



FLUVANNA COUNTY PLANNING COMMISSION
MEETING AGENDA
Morris Room – County Administration Building
Tuesday, July 9, 2024
7:00 PM Regular Meeting

TAB AGENDA ITEMS

REGULAR MEETING

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

2 – DIRECTOR’S REPORT

3 – PUBLIC COMMENTS #1 (5 minutes each)

4 – MINUTES

Minutes of June 11, 2024

Minutes of June 25, 2024

5 – PUBLIC HEARING

Recommendation– Intention to amend §§ 22-17-7 and 19-9-6 to amend zoning and subdivision fees

Comp Plan – 2024 Update for Adoption – Chapter II, V , and VI

6 – PRESENTATIONS

None

7 – SITE DEVELOPMENT PLANS

SDP24:04 – S.B. Cox, Inc. Road and Recycling Center

8 – SUBDIVISIONS

SUB05-83 -- Meadowbrook Phase IV – HOA Request to Amend Conditions

9 – UNFINISHED BUSINESS

ZMP24:01 – Pratap Rai – Request for Deferral

ZTA24:02 – Utility Scale Solar Use in A-1 District

10 – NEW BUSINESS

Amendment to Planning Commission By-laws to Change Meeting Location

11 – PUBLIC COMMENTS #2 (5 minutes each)

12 – ADJOURN

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.*

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
MEETING MINUTES
Morris Room – County Administration Building
132 Main Street Palmyra, VA 22963
Tuesday, June 11, 2024
Regular Meeting 7:00pm**

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

ABSENT: None

STAFF PRESENT: Todd Fortune, Director of Planning
Dan Whitten, Fluvanna County Attorney
Kayla Polychrones, Administrative Assistant

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

At 7:00 pm, Chair Bibb, called the June 11, 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

- Three solar developers have approached staff expressing interest in potential projects in various districts across the county. They have advised they will likely wait until the Solar Ordinance Committee finishes their work before submitting an application. There is to be a public hearing on June 25 regarding removal of utility scale solar use in A-1 district.
- The 2015 Comprehensive Plan will be readopted with changes to Chapters 2 (Land Use and Community Design), 5 (Economic Development—data only), and 6 (Historic Preservation). The Plan is ready to move to Public Hearing on July 9.
- Staff Update: Joanna Lehtinen, Planner/GIS Technician, resigned from her position effective June 5. The position will be advertised in the next week.

Upcoming Zoning Cases

- **ZTA24:02** – Remove Utility Scale Solar Generation Facilities as a permitted use from A-1, Agricultural, General. A public hearing has been set for June 25 to consider this change.
- Zoning Text Amendment proposed in next two months regarding allowed uses for funeral homes/crematoriums. Preliminary discussions between staff and potential business owner have begun, however, no application has been received at this time.
- Rural Cluster Subdivision that may be coming before the Planning Commission in the next few months. This would involve 25 lots on approximately 76.7 acres in the Fork Union District.

Upcoming Meetings

- June 25, 2024 – Morris Room
- July 9, 2024 – Morris Room

PUBLIC COMMENTS #1

At 7:05 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 7:05 pm.

MINUTES OF May 7, 2024

MOTION:	To Approve the Regular meeting minutes of the Planning Commission of May 7 2024.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Seconded	Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved, as presented				

PUBLIC HEARINGS

- **ZMP24:02 – 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.
 - Planning Director stated 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.
 - Applicant, Mr. J.T. Jakubowski was present and addressed Planning Commission with a signed proffer statement noting the following I-1 by right land uses (Zoning Section 22-11-2.1) to be excluded: Self-storage facilities, Car Washes, Shooting Ranges (indoor and outdoor), Railroad Facilities, Temporary Wood Storage, Permanent Sawmills, aviation facilities, and major utilities. Mr. Jakubowski stated he wanted the parcel to align respectfully with concurring development and direction of the county.
 - Mr. Jakubowski stated he spoke with CEO of Van Der Linde Recycling (adjoining parcel TMP 5-202) and they agreed in favor for the rezoning because it would allow them to utilize more of their property without an A-1 buffer.
 - When viewing the plat, Chairman Bibb asked what the small property outline was on the Northeast corner of the Parcel and staff confirmed it is a private cemetery that is recorded with the Commissioner of Revenue (TMP 5-A-21.) To the owners’ knowledge, there is no markers, headstones, plaques, or fence indicating a cemetery and its existence only noted as such by the surveyor. A private cemetery is a by right use in A-1 and is considered a part of the TMP 5-A-22 according to surveyed plat and deed records. Commissioner Kilpatrick encouraged Jakubowski to reach out to local historical society to have a small marker placed on cemetery. Commissioner Johnson-Morgan agreed that a small fenced enclosure for the cemetery prior to the development would be nice and asked if there is a county code that would require this area to be fenced. County Attorney stated there is no code to enforce on this matter in current ordinance; however, Virginia State code requires public access to cemeteries for descendants of the deceased to visit. Mr. Jakubowski is amenable to putting some kind of marker down prior to development and assured reasonable access to family wishing to pay respects.
 - There were no additional comments from public and the hearing closed at 7:19 P.M.

MOTION:	Motion to recommend approval for ZMP24:02 to rezone from A-1 to I-1				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Recommended Approval				

PRESENTATIONS

None.

SITE DEVELOPMENT PLANS

None

SUBDIVISIONS

None

UNFINISHED BUSINESS

None.

NEW BUSINESS

- **ZMP24:01 Pratap Rai** – A letter of request for a deferral was sent to Planning Commission on May 31, 2024, from Mr. Rai who states he is currently working on coming into compliance with the Virginia Department of Health Requirements.
 - Planning Staff has confirmed with VDH that they are in contact with Mr. Rai and he is actively working on coming into compliance.

MOTION:	Motion to defer ZMP 24:01 to July 9, 2024 pending review from VDH				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Motion	Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved Deferral Request				

- **Resolution** – Request for Public Hearing to amend Section 22-17-7 and 19-9-6: Zoning & Subdivision Fees to be held on July 9, 2024.
 - Fees were last amended in 2018. Staff has done comparisons of surrounding counties and their fees and has proposed several Fluvanna County Planning and Zoning fees to increase, decrease, remove, and add new fees to align with surrounding areas.
 - Amending fees could potentially increase revenue by \$25,000.

MOTION:	Motion to approve resolution to hold public hearing to amend Section 22-17-7 and 19-9-6 : Zoning & Subdivision Fees to be held on July 9, 2024.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved Resolution				

- There will be a proposal to amend the Bylaws to add the new Planning Commission Meeting Location to the Morris Room in the County Administration Building. The proposed Bylaws amendment will come before the commission for approval at July 9th Regular Meeting.

PUBLIC COMMENTS #2:

Chair Bibb opened the second round of Public Comments at 7:25 pm.

With no one wishing to speak, Chair Bibb closed the second Public Comments period at 7:25 pm.

ADJOURNMENT

MOTION:	Motion to Adjourn the June 11,2024 Planning Commission Regular meeting at 7:26pm				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved Adjournment				

Minutes were recorded by Kayla Polychrones, Administrative Programs Specialist.

Barry Bibb, Chair
Fluvanna County Planning Commission

**FLUVANNA COUNTY PLANNING COMMISSION
MEETING MINUTES
Morris Room – County Administration Building
132 Main Street Palmyra, VA 22963
Tuesday, June 25, 2024
Special Called Meeting 7:00pm**

MEMBERS PRESENT:

Kathleen Kilpatrick, Commissioner
Eddie Shifflett, Commissioner
Howard Lagomarsino, Commissioner
Lorretta Johnson-Morgan, Commissioner
Mike Goad, Representative of Board of Supervisors

ABSENT:

Barry Bibb, Chair

STAFF PRESENT:

Todd Fortune, Director of Planning
Dan Whitten, Fluvanna County Attorney
Kayla Polychrones, Administrative Assistant

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

At 7:00 pm, Vice Chair Lagomarsino, called the June 25, 2024 Special Called 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

- Wawa (SDP 23:07) has submitted an application for a sign permit with accompanying sign plans that are currently being reviewed by staff.
- The Solar Ordinance Committee is tentatively set to meet in mid to late July.
- Staff Update: The Planner/GIS Technician position has been posted on the county website and is currently being advertised.

Upcoming Zoning Cases

- **SDP24:04 – S.B. Cox Inc. Road and Recycling Center** – A site development plan has been submitted for a proposed recycling center at Amber Hills (Tax Map 4 –A-27A). The Board of Supervisors approved a Special Use Permit for the property in 2023 with the condition of an approved site development plan by the Planning Commission. The Technical Review Committee has reviewed the preliminary layout in October 2022 and has agreed additional review is not necessary.

Upcoming Meetings

- July 9, 2024 – Morris Room
- August 13, 2024 – Morris Room
- September 10, 2024 – Morris Room

PUBLIC COMMENTS #1

At 7:04 pm, Vice Chair Lagomarsino opened the first round of public comments. With no one wishing to speak, Vice Chair Lagomarsino closed the first round of public comments at 7:04 pm.

