li>• Statement on proposed use of property and reason for rezoning</li> <li>• Ten (10) copies of plats showing existing and proposed improvements (if applicable)</li> <li>• Deed restrictions (if applicable)</li> <li>• Copy of the Tax Map showing the site (preferred)</li> <li>• General Location Map (preferred)</li> </ul>	<p style="color: red;">MAY 29 2024</p> <p style="color: blue; font-size: 1.2em;">Fluvanna County Planning Dept</p>
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"> <li>• Technical Review Committee review and comment</li> <li>• Determine all adjacent property owners</li> <li>• Placed as a Public Hearing on the next available agenda of the Planning Commission.</li> </ul>	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> <li>• Applicant</li> <li>• All adjacent property owners</li> <li>• Local Newspaper advertisement</li> </ul>	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> <li>• General information regarding the application</li> <li>• Any information concerning utilities or transportation</li> <li>• Consistency with good planning practices</li> <li>• Consistency with the comprehensive plan</li> <li>• Consistency with adjacent land use</li> <li>• Any detriments to the health, safety and welfare of the community.</li> </ul>	

## **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.*

Statement Of Proposed Use:

Our intention is to rezone the property to the current zoning that surrounds this tract. The tract is currently zoned A-1. We would like to rezone to an I-1 zoning that fits inline with the other tracts that are in the area and surround this parcel.

The proposed use would be anything that fits in an I-1 zoning. We intend to sell this parcel to a business that fits in the I-1 zoning and bring economic resources to Fluvanna County, the citizens and community as a whole.

RECEIVED  
MAY 21 2024  
MAY 21 2024  
Fluvanna County  
Planning Dept

Prepared by: Tucker Griffin Barnes, P.C., William D. Tucker, III V.S.B. 12360

Tax Map Number: 5-A-22

Title Insurance Preparer: Stewart Title Insurance Company

Consideration: \$28,000.00

Assessed Value: \$18,000.00

THIS DEED made this 8th day of November 2021, by and between **PHILLIP C. MILLER**, **ANN COFFEE TILLER**, and **JOYCE BEWLEY**, parties of the first part, hereinafter referred to as the Grantor, and **BHL GROUP, LLC**, a Louisiana limited liability company, **RURAL LAND TRACTS, LLC**, a Virginia limited liability company, and **CATLETT LAND COMPANY, LLC**, a Virginia limited liability company, parties of the second part, hereinafter referred to as the Grantees, whose address is: 977 Seminole Tr., #292, Charlottesville, VA 22901.

WITNESSETH:

That for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, cash paid in hand, the Grantors do hereby GRANT, BARGAIN, SELL AND CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantees, as tenants in common, each owning a one third (1/3) interest, the following described property:

ALL that certain tract or parcel of land, lying and being situate in Palmyra District of Fluvanna County, Virginia, near Zion's Crossroads and adjoining the lands now or formerly owned by R.B. Dabney, being in all respects the same land conveyed unto Nona Electa Clark Holman by deed of Patsy Kenny, dated March 6, 1918, and recorded in the aforesaid Clerk's Office in Deed Book 16, page 274. Carried on Fluvanna County Tax Map 5-A-22, as containing 4.00 acres, more or less.

BEING the same property conveyed to Lucy Clark Miller by Deed from Lizzie Clark Thornton and Mitchell Thornton, her husband, dated April 18, 1951, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 46, page 27.

The said Lucy Clark Miller, also known as Lucy Miller, departed this life, intestate on February 13, 1972, survived by her children, namely Howard Miller, Tascoe L. Miller, James P. Miller, Phillip Miller, also known of record as Phillip Trainor Miller, and Mary

Miller Coffee, also known of record as Mary M. Coffey. Evidenced by the recordation of her Real Estate Affidavit in the aforesaid Clerk's Office immediately prior hereto.

The said Howard Miller departed this life, testate, November 5, 1990, as evidenced by the recordation of his Last Will & Testament in the aforesaid Clerk's Office, in Will Book 36, page 18. Pursuant to the terms of said Will the interest in the subject property was thereby vested unto Helen B. Miller.

The said Tascoe L. Miller departed this life, intestate, July 9, 1991, as evidenced by the recordation of his List of Heirs in the aforesaid Clerk's Office in Will Book 50, page 234. Pursuant to said List of Heirs the interest in the subject property was thereby vested unto James P. Miller and Phillip Miller.

The said James P. Miller departed this life, intestate, September 20, 1996, as evidenced by the recordation of his List of Heirs in the aforesaid Clerk's Office in Will Book 50, page 246 and Will Book 50, page 369. Pursuant to said List of Heirs the interest in the subject property was thereby vested unto Phillip Miller.

The said Phillip Miller, also known of record as Phillip Trainor Miller, departed this life, intestate, February 29, 2008, as evidenced by the recordation of his List of Heirs in the aforesaid Clerk's Office in Will Book 64, page 830. Pursuant to said List of Heirs the interest in the subject property was thereby vested unto Phillip C. Miller.

The said Mary Miller Coffee, also known of record as Mary Miller Coffey, departed this life intestate, October 03, 1990, as evidenced by the recordation of her Real Estate Affidavit in the aforesaid Clerk's Office as Instrument Number 210000543. Pursuant to said Real Estate Affidavit, the interest in the subject property was thereby vested unto Ann Coffee Tiller.

The said Helen B. Miller, also known as, Helen Juanita Miller, departed this life intestate, October 10, 2005, as evidenced by the recordation of her Real Estate Affidavit in the aforesaid Clerk's Office as Instrument Number 210000542. Pursuant to said Real Estate Affidavit, the interest in the subject property was thereby vested unto Joyce Bewley.

This conveyance is made subject to the easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which has not yet expired by limitation of time contained therein or have not otherwise become ineffective, and to all matters visible upon a physical inspection of the property.

WITNESS the following signature and seal.

Phillip C. Miller (SEAL)  
Phillip C. Miller

STATE OF Maryland  
COUNTY OF Prince George's to-wit:

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November 2021, by Phillip C. Miller.

Euishik Kim  
Notary Public

My commission expires: 10/02/2023

EUSHIK KIM  
NOTARY PUBLIC  
PRINCE GEORGE'S COUNTY  
MARYLAND  
MY COMMISSION EXPIRES 10-02-2023

WITNESS the following signature and seal.

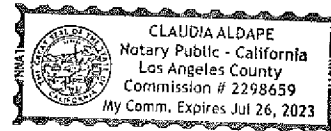
Joyce Bewley (SEAL)  
Joyce Bewley

STATE OF California  
COUNTY OF Los Angeles to-wit:

The foregoing instrument was acknowledged before me this 24 day of November 2021, by Joyce Bewley.

[Signature]  
Notary Public

My commission expires: July 26, 2023



WITNESS the following signature and seal.

Ann Coffee Tiller (SEAL)  
Ann Coffee Tiller

STATE OF Virginia  
COUNTY OF Genito to-wit:

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November 2021, by Ann Coffee Tiller.

Deborah Fay Harris  
Notary Public

My commission expires: 11/30/2021

DEBORAH FAY HARRIS  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES NOV. 30, 2021  
COMMISSION # 185190