MINUTES

None.

PUBLIC HEARINGS

ZTA24:02 - A request to amend § 22-4-2.2 of the Fluvanna County Code to remove utility scale solar generation facilities as a use allowed by special use permit in the agricultural, A-1 zoning district.

- On March 6, 2024, the Board of Supervisors passed a resolution stating a desire to remove utility scale solar generation facilities as a use allowed by Special Use in the A-1 district. This resolution was presented to the Planning Commission on 3/12/24 in a work session. On 3/20/24, the Board of Supervisors approved a timeline of 180 days for the Commission to hold a public hearing on this case. On 4/9/24, a Solar Ordinance Review Committee was formed with the purpose for enacting § 22-17-21 to add supplemental regulations for small scale solar generation facilities, minor scale solar generation facilities and utility scale solar generation facilities. This committee is formed of two respectively appointed members from the Board of Supervisors (Timothy Hodge and Anthony O'Brien) and two

Planning Commissioners (Loretta Johnson-Morgan and Kathleen Kilpatrick). The Solar Ordinance Review Committee met on 4/24/24 and 5/2/2024. The Committee discussed two options (1) Creating a new zoning district that authorizes utility scale and minor scale solar facilities (2) Authorizing utility scale and minor scale solar facilities by use of special permit with supplemental regulations. More details of this discussion can be found in Board of Supervisors Minutes from 5/15/24. The Planning Commission was tasked with holding a public hearing on the removal of utility scale solar from the A-1 Zoning District.

At 7:06 P.M., Vice Chair Lagomarsino opened the Public Hearing.

Joe Creasy, 38 Jennings Drive, spoke in opposition of removing utility scale solar from A-1.

Jason Sweeney, 3456 James Madison Highway, spoke in favor of re removing utility scale solar from A-1.

Gary Wood, CEO of CVEC, spoke in opposition of removing utility scale solar from A-1.

Karen Bowles, 5520 James Madison Highway, spoke in favor of re removing utility scale solar from A-1.

Kyle West, Vega Renewables, spoke in opposition of removing utility scale solar from A-1.

Chloe Hodges, Energy Right, spoke in opposition of removing utility scale solar from A-1.

George Goin, 952 Rolling Road South, spoke in opposition of removing utility scale solar from A-1.

Nadine Armstrong, 2979 Bremo Road, spoke in favor of re removing utility scale solar from A-1.

Harry Kingery, Commonwealth Energy Partners, spoke in opposition of removing utility scale solar from A-1.

With no one else wishing to speak, Vice Chair Lagomarsino closed the Public Hearing at 7:35 PM and began Planning Commissioners Discussion.

- Commissioner Johnson-Morgan spoke in favor of removing utility scale solar use from A-1 and creating a new zoning district, S-1, with defined solar ordinances, site plan requirements, and supplemental regulations.

MOTION:	Motion to recommend an amendment to 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.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:					Motion
VOTE:					
RESULT:	Motion Failed for Lack of a Second				

- Commissioner Kilpatrick stated more research and context is needed to explore supplemental regulations, special use process, site agreements, and comprehensive plan on solar before consideration of ZTA24:02. Commissioner Johnson-Morgan spoke in favor of an S-1 District with a defined solar ordinance. Commissioner Kilpatrick spoke in favor of supplemental regulations for special use permits for solar in the A-1 district. Board of Supervisors Representative Goad, confirmed with County Attorney that a new zone is not required in order to create supplemental regulations for solar. Vice Chair Lagomarsino asked County Attorney what the ramifications for deferral would be. County Attorney Whitten stated this case has been advertised for public hearing for July 3rd BOS Meeting and that it would be up to the Board of Supervisors to decide if they wanted to wait for Planning Commission Recommendation before making a decision at their public hearing at 9/20/2024.

MOTION:	Motion to recommend deferral of ZTA24:02 to July 9, 2024 to give time for Solar Committee Meeting to create specific solar regulations in SUP process for utility scale solar use in A-1				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:		Motion	Second		
VOTE:	ABSENT	Aye	Aye	Aye	Nay
RESULT:	3-1 Recommended Deferral				

PRESENTATIONS

None.

SITE DEVELOPMENT PLANS

None.

SUBDIVISIONS

None

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

PUBLIC COMMENTS #2:

Vice Chair Lagomarsino opened the second round of Public Comments at 8:11 pm.

Nadine Armstrong, 2979 Bremo Road, asked if the Solar Ordinance Committee Meetings is open to the public and if input is considered from citizens. County Attorney Whitten answered there is no Public Comment section at those meetings.

Kyle West, Vega Renewables, suggested Zoning Text Amendments for solar ordinances in lieu of Re-Zoning.

Jason Sweeney, 3456 James Madison Highway, spoke with concerns that solar developers meet with county officials, Planning Commissioners, and Board of Supervisors, outside of public hearings.

Karen Bowles, 5520 James Madison Highway, spoke with disappointment that not all planning commissioners voiced their opinion on ZTA24:02 in the public hearing.

Harry Kingery, Commonwealth Energy Partners, stated they are waiting for a clear stance on solar ordinances and/or regulations before holding their Public Hearing for SUP23:01.

Roger Bowles, 5520 James Madison Highway, spoke in disappointment that not all planning commissioners voiced their opinion on ZTA24:02 in the public hearing.

Chloe Hodges, Energy Right, spoke against removing solar from A-1 and encouraged focus on ordinances.

With no one else wishing to speak, Vice Chair closed the second round of public comments at 8:32 P.M.

ADJOURNMENT

MOTION:	Motion to Adjourn the June 25,2024 Special Called Planning Commission meeting at 8:32 pm				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Second		Motion
VOTE:	Absent	Aye	Aye	Aye	Aye
RESULT:	4-0 Approved Adjournment				

Minutes were recorded by Kayla Polychrones, Administrative Programs Specialist.

Barry Bibb, Chair
Fluvanna County Planning Commission



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 11th day of June, 2024:

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

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 27 & July 4, 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
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
<u>Landscape Plan Review*</u>	\$ 50.00
<u>Outdoor Lighting Plan Review*</u>	\$ 50.00
<u>Tree Protection Plan Review*</u>	\$ 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•

Rezoning

	\$ 1,000.00 plus mailing costs•
Proffer or Master Plan Amendment	\$ 750.00 plus mailing costs•

Zoning Text Amendment

	\$ 550.00
Map	\$ 750.00 plus \$ 50.00 per acre

Variance

	\$ 550.00 plus mailing costs•
Appeal of Administrator	\$ 550.00
BZA Interpretation of Map	\$ 50.00

Zoning Permit

	\$ 100.00 Primary Structures
	\$ 50.00 Accessory Bldgs.

Sign Permit

	\$ 155.00
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Copy of Ordinances••

	\$ 30.00
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Comprehensive Plan••

	\$ 50.00
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Tax Map Book••

	\$ 30.00
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Request for Temporary Exception

\$ 50.00

Outdoor Light Control

Street Sign Installation

\$ 200.00 per intersection

Sign Deposit for Public Hearing

\$ 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
Boundary Adjustment	\$100.00
Physical Survey	\$ 50.00

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

2024 Fluvanna County Planning & Zoning Fees Research

	Current	Proposed
Subdivision		
Major Subdivision: Sketch, Prelim, Final	\$1,000.00 plus \$50.00 per lot (GIS Fee)	No Change
Minor Subdivision: Sketch, Prelim, Final	\$500.00 plus \$50.00 per lot (GIS Fee)	\$750.00 + \$50.00 per lot (GIS Fee)
Family Subdivision	\$200.00 plus \$50.00 per lot (GIS Fee)	No Change
Resubmission of Prelim or Final Plat	\$100.00	No Change
Subdivision Ordinance Exception	\$300.00	No Change
Ordinance of Vacation	\$225.00	No Change
Road Maintenance Agreement Reviews	\$200.00	No Change
Revisions	\$50.00	No Change
Dedication Common Lands Document Reviews	\$200.00	No Change
Re-submissions	\$50.00	No Change
HOA Reviews	\$200.00	No Change
Re-submissions	\$50.00	No Change
Health Dept Subdivision Reviews	\$250.00 plus \$25.00 per lot	\$0.00
Existing System Reviews	\$50.00	\$0.00
Boundary Adjustment	\$100.00	\$200.00
Physical Survey	\$50.00	No Change
Site Plan		
Sketch Plan	\$150.00	No Change
Minor Plan	\$550.00	No Change
Major Plan	\$1,100.00	No Change
Amendment of Plan	\$150.00	No Change
Landscape Plan Review	\$50.00	No Change
Outdoor Lighting Plan Review	\$50.00	No Change
Site Plan Waiver	\$0.00	\$50.00
Tree Protection Plan Review	\$50.00	No Change
Special Use Permit	\$800.00 plus mailing costs	Remove addt. Mailing costs
Amendment of Condition	\$400.00 plus mailing costts	Remove addt. Mailing costs
Telecommunications Towers	\$550 for colocation, modification, or addition, plus consultant review fees as set by contract from time to time, (currently \$900) plus mailing costs	No Change
Mobile Home	\$250.00 plus mailing costs	Remove addt. Mailing costs