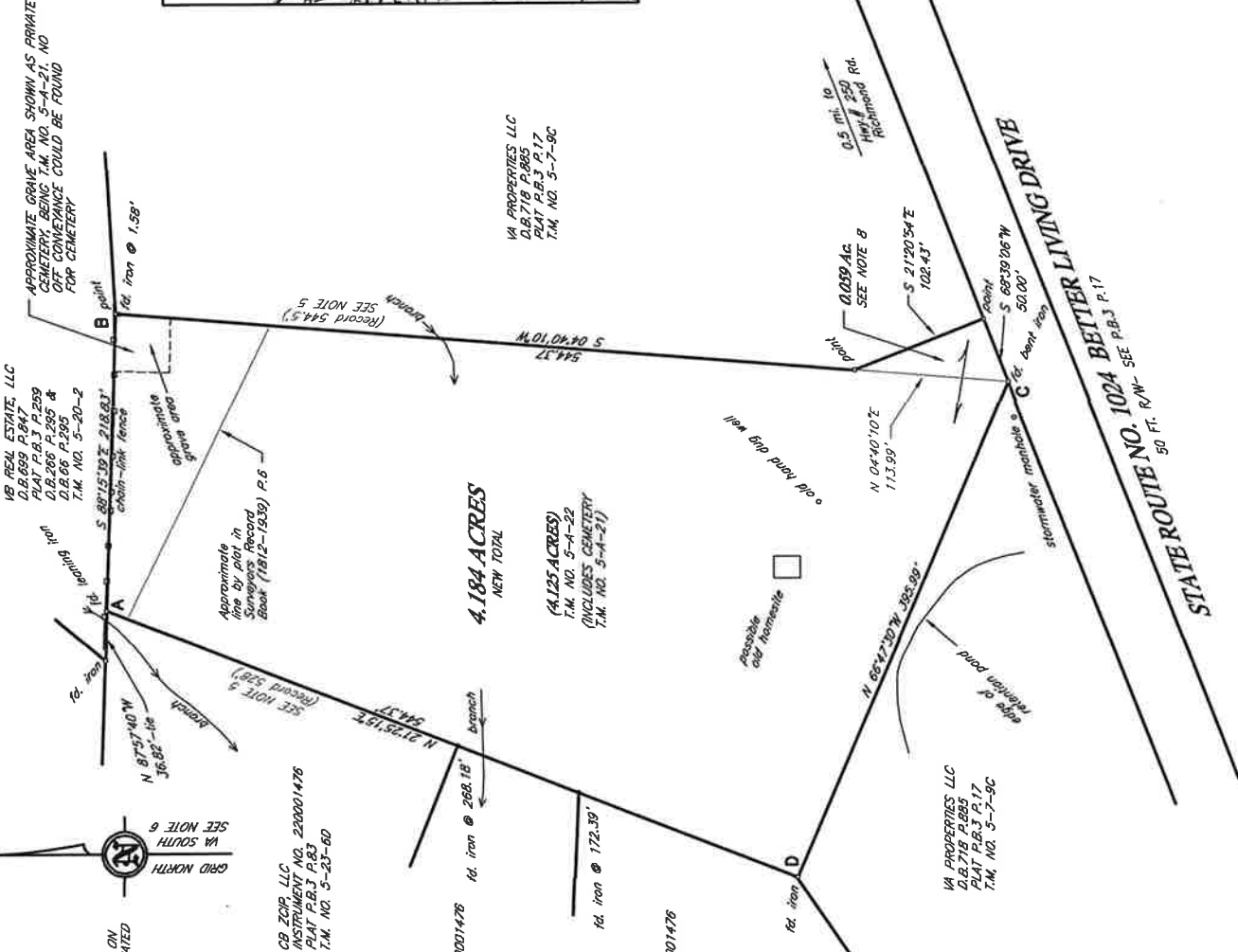
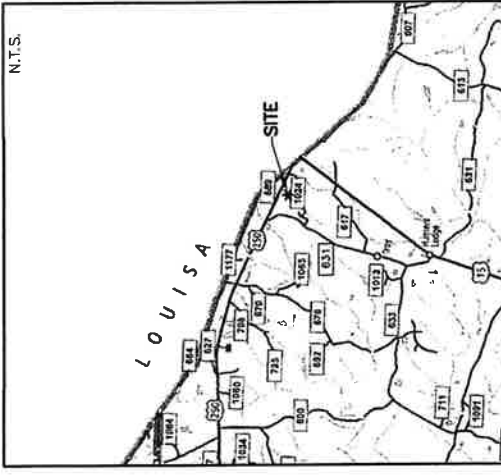


210005897.006

INSTRUMENT # 210005897  
E-RECORDED IN THE CLERK'S OFFICE OF  
FLUVANNA COUNTY ON  
NOVEMBER 30, 2021 AT 03:13PM  
\$28.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$14.00 LOCAL: \$14.00  
TRISTANA P. TREADWAY, CLERK  
RECORDED BY: ALF

**DICKERSON SURVEYING LLC**  
 500 Court Street P.O. Box 112  
 Appomattox, Virginia 24522  
 434-352-8560  
 Michael Roy Gohn  
 Land Surveyor

**LOCATION MAP**



NOTE: 1. THIS IS A BOUNDARY LINE ADJUSTMENT SURVEY. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN.  
 2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.  
 3. THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON NOVEMBER 17, 2023. ALL POINTS ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED.  
 4. T.M. NO. 5-A-22 & PART OF T.M. NO. 5-7-9C  
 5. REFERENCE PLATS: SURVEYORS RECORD BOOK (1912-1930) P.6 & P.B.3 P.17  
 6. G.P.S. GRID NORTH BASED ON NETWORK SURVEY WITH TOPCON HIPEL-SR RECEIVER  
 7. A-B-C-D SHOWN TO BE CLARKE LAND. T.M. NO. 5-A-22, ON ADJOINING SURVEYS D.B.28 P.315, D.B.38 P.348, D.B.66 P.295, P.B.2 P.160, P.B.3 P.17, P.B.3 P.83 & D.B.314 P.382  
 8. 0.059 ACRES, PART OF T.M. NO. 5-7-9C OWNED BY VA PROPERTIES LLC TO BE ADDED TO 4.125 ACRES, T.M. NO. 5-A-22 FOR A NEW TOTAL OF 4.184 ACRES

VA REAL ESTATE, LLC  
 D.B.59 P.84  
 D.B.265 P.289 &  
 D.B.66 P.295 &  
 T.M. NO. 5-20-2

IB REAL ESTATE, LLC  
 D.B.59 P.84  
 D.B.265 P.289 &  
 D.B.66 P.295 &  
 T.M. NO. 5-20-2

CB ZCIP, LLC  
 INSTRUMENT NO. 220001476  
 PLAT P.B.3 P.83  
 T.M. NO. 5-23-6D

CB ZCIP, LLC  
 INSTRUMENT NO. 220001476  
 PLAT P.B.3 P.83  
 T.M. NO. 5-23-6C

VA PROPERTIES LLC  
 D.B.718 P.865  
 PLAT P.B.3 P.17  
 T.M. NO. 5-7-9C

VA PROPERTIES LLC  
 D.B.718 P.865  
 PLAT P.B.3 P.17  
 T.M. NO. 5-7-9C

VA PROPERTIES LLC  
 D.B.718 P.865  
 PLAT P.B.3 P.17  
 T.M. NO. 5-7-9C

**PRELIMINARY**  
**BOUNDARY LINE ADJUSTMENT**

SCALE: 1 IN. = 60 FT.  
**4.184 ACRES**  
 SURVEYED FOR: CHITLET LAND COMPANY  
 SOURCE OF TITLE: BHL GROUP, LLC  
 RURAL LAND TRACTS, LLC &  
 CHITLET LAND COMPANY, LLC  
 INSTRUMENT NO. 210008897 &  
 VA PROPERTIES LLC  
 D.B.718 P.865

PALMYRA DISTRICT, FLUVANNA COUNTY  
 VIRGINIA  
 NOVEMBER 12, 2021  
 REVISED APRIL 17, 2023 (UPDATE) &  
 REVISED MARCH 5, 2024 BOUNDARY LINE ADJ.