Permit Extension - Mobile Home	\$200.00 plus mailing costs	Remove addt. Mailing costs
Sign Deposit for Public Hearing	\$90.00 per sign	\$50.00
Rezoning	\$1,000.00 plus mailing costs	Remove addt. Mailing costs
Proffer or Master Plan Amendment	\$750.00 plus mailing costs	Remove addt. Mailing costs
Sign Deposit for Public Hearing	\$90.00	\$50.00
Zoning Text Amendment		
Text	\$550.00	No Change
Map	\$750.00 plus \$50.00 per acre	No Change
Conservation Easement Program		
Application and Review	\$750.00 plus mailing costs	Remove addt. Mailing costs
Variance	\$550.00 plus mailing costs	Remove addt. Mailing costs
Appeal of Administrator	\$550.00	No Change
BZA Interpretation of Map	\$50.00	\$550.00
Easements		\$0.00
Sign Deposit for Public Hearing	\$90.00	\$50.00
Zoning Permit	\$100.00 Primary Structures \$50.00 Accessory Buidlings	\$50.00 Accessory Bldg. \$100.00 Primary Add. \$150.00 New Const.
Sign Permit	\$155.00	No Change
Copy of Ordinances	\$30.00 Black & White Copy	\$0.50/ per page
Request for Temporary Exception - Outdoor Light Control	\$50.00	No Change
Street Sign Installation	\$200.00 per intersection	No Change
Sign Deposit for Public Hearing	\$90.00 per sign	\$50.00
Zoning Compliance Letter - Single Parcel	\$0.00	\$50.00
Zoning Compliance Letter - Multiple Parcels	\$0.00	\$100.00
Zoning Determination Letter	\$0.00	\$200.00
Home Occupation Permit Review Fee	\$0.00	\$50.00
Short-Term Rentals Application Fee	\$0.00	\$50.00
Construction Trailer	\$50.00	\$0.00
Ag/forestal district	\$500.00	No Change
GIS per parcel/ lot changed or created	\$50.00	No Change
New road construction	\$473.00	\$100.00
New road construction	\$473.00	\$100.00



Photo by Gene Runion



Fluvanna County

2015 Comprehensive Plan

2024 Update
Draft April 2024



*The heart of
Virginia and your
gateway to the future.*



2024 Comprehensive Plan Acknowledgments

Sincere thanks are due to the many residents, stakeholders, and appointed and elected officials who contributed to the Fluvanna County 2023 Comprehensive Plan Update. Thank you!

2024 Board of Supervisors

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John M. (Mike) Sheridan, Vice Chair <i>Columbia District</i>	Timothy M. Hodge <i>Palmyra District</i>
Anthony P. (Tony) O'Brien <i>Rivanna District</i>	

2024 Planning Commission

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Kathleen Kilpatrick <i>Columbia District</i>	

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The 2015 Comprehensive Plan – 2024 Update is available online at www.fluvannacounty.org.
Hard copies are available at the public library and the County Administrative Building.
For more information on Fluvanna's Comprehensive Plan, please call (434) 591-1910.



County of Fluvanna 2015 COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

The *Comprehensive Plan* is divided into twelve interconnected subjects. The plan sets forth a vision for each, describes the existing conditions regarding that issue, and recommends a course of action with specific goals and implementation strategies.

Chapter 1, *Natural Environment:*

The context for all land-based activity within the county is provided. This chapter details Fluvanna's physical characteristics and natural resources.

Chapter 2, *Land Use and Community Design:*

This section combines two closely related chapters from the 2009 plan. The new chapter focuses on where development is encouraged and discouraged. This chapter includes the Future Land Use Map, which shows the county's urban development area and recommended growth areas. Each community area is discussed, and this chapter is a primary land-use guide for the county. The primary emphasis is that development must be well planned, mixed-use, and mixed-income. It should efficiently utilize county resources, protect rural areas, and promote development areas as a place where land uses, facilities, and services exist and support the county's future growth goals and needs. The form and function of development within and outside the growth areas, called community planning areas, is also covered here.

Chapter 3, *Infrastructure:*

This is an integral component of development, and the use of water, sewer, stormwater, communications, and other infrastructure is highlighted. This chapter ties development to the natural environment and emphasizes the need for sustainable, energy-efficient, and fiscally responsible development.

Chapter 4, *Transportation:*

The roadways in Fluvanna County are an integral part of development and need to be routinely reevaluated as state funds for construction and maintenance diminish.

Chapter 5, *Economic Development:*

Economic development is essential to a sustainable Fluvanna County. The chapter reinforces the growth-area concept and sets forth the strategy for implementing the Zion Crossroads Urban Development Area and community planning areas.

Chapter 6, *Historic Preservation:*

Heritage, nature, and agricultural tourism are critical components of healthy community and economic development strategies. Chapter 7 explores the cultural amenities and heritage of the county.

Chapter 7, *Parks and Recreation:*

The county's recreational plans and facilities will define the degree to which Fluvanna is successful in becoming a more livable community.

Chapter 8, Housing:

To remain sustainable and livable, the community needs diverse and affordable housing. Affordable housing serves homes making 80 percent or less of the area median income (AMI). Rent or mortgage plus utilities also must not exceed 30 percent of monthly gross income. This chapter explores the challenges of providing a diversity of homes for everyone in order to achieve a sustainable community.

Chapter 9, Human Services:

Human service needs, particularly for low- and moderate-income families, are related to affordable housing, and demand for services in Fluvanna County continues to rise. This chapter explores the programs offered by the Department of Social Services and other critical agencies that provide complementary services.

Chapter 10, Education:

The chapter discusses the county's most important investment. Engagement and investment in the community, in terms of a viable workforce and productive citizenry, are vital to the future of Fluvanna. Continuing education and workforce preparedness are as critical as college degrees to the future success of the county's economic health.

Chapter 11, Public Safety:

This chapter discusses the importance of adequate human and capital resources for maintaining an effective public safety system. Efficient and effective communication, among agencies and mutual aid localities, is the top priority for improving the provision of emergency services.

Chapter 12, Financial Sustainability:

This chapter emphasizes the importance of managing the fiscal demands of a growing county. Expenditures and financial obligations are entered into only when it is in the citizens' best interest. The Capital Improvement Program, annual budget, and fiscal policies are explored.

Implementation Goals and Strategies

The concluding Implementation section discusses the steps necessary to let the Comprehensive Plan be amended as necessary to strengthen the Vision, and to implement the recommended goals and strategies. These strategies will be tracked and reassessed annually to determine the success of the plan's implementation. This section emphasizes accountability; every goal is given a timeline for completion and person, agency, or department to carry it out.

This plan prepares Fluvanna to accommodate anticipated growth while sustaining the county's rural character and livability. Land use and other government policy decisions must balance the desire to remain rural and "small town" while welcoming new people and businesses. Each chapter addresses important issues for Fluvanna over the next twenty years. The county's vision must be balanced and implemented according to the available financial resources anticipated over this period.

INTRODUCTION (2024)

The Fluvanna County 2009 *Comprehensive Plan* was given a complete overhaul in 2015 and the 2015 iteration remains a well thought out and robust plan to guide the growth and stewardship of Fluvanna County. Virginia Code § 15.2-2230 requires comprehensive plans to be reviewed every five years; this review of the 2015 Comprehensive Plan was begun in 2020 shortly before the world changed and “pandemic” became a household word. With the introduction of COVID-19, priorities shifted, the ability to conduct meetings in person was restricted, and the five year review of the Plan was moved down the list of priorities. However, it was not forgotten.

In 2022, the Planning Commission appointed members of the community to two advisory groups: the Historic Preservation Advisory Group and the Rural Preservation Advisory Group. These groups met throughout 2022, and presented recommendations to the Planning Commission in the Fall of 2022. The recommendations of the two groups have been included in an appendix to this document.

Out of the many months of review, community meetings, and shared concerns, it became apparent that the residents of Fluvanna County have a deep and abiding desire to maintain the rural character and charm that has long been a hallmark of life in the County. However, rather than promote a wholesale stop to development, it was equally obvious that it was with an eye toward balanced development and growth that the advisory groups moved forward.

The 2015 *Comprehensive Plan* is not a perfect document for 2024; much has changed in the intervening years. The *Comprehensive Plan* can be viewed as a living document that can and should respond when new pressures are felt in the County. For instance, the Virginia Clean Economy Act (VCEA) (previously the Virginia Clean Energy Act) was adopted by the General Assembly in 2020 and requires a transition to clean energy by 2050. This has in turn spurred a demand for more solar generated power. The 2015 *Comprehensive Plan* only marginally contemplated what has since become a topic of much importance and urgency to the residents of Fluvanna County, with only one mention of “solar” in the Plan. This and many other items of concern will certainly be on the minds of those who are tasked with reviewing and updating the 2025 Comprehensive Plan.