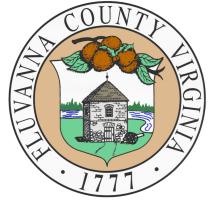


**RECEIVED**

MAY 20 2024

Fluvanna County  
 Planning Dept

FB C441Y19B



**ZMP 24:02  
Rezoning  
TMP 5-A-22**

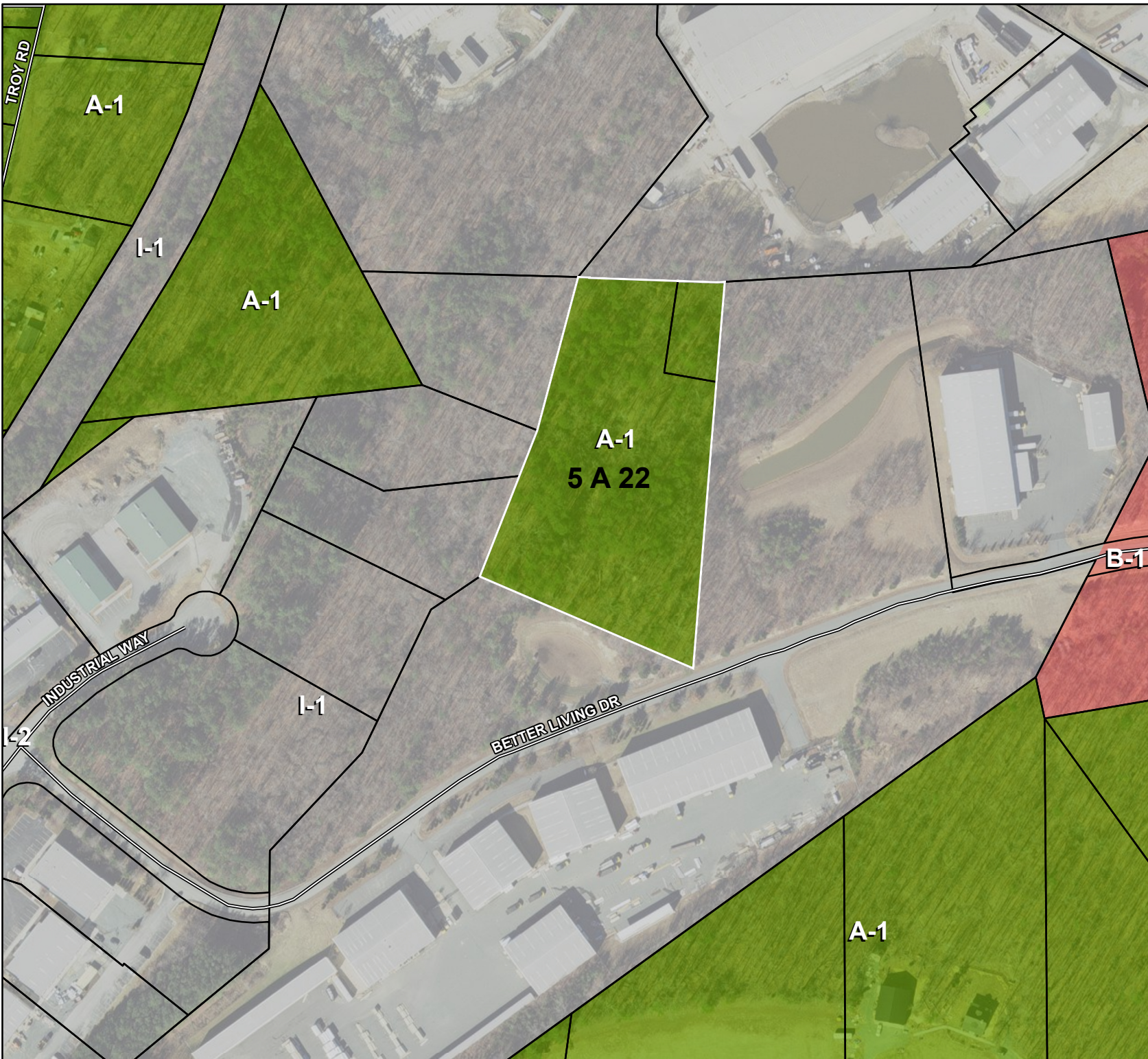
**Zoning**

zmp2402dissolved

-  A-1 Agriculture
-  B-1 Business
-  B-C Business
-  I-1 Industrial
-  I-2 Industrial
-  MHP Mobil Home Park
-  R-1 Residential
-  R-2 Residential
-  R-3 Residential
-  R-4 Residential



**Date: 5/29/2024**





**Tax Map #: 5-A-22**  
**4 Acres**

\*\*\*Approximations based on available  
public records\*\*\*

**Nearest Address:**  
**136 Better Living Dr**  
**Troy, VA 22974**

RECEIVED

MAY 23 2024

Fluvanna County  
Planning Dept



RECEIVED

MAY 23 2024

Fluvanna County  
Planning Dept



RECEIVED

MAY 23 2024

COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

Fluvanna County  
Planning Dept

Name: J.T. Jakubowski  
Address: 160 Hancock Hill Rd.  
City: Scottsville  
State: VA Zip Code: 24590

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.

Jeffrey T. Jakubowski Applicant Signature 5/23/24 Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>24</u> : <u>2</u> ZTA _____ :	
\$90 deposit paid per sign*: <u>YES</u>	Approximate date to be returned:

**RURAL LAND TRACTS, LLC.**

160 HANCOCK HILL ROAD  
SCOTTSVILLE, VA 24590  
PH (434) 960-4166

2176

68-54/514 9806

5/24/24

Date

Pay to the  
Order of

Fluvanna County

\$ 1,090.00

One Thousand ninety

Dollars



Wells Fargo Bank, N.A.  
Virginia  
wellsfargo.com

For

Re zoning Application

*[Signature]*



**RECEIPT**

DATE 5/24/24

No. 011582

RECEIVED FROM

Rural Land Tracts

\$ 1,090.00

One thousand and ninety dollars and 00/100

DOLLARS

FOR RENT

FOR

Re zoning Application

ACCOUNT		
PAYMENT	<u>1,090.00</u>	
BAL. DUE		

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

Fluvanna County

TO

Rural Land Tracts

BY

*[Signature]*

## PROFFER STATEMENT

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, BHL Group LLC, Rural Land Tracts, LLC & Catlett Land Company, LLC as the owner of record of Tax Map 5 Section A Parcel 22, a 4.125 acre tract of land which is zoned A-1 (the "Property") that is the subject of this 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:

We present this statement of proffers for Tax Map 5 Section A Parcel 22:

### 1. **Excluded Uses:**

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

**Commercial Uses:** Self-storage facilities, Car washes, Shooting ranges indoor.

**Industrial Uses:** Railroad Facilities.

**Miscellaneous Uses:** Wood storage, temporary

### 2. **Excluded Uses:**

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

**Commercial Uses:** Shooting ranges, outdoors.

**Industrial Uses:** Sawmills, permanent.

**Miscellaneous Uses:** Aviation facilities; and Utilities, major.



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

Jefferson T. Jakubowski  
Applicant Of Record

STATE OF Virginia )  
 )ss.  
COUNTY OF Fluvanna )

On June 5, 2024, before me, Jennifer Lee Schmuck, notary public, personally appeared Jefferson Thomas Jakubowski personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and official seal.

Jennifer Lee Schmuck  
Notary Public Signature



My commission expires: July 31, 2024 (SEAL ABOVE)



**PUBLIC HEARING**  
**Fluvanna County Planning Commission**  
**June 11, 2024 at 7:00 pm**

Pursuant to VA Code Section 15.2-2204, a public hearing will be held in the Morris Room, of the County Administration Building, located at 132 Main Street, Palmyra, VA 22963 for citizens of the County to have the opportunity to be heard by the Planning Commission on the following request:

**ZMP 24:02 BHL Group, LLC, et al** - A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 4.125 +/- acres of Tax Map 5 Section A Parcel 22. The subject property is generally located on the northern side of Better Living Drive and in the Zion Crossroads Community Planning Area and in the Columbia Election District.

Copies of the complete text of the above ordinances and associated plans are available for public review at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning & Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

To advertise email: [sales@fluvannareview.com](mailto:sales@fluvannareview.com)



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## PUBLIC HEARING NOTICE

**May 28, 2024**

**ATTN:** Browning- Ferris Industries – Owner of TMP 5-20-3

**RE: ZMP 24:02 BHL Group LLC, et al / Tax Map 5 Section A Parcel 22**

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

**Meeting:** Planning Commission Regular Meeting  
**Date:** **Tuesday, June 11, 2023 at 7:00 pm**  
**Location:** Morris Room at Fluvanna County Administration Building  
132 Main Street Palmyra, VA 22963

**ZMP 24:02 BHL Group, LLC, et al** – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 4.125 +/- acres of Tax Map 5 Section A Parcel 22. The subject property is generally located on the northern side of Better Living Drive, adjacent to 371 Better Living Drive (to the west) and in the Zion Crossroads Community Planning Area and in the Columbia Election District.

While a response to this notice is not required, please be advised that you can attend the meeting in person where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearings 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 the scheduled public hearing, then please contact our office at [planning@fluvannacounty.org](mailto:planning@fluvannacounty.org) or call me at 434.591.1910 with questions.

Sincerely,

Todd Fortune  
Planning & Zoning Director



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# COUNTY OF FLUVANNA

---

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Palmyra, VA 22963  
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Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

## PUBLIC HEARING NOTICE

**May 28, 2024**

**ATTN:** VB Real Estate LLC – Owner of TMP 5-20-2

**RE: ZMP 24:02 BHL Group LLC, et al / Tax Map 5 Section A Parcel 22**

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

**Meeting:** Planning Commission Regular Meeting  
**Date:** Tuesday, June 11, 2023 at 7:00 pm  
**Location:** Morris Room at Fluvanna County Administration Building  
132 Main Street Palmyra, VA 22963

**ZMP 24:02 BHL Group, LLC, et al** – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 4.125 +/- acres of Tax Map 5 Section A Parcel 22. The subject property is generally located on the northern side of Better Living Drive, adjacent to 371 Better Living Drive (to the west) and in the Zion Crossroads Community Planning Area and in the Columbia Election District.

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Sincerely,

Todd Fortune  
Planning & Zoning Director



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# COUNTY OF FLUVANNA

---

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Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

## PUBLIC HEARING NOTICE

**May 28, 2024**

**ATTN:** Virginia Properties LLC – Owner of TMP 5-7-9C

**RE: ZMP 24:02 BHL Group LLC, et al / Tax Map 5 Section A Parcel 22**

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

**Meeting:** Planning Commission Regular Meeting  
**Date:** Tuesday, June 11, 2023 at 7:00 pm  
**Location:** Morris Room at Fluvanna County Administration Building  
132 Main Street Palmyra, VA 22963

**ZMP 24:02 BHL Group, LLC, et al** – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 4.125 +/- acres of Tax Map 5 Section A Parcel 22. The subject property is generally located on the northern side of Better Living Drive, adjacent to 371 Better Living Drive (to the west) and in the Zion Crossroads Community Planning Area and in the Columbia Election District.

While a response to this notice is not required, please be advised that you can attend the meeting in person where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearings 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 the scheduled public hearing, then please contact our office at [planning@fluvannacounty.org](mailto:planning@fluvannacounty.org) or call me at 434.591.1910 with questions.