INTRODUCTION (2015)

The *Comprehensive Plan* is a guide to the future growth and development of the county. It assesses current conditions and reflects the community's vision for its future. It describes, in general terms, proposed land uses, locations of utilities and public facilities, and potential capital investments. The *Comprehensive Plan* forms the basis on which zoning and subdivision ordinances, transportation plans, and the capital improvement program are based.

The *Comprehensive Plan* cannot bind the policies of the Board of Supervisors, but as a public policy document that reflects public input, it should guide the land use policies and fiscal decisions of Fluvanna.

Authority to develop a comprehensive plan is derived from chapter 15.2–2223 of the *Code of Virginia*, which requires the Planning Commission to prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction, and the Board of Supervisors to adopt a comprehensive plan for the territory under its jurisdiction.”

The Planning Commission is required to review and update the *Comprehensive Plan* at least once every five years. Fluvanna's most recent plan was written in 2009. The updated version is the result of the 2014-2015 five-year review process. This review included meetings with citizens to discuss their priorities and concerns for the community. Important data about the county has been updated and analyzed, and previously established goals have been revisited and reassessed.

A plan is only as effective as its implementation, and so this plan review greatly reduces the number of goals and objectives from the 2009 version. Some of the removed actions were redundant or contradicted remaining goals, some no longer reflected the county's desires, and some were simply not possible to implement through the means available to the county. What remains is a more concise plan, focused on:

- Maintaining Fluvanna's rural character;
- Diversifying the tax base through economic development; and
- Investing wisely in infrastructure which can facilitate desirable growth.

The updated version of the *Comprehensive Plan* emphasizes simplicity and clear language. This plan does not include a formal glossary of terms, but uses the definitions found in the county's subdivision and zoning ordinances, along with those found in two commonly used planning texts (*Latest Illustrated Book of Development Definitions* and *A Planner's Dictionary*).

VISION 2035

Mission:

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the county. *(Updated August 2022.)*

Vision Statement:

Fluvanna County...The heart of central Virginia and your gateway to the future. *A great place to live, learn, work, and play.*

Fluvanna County's vision is based on the following key principles, which are used as guides for future development, governance, and land use policies for the county:

- That our government should reflect the values and principles of the people,
- That solidarity and prosperity are the proper means of fostering communities,
- That people forge economies and communities,
- That our rural character and natural resources are part of Fluvanna's unique heritage, and should be preserved where practical,
- That a comprehensive, accessible, and quality system of education enabling a modern, highly skilled 21st century workforce is to be fostered,
- That future development be fiscally prudent while respecting individual property rights,
- That our infrastructure requirements are maintained and first-class,
- That our public safety personnel are properly equipped and compensated in a manner and means that respects their sacrifice,
- That Fluvanna's rich community heritage and our history be the cornerstones of our shared identity moving forward into the 21st century.

- Assist federal, state, and local agencies in coordinating their work, such as planning for future road and infrastructure needs; and
- Reflect the land-use opportunities and needs identified in other Comprehensive Plan chapters.
- Explain the desired elements for successful community design.

Land-Use Patterns

Fluvanna County is a rural community with a few small manufacturing firms and a desire for a sustainable and agriculturally friendly economy. Development has generally occurred close to primary road networks and community services. The county has retained its rural character despite continued growth. Development has been dispersed throughout the county and in the communities of Fork Union, Bremono Bluff, Palmyra, and Lake Monticello, along with the towns of Columbia (its citizens voted to dissolve the town in January 2015) and Scottsville. Other smaller communities are associated with rural stores that existed throughout the county.

Lake Monticello, established in the early 1970s, was the county's primary residential growth area through the end of the twentieth century. While Lake Monticello houses approximately 40 percent of the county's population, no traditional urban center has developed there.

Commercial and industrial development has seen changes as well. As the county's population has grown, so has the demand for goods and services. Commercial and industrial growth has centered around Lake Monticello and Zion Crossroads. These areas are ideally situated to attract more development.

Development around Lake Monticello has primarily been strip commercial development that serves the needs of the local population. Zion Crossroads is poised to become the new center of industry and commerce for the county. Its location in relation to existing and proposed infrastructure, an interstate interchange, and the intersection of Routes 250 and 15 makes it a logical choice for business development. Additionally, rapid commercial development on the Louisa County side of Zion Crossroads will likely bring even more development to Fluvanna County. The Northwest Fluvanna / Southwest Louisa Multimodal Corridor Study, developed in conjunction with the Thomas Jefferson Planning District Commission, projects that there will be 28,000 additional jobs in the area by 2050.

To further enhance development opportunities in the Zion Crossroads area, the counties of Fluvanna and Louisa have joined together to ensure that the infrastructure needs of the area are met. A joint pipeline from the James River is in the planning stages.

Recent Trends

Increased growth has brought pressure to develop agricultural and forested lands. In 2024, 60 percent, or 108,084.13 acres, of the county was in land-use assessment status. Of the total land use acres, farmland accounted for 23.5 percent of that total, 74.51 percent was forested, 0.11% was horticultural, and less than 1 percent was open space.¹

¹ Fluvanna County Commissioner of the Revenue.

In 2006 the Board adopted a county conservation easement program. As of January 1, 2024, there are 45 conservation and historic easements in Fluvanna County. These easements protect 16,638.3347 acres, or approximately 9.22% of the County. The Virginia Department of Forestry (VDOF), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide.

Future Trends

Population

According to US Census data, Fluvanna's population grew from 25,691 in 2010 to 27,249 in 2020 (6% growth).

Year	Population
2030	28,394
2040	31,523
2050	35,124

Source: Weldon Cooper Center

Figure LU-2, Population Projections

Pattern of Development

Fluvanna's rate of growth and pattern of development create challenges to maintaining the rural character of the county. **With Lake Monticello nearing build-out, an increasing number of homes have been built elsewhere in the county. Between 2001 and 2013, 37 percent of new homes built in the county were within Lake Monticello proper. From 2009 through 2013, however, only 8 percent of Fluvanna homes were built in the Lake.²**

A primary cause of sprawl is the sporadic rezoning of properties throughout a locality. Spot zoning is the reclassifying of one or more tracts of land primarily for the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. There must be valid reasons for any zoning amendment that are substantially related to the public welfare and necessity. **It is not sufficient that an applicant merely show that there is no neighborhood objection to the requested amendment.**

Three questions may be asked as a litmus test for spot zoning:

- (1) Is the proposed change contrary to the established land-use pattern?
- (2) Is the proposed land-use change in conformance with the Comprehensive Plan?
- (3) Would the proposal create an isolated zoning district unrelated to similar districts?

Zoning applications should be well planned and complementary to the vision for that area. Critical items include buffers and screening between incompatible uses, connectivity and

² Fluvanna County Building Inspections Dept.

walkability, adequate infrastructure, sustainable and attractive design, and other factors that will mitigate any adverse impacts.

Rezoning applications that do not compliment the community's vision and address all anticipated adverse impacts from the project are not approved. Successful applicants will meet with the community and county officials in advance of application submittal. This process benefits the project, and results in development that improves the overall quality of the community.

It is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.

Applications that do not address a project's external costs to the community and provide a clear fiscal benefit to the county will not be favorably received. This decision is subjective, and completely within the purview of the Board of Supervisors; however, the Comprehensive Plan will be used as a reference in evaluating all such discretionary projects.

Future Land-Use Tools

Utilities, specifically sewerage systems, need to be carefully controlled and regulated. Both centralized and decentralized systems have serious long-term maintenance challenges that need to be proactively addressed by the county in coordination with the Virginia Department of Health. These regulations and controls are designed not to control land use but rather to assist the prescribed land-use plan in a sustainable and environmentally responsible manner.

Design Approaches

The 2000 Comprehensive Plan established three land-use designations to further guide development—community planning, rural residential, and rural preservation. The community planning areas, designated growth areas established pursuant to the Code of Virginia, section §15.2-2223.1, direct new development to communities which have infrastructure to support population growth and sustainable development. The growth-area plan allows conservation of the rural preservation areas by slowing and controlling development in these areas.

Six areas—Lake Monticello (Rivanna), Palmyra, Zion Crossroads, Scottsville, Fork Union, and Columbia—are designated growth areas established pursuant to the Code of Virginia, section §15.2-2223.1. These areas are also referred to as Community Planning Areas, or CPAs. Areas outside the community planning areas—the rural residential and rural preservation areas—complete the continuum from the more dense community areas to the more rural and natural areas. Since 2000, Lake Monticello (Rivanna), Palmyra, Zion Crossroads, and Fork Union have had community plans developed to further refine how those areas should grow.