Sincerely,

Todd Fortune  
Planning & Zoning Director



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# COUNTY OF FLUVANNA

---

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

## PUBLIC HEARING NOTICE

**May 28, 2024**

**ATTN:** CB Industrial Drive LLC – Owner of TMP 5-23-6B, TMP 5-23-6C, and TMP 5-23-6D

**RE: ZMP 24:02 BHL Group LLC, et al / Tax Map 5 Section A Parcel 22**

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

**Meeting:** Planning Commission Regular Meeting

**Date:** **Tuesday, June 11, 2023 at 7:00 pm**

**Location:** Morris Room at Fluvanna County Administration Building  
132 Main Street Palmyra, VA 22963

**ZMP 24:02 BHL Group, LLC, et al** – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 4.125 +/- acres of Tax Map 5 Section A Parcel 22. The subject property is generally located on the northern side of Better Living Drive, adjacent to 371 Better Living Drive (to the west) and in the Zion Crossroads Community Planning Area and in the Columbia Election District.

While a response to this notice is not required, please be advised that you can attend the meeting in person where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearings 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 the scheduled public hearing, then please contact our office at [planning@fluvannacounty.org](mailto:planning@fluvannacounty.org) or call me at 434.591.1910 with questions.

Sincerely,

Todd Fortune  
Planning & Zoning Director

Pratap Rai  
4750 Mechunk Road  
Keswick, VA 22947  
May 29, 2024

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

**RE: ZMP 24:01 – Tax Map 5 Section A Parcel 54**

Dear Fluvanna County Planning and Zoning:

This letter is to confirm my request for a deferral of ZMP 24:01 Public Hearing from June 11<sup>th</sup>, 2024 Planning Commission Agenda to the July 9<sup>th</sup>, 2024 Planning Commission Agenda. I am currently working on coming into compliance with the Virginia Department of Health Requirements.

I look forward to continuing to work with Staff and the Planning Commission on this proffer amendment.

Sincerely,

Pratap Rai

DocuSigned by:  
*Pratap Rai* 5/31/2024  
C37C23155D804B6...



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

**RESOLUTION No. 2024-03**

**A RESOLUTION OF INTENTION TO AMEND THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA BY AMENDING §§ 22-17-7 AND 19-9-6 TO AMEND ZONING AND SUBDIVISION FEES**

**WHEREAS**, the regulations established in the Fluvanna County Zoning Code (“Zoning Code”) may from time to time be amended, supplemented, changed, modified or repealed by the governing body pursuant to section 15.2-2285 of the Code of Virginia; and

**WHEREAS**, in accordance with section 22-20-1 of the Zoning Code, the Fluvanna County Planning Commission (“Planning Commission”) can adopt a resolution of intention to propose an amendment to the Zoning Code; and

**WHEREAS**, the Planning Commission desires to propose an amendment to the Zoning Code by amending §§ 22-17-7 and 19-9-6 to amend the County’s zoning and subdivision fees; and

**WHEREAS**, the Planning Commission shall hold a public hearing on such proposed amendments after notice as required by section 15.2-2204 of the Code of Virginia, and may make appropriate changes in the proposed amendment as a result of such hearing.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Commission proposes an amendment to the Zoning Code by amending §§ 22-17-7 and 19-9-6 to amend County’s zoning and subdivision fees; and

**BE IT FURTHER RESOLVED**, the Planning Commission authorizes the Director of Planning to advertise the proposed amendment for a public hearing on July 9, 2024; and

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Planning Commission at a meeting of the Commission held on the 11<sup>th</sup> day of June, 2024:

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Barry Bibb, Cunningham District						
Lorretta Johnson-Morgan, Columbia District						
Kathleen Kilpatrick, Fork Union District						
Howard Lagomarsino, Palmyra District						
Eddie Shifflett, Rivanna District						

Attest:

\_\_\_\_\_  
Barry Bibb, Chair  
Fluvanna County Planning Commission



(Seal)

**PUBLIC HEARING**  
**Fluvanna County Planning Commission**  
Tuesday, July 9, 2024, at 7:00 p.m.

Pursuant to Virginia Code Sections 15.2-1427 and 15.2-2204, a Public Hearing will be held in the Morris Room of the Fluvanna County Administration Building, located at 132 Main Street, Palmyra, Virginia for citizens of the County to have the opportunity to appear before and be heard by the Planning Commission for the following item:

**ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA”, BY AMENDING § 22-17-7 AND § 19-9-6 TO REVISE THE COSTS OF CERTAIN ZONING AND SUBDIVISION FEES**

Copies of the complete text of the above ordinance are available for public review at <https://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning and Zoning Department, at (434) 591-1910. All interested persons wishing to be heard are invited to attend the public hearing.

---

TO: Fluvanna Review

Advertise on the following dates: June 20 & 27, 2024

Authorized by: Fluvanna County Planning Commission

Bill to: Planning Commission

\*\*\*\*\*

CONTACT INFORMATION:

Caitlin Solis  
Clerk, Board of Supervisors  
Fluvanna County  
P. O. Box 540  
Palmyra, VA 22963  
[csolis@fluvannacounty.org](mailto:csolis@fluvannacounty.org)  
434-591-1910  
434-591-1913

Sec. 22-17-7. - Fees.

The following schedule of fees shall be applicable for zoning submittals and shall supersede any schedule of fees heretofore adopted:

**Site Plan Review**

Sketch Plan \$ 150.00

Minor Plan \$ 550.00

Major Plan \$ 1,100.00

Amendment of Plan \$ 150.00

Landscape Plan Review \* \$ 50.00

Outdoor Lighting Plan Review \* \$ 50.00

Tree Protection Plan Review \* \$ 50.00

\* If not part of a site plan review

**Special Use Permit** \$ 800.00 plus Mailing costs•

Amendment of Condition \$ 400.00 plus Mailing costs•

Telecommunications Towers	\$ 550.00 for colocation, modification, or addition, plus consultant review fees as set by contract from time to time, plus mailing costs
	New towers require a Special Use Permit, a Site Development Plan, plus consultant review fees as set by contract from time to time, plus mailing costs consultant review fees as set by mailing costs
Mobile Home	\$ 350.00 plus mailing costs•
Permit Extension (Mobile Home)	\$ 200.00 plus mailing costs•
<b><u>Rezoning</u></b>	\$ 1,000.00 plus mailing costs•
Proffer or Master Plan Amendment	\$ 750.00 plus mailing costs•
<b><u>Zoning Text Amendment</u></b>	\$ 550.00
Map	\$ 750.00 plus \$ 50.00 per acre
<b><u>Variance</u></b>	\$ 550.00 plus mailing costs•
Appeal of Administrator	\$ 550.00
BZA Interpretation of Map	\$ 50.00
<b><u>Zoning Permit</u></b>	\$ 100.00 Primary Structures \$ 50.00 Accessory Bldgs.
<b><u>Sign Permit</u></b>	\$ 155.00

<u>Copy of Ordinances</u> **	\$ 30.00
<u>Comprehensive Plan</u> **	\$ 50.00
<u>Tax Map Book</u> **	\$ 30.00
<u>Request for Temporary Exception</u>	\$ 50.00
<u>Outdoor Light Control</u>	
<u>Street Sign Installation</u>	\$ 200.00 per intersection
<u>Sign Deposit for Public Hearing</u>	\$ 90.00 per sign

- Mailing Costs - \$20.00 per Adjacent Property Owner (APO) after 1st 15 APO's, Certified Mail

\*\* Available on-line for free

(Ord. 2-21-18; Ord. 4-18-18; Ord. 5-16-18)

Sec. 19-9-6. - Fees.

The following schedule of fees shall be applicable for subdivision submittals; provided, however, that, except as otherwise expressly provided by law, none of the fees provided for in this chapter shall apply to any property owned by the County and used for County purposes.

Subdivisions	
Major	\$1,000.00 plus \$ 50.00 per lot (GIS Fee)
Minor	\$500.00 plus \$ 50.00 per lot (GIS Fee)
Family	\$200.00 plus \$ 50.00 per lot (GIS Fee)
Resubmission of Preliminary or Final Plat	\$100.00
Subdivision Ordinance Exception	\$300.00
Ordinance of Vacation	\$225.00
Road Maintenance Agreement Reviews	\$200.00
Revisions	\$ 50.00
Dedication Common Lands Doc. Reviews	\$200.00
Resubmissions	\$ 50.00
Homeowner Association Document Review	\$200.00
Resubmissions	\$ 50.00
Health Department Subdivision Revisions	\$250.00 plus \$25.00 lot
Existing System Review	\$ 50.00

<b>Boundary Adjustment</b>	<b>\$100.00</b>
<b>Physical Survey</b>	<b>\$ 50.00</b>

(Ord. 6-17-09; Ord. 8-17-16)