The preference for the dispersion of new development within these land use classifications is:

- 70 percent in community planning areas;
- 20 percent in rural residential areas; and
- 10 percent in rural preservation area.

A review of actual building permits issued in 2014 shows that 38.6 percent of these permits were issued in the community planning areas. 61.4% percent were in rural areas. This balance is the reverse of the desired development pattern, with the most development occurring in the areas intended for the lowest density and most preservation of open space. The future development of approved subdivisions could provide significant challenges to the preservation of rural character.

The 2009 Comprehensive Plan retained the same goals for development distribution among the land use designations. These changes are intended to strengthen the land-use vision of the county, more effectively implement the community planning areas established pursuant to the Code of Virginia, section §15.2-2223.1, and better buffer the rural residential and rural preservation areas.

Design Elements and Standards

The design elements and standards described in this section detail how development should occur and what type of development should be permitted.

Community Elements

- Most new growth occurs at Zion Crossroads, which develops into a regional mixed-use center featuring employment centers and a diverse mix of retail opportunities and housing options. The Zion Crossroads Community Planning Area will serve as the county's Urban Development Area, established pursuant to the Code of Virginia, section §15.2-2223.1.
- The current retail centers surrounding Lake Monticello, in the Rivanna community planning area, develop into neighborhood mixed-use centers with smaller-scale retail opportunities and housing options.
- Growth in the courthouse area of Palmyra should be scaled to match that of the surrounding village.
- Fork Union should continue to develop as a village in the core area near Fork Union Military Academy, surrounded by residential neighborhoods.
- Developments in rural areas should be limited to rural housing clusters and limited residential development with a large open-space component.

Regional Center

The regional center is comprised of regional mixed-use and regional employment. These two elements are similar, and may overlap at some points. As the county's Urban Development Area (established pursuant to the Code of Virginia, section §15.2-2223.1), Zion Crossroads remains the ideal location for such uses.

Regional Mixed-Use

The regional mixed-use center is a focal point for the region; it reinforces this through its scale of development and rich range of land uses. Regional mixed-use development is characterized by a higher intensity and mixture of land uses than surrounding areas. Larger-scale commercial uses, such as big-box stores, are situated along the main arterial roadway, with slower-speed streets and smaller block sizes off of the busy arterial.

Regional Employment

The regional employment center is predominantly devoted to employment, but maintains a mixed-use component to serve employees and surrounding residents. Employment uses may include professional office space, research facilities, storefront offices, and warehouse and light industrial uses.

Office uses are recommended at the core, while warehousing and light industry are appropriate at the periphery. It is important to link single-use areas with adjacent mixed-use development. Live-work units are recommended to maximize the residential capacity of regional employment centers. Although some uses may require large blocks, smaller block sizes should be maintained wherever possible.

Compact blocks around a mixed-use main street define the core of the regional center. The main street must provide a comfortable pedestrian environment between small shops, stores, and offices. Higher-density residential areas are encouraged within close walking distance to the main street.

Street Types

The regional employment center's main street provides wide sidewalks, shade trees, and safe crosswalks. When larger-scale commercial roads pass through regional mixed-use and employment centers, the cross section should be scaled to balance vehicular traffic with the presence of pedestrians. Large commercial uses may front onto the commercial street, with smaller retail uses lining the main street and surrounding streets set back from the higher-speed commercial street.

Connectivity and Block Size

Because of building density and desire for walkability, small block sizes are appropriate in the regional center. Block sizes may be expanded to accommodate larger retail stores, or office and light industrial campuses, without disrupting the overall block network. Buildings should line the perimeter of blocks, with the center of the block used for surface parking and courtyards. The tight street network provides many routes for pedestrians, connects parking lots, and joins the residential and mixed-use areas.

Building Height and Frontage

The tallest buildings along the main street should provide a sense of enclosure, creating an "urban room" for pedestrians. Setbacks should be minimized, with no setback along primary streets, particularly those with retail uses. Residential uses toward the edge may have lower building heights and small setbacks.

Parking

On-street parking is encouraged along both commercial and residential streets. Surface parking should be placed to the rear of buildings, shielded from the sidewalk and main street setting. As density increases over time, structured parking may become an option.

Mix of Uses

The regional mixed-use center has the largest diversity of uses, combining retail and office in close connection to residential and other varied uses. This mixed-use quality is important for creating a vibrant Main Street core and an energized streetscape for residents, patrons, and workers.

The regional employment center is primarily composed of office uses and related services. Despite this focus, the employment center should incorporate mixed-use elements, including restaurants, retail, and some multifamily residential. This mixed-use quality is important for the establishment of a desirable workplace, and its relationship to surrounding development.

Density

The regional center is a high-density community element. Large parking areas should be minimized in order to optimize the potential density of the center. Residential uses are primarily multifamily, taking form as apartments and townhouses. Larger uses, such as large-footprint commercial, office, and light industrial, should be placed toward the edge of the development area.

Integration of Open Spaces

With its intense style of development, the regional center has limited opportunities for open space. A town square is the most appropriate type of open space for the mixed-use center, and can serve as a public civic space at the core of the downtown area. Pocket parks are the most appropriate open space in employment centers, and can be distributed throughout the area. Greenways may provide connections to downtown and from surrounding areas.

Neighborhood Mixed-Use

The neighborhood mixed-use community element incorporates multiple uses in a walkable, pedestrian-friendly environment with compact block sizes. Neighborhood mixed-use areas include a mix of retail and office uses at the center, with connected residential uses at the edge. A centralized public space is encouraged as a focal point and civic space for the community.

Street Types

Commercial areas within neighborhood mixed-use elements should incorporate Main Street standards. As land use transitions to residential, neighborhood streets should be used. Where larger, high-speed roads enter the pedestrian-oriented core of a neighborhood mixed-use elements, the cross section should feature commercial streets, to balance vehicular and pedestrian needs.

Connectivity and Block Size

Small block sizes are appropriate for the neighborhood mixed-use element. Block sizes for commercial uses must expand to accommodate large retail stores without disrupting the overall block network. Where there are smaller-scale storefronts, office uses, and residential, block sizes should be minimized.

Building Height and Frontage

The tallest buildings making up the neighborhood mixed-use element should be concentrated around the main street to provide a sense of enclosure, creating an “urban room” for pedestrians. Setbacks should be minimized, with no setback along areas serving as the main street.

Parking

On-street parking is encouraged along commercial and residential streets. Surface parking should be placed to the rear of buildings, shielded from the sidewalk and main street setting. Large surface parking lots should be placed within the interior of blocks and arranged to maximize sharing between uses.

Mix of Uses

Although the neighborhood mixed-use element favors retail, other uses, including storefront retail, office, civic, and residential, are recommended. This mix of uses is important to the vibrancy of the center, creating an energized streetscape for residents, customers, and workers.

Density

The neighborhood mixed-use element combines higher-density retail and residential uses. Large parking areas should be minimized in order to optimize density. Most residential uses should be multi-family, with single-family residences only appropriate as a transition into neighborhood residential areas.

Integration of Open Spaces

Due to its development intensity, the neighborhood mixed-use element allows limited opportunities for open space. A town square or pocket park is the most appropriate type of open space at the core. Greenways may connect the center and peripheral areas. Recreational parks may be integrated at the edge of the commercial area to serve the community.

Neighborhood Residential

Neighborhood residential areas should provide a range of residential housing types and lot sizes. Generally, this includes a balance of single-family residences and multifamily housing. A central neighborhood park is an excellent asset for a neighborhood center, and is strongly encouraged. Connections should be made to surrounding neighborhoods and commercial centers where possible. Neighborhood residential centers typically border higher-density neighborhood mixed-use areas. In some cases, small commercial and institutional uses may be incorporated into the neighborhood residential community element.

Street Types

Neighborhood streets are the primary street type within the neighborhood residential element. Because of the residential character of these centers, commercial streets are limited.

Connectivity and Block Size

Block size should relate to lot size and density. Higher-density blocks allow for smaller block sizes, where lower-density areas may have larger-scale blocks. Connectivity with adjacent land uses, primarily nearby neighborhoods, is encouraged. Where street connections are not feasible, greenways are recommended.

Building Height and Frontage

The majority of buildings in neighborhood residential areas are residences. Buildings have a reduced scale and greater setbacks in comparison to regional centers and neighborhood mixed use. Shorter setbacks are recommended for higher-density residential blocks.



Figure LU-3, Residential Streetscape

Parking

On-street parking is suggested in higher-density residential areas. Where block sizes are bigger, on-street parking may give way to residential driveways and garages. Where garages are present, it is important to set them to the side or rear of the residence, so they do not dominate the residential frontage.

Mix of Uses

While predominantly single-family residential, neighborhood residential areas should incorporate some degree of mixed use, primarily multifamily residential. Storefront retail and office may be integrated at a residential scale.

Density

The neighborhood residential element is primarily composed of single-family residences. Residential development should strive to maintain a reasonable density (e.g., less than quarter-acre lots), freeing green space as a shared amenity.

Integration of Open Spaces

The neighborhood residential element can incorporate a shared green space at its core. Neighborhood parks vary in scale, but serve local residents as recreational and gathering space. If possible, greenway trails should be integrated to link the neighborhood to surrounding neighborhoods and open spaces.

Village

Villages are characterized by a small, mixed-use core surrounded by residential uses and a connection to natural features and open spaces. Despite their limited scale and density, villages typically favor mixed use; often a major civic use. Outside of a small mixed-use center, villages

are characterized by single-family residential uses. A green buffer may be created at the perimeter of the village to integrate open spaces with the developed area.

Street Types

Main streets and neighborhood streets are the primary street types within villages. When higher-speed roads approach the walkable core of a village, the street should better balance vehicular and pedestrian needs.

Connectivity and Block Size

The mixed-use village core should have small blocks to accommodate a limited but dense collection of small retail uses. Residential block size should relate to the lot size and density of residences. Higher-density blocks allow for smaller block sizes, where lower-density areas may have larger-scale blocks.



Figure LU-4, Neighborhood Street

Building Height and Frontage

The majority of buildings in villages are residential. Buildings have a reduced scale and greater setbacks in comparison to downtown and commercial centers. Due to the varying rural quality of villages, setback requirements should remain flexible.

Parking

On-street parking is suggested in higher-density residential areas. Where block sizes are bigger, on-street parking may give way to residential driveways and garages. Where garages are present, it is important to set them to the side or rear of the residence, so that they do not dominate the residential frontage.

Mix of Uses

While predominantly single-family residential, villages should incorporate mixed use at their core, including small-scale storefront retail and office. Multifamily residential may also be integrated at the core and within surrounding blocks.

Density

The village element combines a range of uses and densities. In general, development should strive to maintain a reasonably high density, in turn freeing green space for community use or for use as a natural buffer.

Integration of Open Spaces

Villages provide a great opportunity for open-space preservation, typically at the periphery surrounding the developed area. Neighborhood parks are recommended at the core. If possible, greenway trails may be integrated to link villages with surrounding neighborhoods and open spaces.

Rural Clusters

Rural clusters are small-scale residential areas surrounded by farmland, preservation zones, or otherwise environmentally sensitive land. Although they are small in scale, clusters should strive

to maintain density similar to that of the neighborhood residential community element. This will maximize preserved land by clustering homes on small lots. Rural cluster planning must be sensitive to existing natural features, agricultural land, and viewsheds when positioning development. Rural clusters are predominantly single-family residential, but may incorporate limited multifamily residential, small-scale retail, and farm uses.

Street Types

Within their developed area, rural clusters primarily use neighborhood streets and are connected to other places in the region by rural roads. Because of the rural character of these centers, streets do not require curbs and gutters or fixed sidewalks. Off-road paths are often a more appropriate pedestrian facility than formal sidewalks.

Connectivity and Block Size

When a rural cluster takes a compact form, block sizes should remain relatively small. However, some situations do not allow for typical defined blocks, in which case no maximum block size is applicable. In such situations, it is still important to maintain a connected street network.

Building Height and Frontage

Most buildings in rural clusters are residential and have a reduced scale and greater setbacks in comparison to those in neighborhood settings. Setback requirements should remain flexible, due to the varying rural quality of rural areas.

Parking

In a rural setting, formal on-street parking is rarely required or appropriate. For residential parking, it is important to set garages to the side or rear of the residence, so that they do not dominate the residential frontage.

Mix of Uses

While predominantly single-family residential, rural clusters may incorporate a limited multifamily residential component. This is typically found at the center of the developed area.

Density

The rural cluster element concentrates development in a compact area, leaving the remaining land for preservation and common use. In general, development should strive to maintain a reasonable net density (i.e., within the non-open-space portion of a development), to maximize preservation.

Integration of Open Spaces

Rural clusters provide an opportunity for open-space preservation, typically at the periphery surrounding the developed area. Open space should be clustered to maximize large areas of open space whenever possible. Neighborhood parks are recommended at the core. If possible, greenway trails may be integrated to link rural neighborhoods with surrounding neighborhoods and open spaces.

Rural Preservation

Development in the rural preservation areas should consist of farmland, preservation zones, or otherwise environmentally sensitive land with scattered housing.

Street Types

This area is characterized by rural roads that connect farmland to markets. Because of the rural character of this area, curbs and gutters or fixed sidewalks are not appropriate. Where stormwater management is needed, it should be managed with grass swales.

Connectivity and Block Size

Farms and scattered housing are connected to main roads by informal private drives. Because the housing is dispersed, there is no block size requirement.

Building Height and Frontage

The majorities of buildings in the preservation area are residential and farm use. Building types should be limited to single-family residential and agricultural uses, with the height of structures varying with use. Setback requirements should remain flexible, due to the varying rural quality of this area.

Parking

In a rural setting, formal on-street parking is rarely required or appropriate.

Mix of Uses

The rural preservation area consists primarily of open space and agricultural and forestry uses with scattered single-family residential.

Density

In general, development should strive to maintain a very low density in order to maximize the opportunity for continued preservation of farms and open space.

Integration of Open Spaces

Development in the rural preservation area should maximize open space. Open space should be clustered to maximize large areas of open space whenever possible. If possible, greenway trails may be integrated to link rural neighborhoods with surrounding neighborhoods and open spaces.

Community Element Standards

Figure LU-21 provides a development matrix on the seven community elements that provide suggested development standards. These standards should be used as a general guide for development proposals such as planned unit development projects, but it should be recognized that each project will have unique characteristics, and will not always adhere to the standards recommended in the matrix.








COMMUNITY ELEMENT MATRIX						
urban ←			→ rural			
						
Regional Center					Rural Areas	
Regional Mixed Use	Regional Employment	Neighborhood Mixed Use	Neighborhood Residential	Village	Rural Cluster	Rural Preservation
Street Types						
Commercial street Main street Neighborhood street	Commercial street Main street Neighborhood street	Commercial street Main street Neighborhood street	Neighborhood street	Commercial street Neighborhood street Rural road	Neighborhood street Rural road	Rural road
Block Size						
400–800 ft.	400–800 ft.	300–600 ft.	200–600 ft.	200–600 ft.	200 ft.–varies	Varies
Building Height						
2–6 stories	2–6 stories	2–4 stories	1–3 stories	1–3 stories	1–2 stories	1–2 stories
Frontage						
Commercial storefront	Commercial storefront	Storefront Porch	Storefront Porch Residential yard	Storefront Porch Residential yard	Porch Residential yard	Porch Residential yard Open space
Parking						
Structured On-street Surface	On-street Surface	On-street Surface Residential	On-street Surface Residential	On-street Surface Residential	Residential	Residential Unstructured
Mix of Uses						
Large commercial (25–40%) Storefront retail (25–40%) Civic (10–25%) Office (10–25%) Restaurant (10–25%) Multifamily residential (5–20%)	Office (25–75%) Health/medical (10–25%) Light industrial (10–25%) Storefront retail (5–20%) Multifamily residential (5–20%)	Storefront retail (25–75%) Civic (10–25%) Office (10–25%) Restaurant (10–25%) Multifamily residential (10–35%) Single-family residential (5–20%)	Single-family residential (50–75%) Multifamily residential (10–25%) Limited retail (10–25%)	Storefront retail (10–25%) Civic (10–25%) Office (10–25%) Restaurant (5–20%) Multifamily residential (25–50%) Single-family residential (25–75%)	Single-family residential (50–100%) Multifamily residential (25–50%) Limited retail (10–25%)	Single-family residential (10%) Country stores (5%)
Density						
Commercial FAR: 2.0 Residential DUA: 10–15	Commercial FAR: 2.0 Residential DUA: 10–15	Commercial FAR: 1.0 Residential DUA: 8–10	Commercial FAR: 0.5 Residential DUA: 4–8	Commercial FAR: 0.75 Residential DUA: 4–6	Commercial FAR: 0.5 Residential DUA: 2–6 (net)	Commercial FAR: 0.1 Residential DUA: 0.5–0.1
Open Space						
Town square Pocket park	Pocket park	Town square Pocket park Neighborhood park	Neighborhood park Recreational park	Neighborhood park Recreational park Passive open space	Neighborhood park Recreational park Passive open space	Recreational park Agriculture and forest land Passive open space

Figure LU-5, Community Element Matrix

Residential Areas

Residential development within the community planning areas should respect the rural design theme, particularly at the periphery of the growth area and the rural fringe. A variety of housing types should be included as part of neighborhood mixed-use communities. Neighborhood residential that is primarily single-family should not be the only housing within the growth areas. Due to the limited amount of developable land within community planning areas, single-family subdivisions are inefficient. Within single-family residential developments, a variety of housing sizes and styles should be available.

Affordable housing and workforce housing are vital to the community. Many affordable homes will be single-family attached, townhouse, duplex, condominium, or other multifamily structures. Some smaller single-family detached homes are affordable to median-income families and should be part of a neighborhood's design.

Workforce housing is generally price-constrained and marketed toward middle-class homeowners. Market-rate housing is not price-constrained and is available to any buyer at any income level.



Figure LU-6, Mixed-Income Neighborhood

Commercial Areas

The county's designated growth areas, established pursuant to the Code of Virginia, section §15.2-2223.1, are places where, because of existing populations, established villages, commercial services, employment, and infrastructure such as highway access, growth has occurred and should continue to grow. Zion Crossroads, with an interstate interchange and the intersection of Routes 250 and 15, and its existing and planned infrastructure, is an ideal location for a regional employment and mixed-use center. Rapid commercial development on the Louisa County side of Zion Crossroads will likely bring more development to Fluvanna County.

Fluvanna and Louisa County are working together to ensure that the infrastructure needs of the area are met. A joint water pipeline from the James River is in the final planning stages. Additionally, Louisa County may be able to extend waste treatment lines into the area for some capacity, along with the development of future wastewater capacity for the area as part of major mixed-use development. This infrastructure will be supplemented by sewer and water provided by the Fluvanna Correctional Center for Women on Route 250.

Palmyra is the county seat and Fluvanna's historic center of development. The Rivanna Planning Area is centered around Lake Monticello, which was the county's primary development area from the early 1970s until recently, when the Lake began to approach its build-out capacity. These two areas will continue to grow, but should do so in an integrated, sustainable way that compliments existing development and the history of each area. Much of this growth will fill the role of traditional infill development.

Mixing commercial uses on the ground floor with residential uses on upper floors enhances street-level vitality attracting both pedestrians and “downtown” residents along Main Street. Additionally, the concept of “eyes on the street” argues that crime is reduced when people use a street or other public area for a greater period of time than during normal business hours.

In order to create a more functional and appealing pedestrian environment, parking lots should be less visible from the street. This means parking should be relegated to the back or sides of building, or within structures. This approach engages and attracts pedestrians and “walk-in” customers.

Walkable Community

The primary functions of streets include providing thoroughfares for pedestrians and traffic, access for emergency vehicles, and accommodating parking. Streets are important open-space features. The streetscape—building facades, sidewalks, benches, lighting, trees, and other characteristics—influences the character of the surrounding environment. Well-designed streetscapes are pedestrian-friendly environments. Pedestrian promenades create areas for people to gather and walk.

Phasing

Another important element in designing a sustainable project is the phasing of a project. Rarely will a project be developed all at once. Larger projects, in particular, will need to be phased, which should be discussed during the rezoning/master plan phase of the project.

Plans can be proffered in a certain order, during certain time frames, or in contingency on the provision of certain infrastructure. For instance, a developer could proffer that a project’s residential component would not commence until an adequate public water supply was in place. Such a proffer assures the community that this infrastructure will be in place prior to additional demand being placed on the existing community’s resources. The wording of proffers made during a rezoning process should be clear and concise, so that those commitments can be met if the project is approved.

Architecture

The design, style, and material quality of building impact the aesthetics and sustainability of the community. Low-maintenance, sturdy, but attractive products should be used as a standard in lieu of lower-grade materials like vinyl or metal siding, asphalt shingles, or flat tarpaper roofing. State-of-the-art materials are more energy-efficient and require less upkeep. Current products vary widely but include HardiePlank siding, composite decking, nontoxic cellulose wall insulation, low-VOC caulks, adhesives, and paints, low-E argon-filled windows, and Energy Star light fixtures. Recycled or renewable products such as bamboo floors reduce the environmental footprint of development. Brick, block, standing seam metal roofing, green roofs, higher-grade asphalt shingles, and other traditional materials are also encouraged.

Architectural styles can and should vary among developments, but should remain consistent within a project. Quality of material and sustainability should not vary widely, and should not be compromised by low-quality, high-maintenance materials. While it is not desirable to regulate

specific materials, it is reasonable and feasible for a developer to commit to specific material types and styles as part of a project’s approval, preferably through legally binding proffers.

The Relationship between Community Elements and the Community Planning Areas

Each community element correlates to a community planning area (or land use designation) and the urban development area. The community elements may be appropriate in different configurations within each community planning area as shown below and discussed previously.

Community Element	Community Planning Area
Regional mixed use	Zion Crossroads
Regional employment	
Neighborhood mixed use	Columbia, Fork Union, Palmyra, Rivanna, Scottsville, Zion Crossroads
Neighborhood residential	Columbia, Fork Union, Palmyra, Rivanna, Scottsville, Zion Crossroads
Village	Columbia, Fork Union, Palmyra, Scottsville
Rural cluster	Rural residential Rural preservation
Rural preservation	Rural preservation

Figure LU-7, Land-Use Relationships

In practice, the specific recommendations for each type of community element should guide the design of a development depending on its location, both in terms of the specific community planning area as well as the precise location within a planning area. The Comprehensive Plan lays out the framework and basic parameters of each land-use designation, including the community planning areas and urban development area (established pursuant to the Code of Virginia, section §15.2-2223.1), in the context of the various community elements.

Community Plans

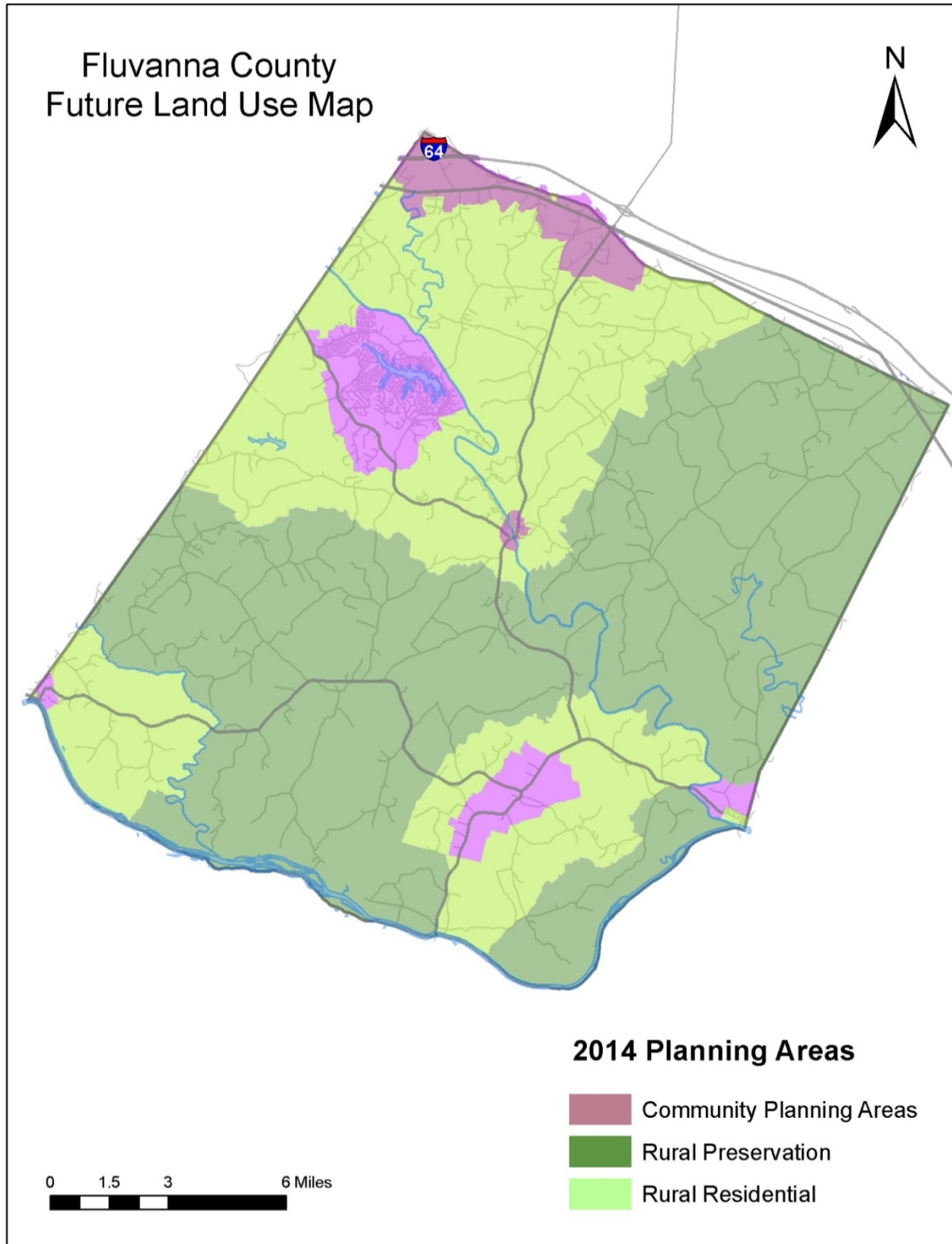


Figure LU-8, 2029 Future Land Use Map

Zion Crossroads Community Plan

Overview

Located at the crossroads that connect Charlottesville, Richmond, and destinations to the north and south, Zion Crossroads is situated to contribute to Fluvanna County's goals for the future. The county seeks to expand the services, recreation, restaurant, and retail options available to its residents, while at the same time retaining the area's rural character.

Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250.

As the county's Urban Development Area established pursuant to the Code of Virginia, section §15.2-2223.1, Zion Crossroads 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.

Commercial and neighborhood streets make up the primary transportation network, along with sidewalks, trails, and bicycle lanes. Other open space consists of green infrastructure such as streams, storm channels, and small pocket parks or town squares.

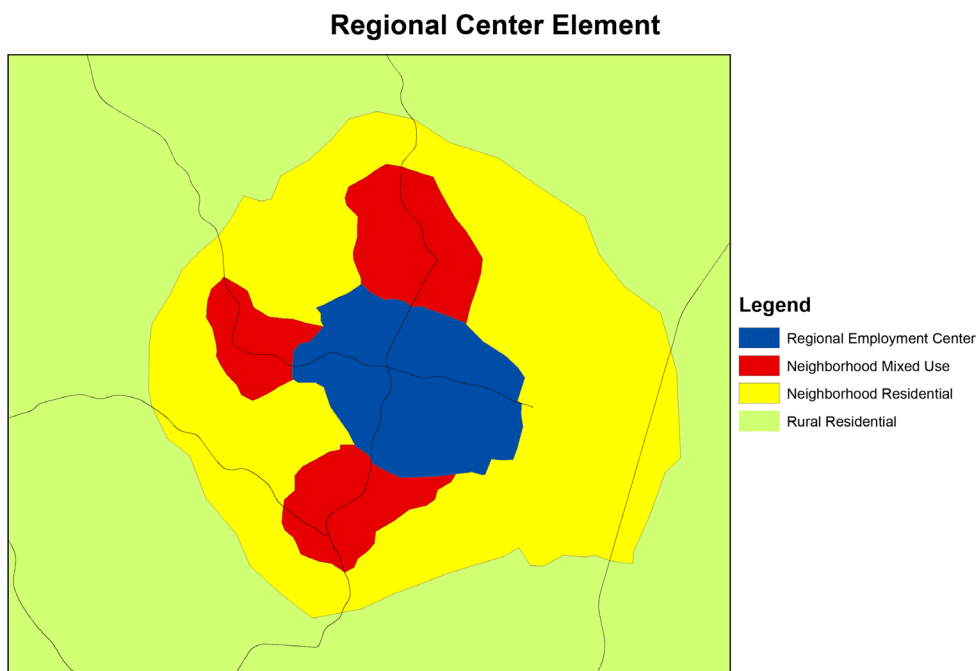


Figure LU-9, Regional Center Element

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.

Zion Crossroads lacks an adequate transportation system, especially to serve new development. Sidewalks, bicycle lanes, and transit service are nonexistent. Moreover, Zion Crossroads lacks a center of commerce and has no clear identity beyond the through-traffic amenities such as service stations and fast food chains.

Recommendations

The following recommendations focus on the potential of Zion Crossroads as a center of commerce, employment, and higher-density residential uses. This includes creating an identity for Zion Crossroads, improving transportation for pedestrians, bicyclists and vehicles, protecting the natural features of Zion Crossroads through compact, efficient development, and enhancing economic and employment options.

Create an identity by constructing gateways to Zion Crossroads. Through street design and road enhancements, a Zion Crossroads gateway can be formally established. The Route 250 and Route 15 intersection presents an opportunity to introduce travelers to the rural character of Fluvanna County. Wide lanes, the absence of sidewalks and bicycle lanes, and a flat median contribute to the auto-oriented nature of this roadway. At high speeds, motorists barely notice the rural surroundings or local businesses. The traffic signal, overhead utility lines, and cluttered signage contribute to the poor visual quality of this gateway to Zion Crossroads. Addressing these functional and visual issues will greatly improve people’s first impression of Fluvanna County.

Define a village-scaled center. At the heart of this recommendation are two village-scaled complexes: one as a center for residential, neighborhood-scaled commercial and recreation, and the second as a higher-intensity commercial area, anchored by a major retail establishment.

A village-scaled center concentrates growth within clearly defined boundaries. Within these boundaries there is a mix of uses—residential, recreational, small-scale and more intensive commercial—as well as a clearly defined Main Street and recreation amenities. Much of the Fluvanna County portion of Zion Crossroads is rural. In order to retain this rural character, new growth should occur in specific areas that are clearly defined.

Zion Crossroads lacks a distinct town center, without which Zion could grow in a conventional strip development pattern. Higher-density, village-scaled development would distinguish Zion Crossroads as a regional center. Village-scaled development provides the necessary framework for economic activity and community-oriented services while protecting the environment beyond the edge of the village center.

Support mixed-use development. Mixed-use development appropriate for Zion Crossroads should include multifamily housing, small, locally owned shops, larger retail development, and light industry. Zion Crossroads is also favored for more intensive uses that stimulate the county economy, provide jobs, offer a range of retail stores, and provide for leisure activity through parks and playing fields within the defined growth area. It may be appropriate to introduce a more flexible zoning classification to the area, in order to make economic development easier.

In any area, development needs to be paired with the availability of appropriate infrastructure (e.g., water, sewer). Intensive mixed-use development in Zion Crossroads must be appropriately phased with enhancements to the supporting infrastructure. As the county moves towards acquiring such infrastructure, economic development will become more feasible.

Improve the safety and efficiency of the transportation system. Coordinate safety improvements for Routes 250 and 15. Route 15 southbound from Interstate 64 is of particular concern, as many through travelers stop for fuel and food. The new diamond interchange alters existing traffic patterns, and these impacts should be studied. Traffic drops off significantly on



Figure LU-10. Roundabout

Route 15 after its intersection with Route 250. Much of the traffic on Route 250 now uses Interstate 64. The Route 250 / Route 15 intersection is an ideal roundabout location. A roundabout would improve the flow of traffic, provide safer pedestrian and bicycle access, and facilitate the creation of an attractive gateway from each of the four approaches. Roundabouts make intersections more attractive and safe for motorists, bicyclists, and pedestrians.

Other improvements can be implemented in the Zion Crossroads area for safety, overall attractiveness, and accessibility for all modes of travel. Crosswalks and sidewalks will further improve pedestrian safety and encourage activity along the corridor. Financial impacts and quantities of impervious surfaces (which contribute to stormwater runoff) can be reduced by installing sidewalks only on one side of the street.

The Northwest Fluvanna / Southeast Louisa Multimodal Corridor Study, which focuses on Route 15, Route 64, and Route 250 throughout northwest Fluvanna, southwest Louisa, and eastern Albemarle corridor to create a transportation plan for the area, provides excellent descriptions and illustrations of the types of improvements desired along the corridor. Despite the time elapsed since the study was published, most of the elements discussed remain desirable and should continue to influence development in Zion Crossroads.



Figure LU-11, Pedestrian Oriented Roadway Section

Increase alternative transportation options. RideShare provides a free service to match travelers who are going to similar areas at similar times, and provide a car or vanpool service. RideShare participants are also enrolled in the Guaranteed Ride Home program, which provides free rides home in an emergency to users of alternative transportation. RideShare can work with employers in the Zion Crossroads area to develop and implement traffic-reduction programs that target the specific needs of the area’s travelers. RideShare also maintains park-and-ride lots. Currently, there is one park-and-ride lot in the Zion Crossroads area (Louisa County) and a park-and-ride lot located in Jefferson Village Shopping Center near Lake Monticello. New mixed-use development may also create new opportunities for park-and-ride lots, and for pairing park-and-ride lots with JAUNT transit service.

JAUNT provides transportation service throughout the region (City of Charlottesville, Fluvanna, Albemarle, Louisa, and Nelson counties). JAUNT is funded by local governments in the area, and uses federal, state, and local funding to supplement the fares its users pay.

Protect the rural features of the Zion Crossroads area. The development of Zion Crossroads need not come at the expense of its rural and environmental features. Two techniques serve to enhance both the rural and environmental features and the village-scaled development recommended in this plan. Siting development in areas that do not compromise natural features will preserve prominent rural and environmental features. If development is so sited, residents, shoppers, and employees will be in close proximity to these natural features, making the development areas more attractive and appropriate.

Mitigate runoff through green street techniques, bio-swales, and reduced impervious surface in all new and remodeled development. The county should encourage development that leaves natural features as intact as possible. Site disturbances such as excessive grading, unnecessary removal of helpful plants and trees, and large quantities of impervious surfaces all contribute to stormwater runoff and sedimentation (degrading the county’s rivers and streams), reduces groundwater recharge, and generally results in a more attractive site. This low-impact approach to development often reduces a developer’s costs, and allows the county to meet its stormwater management obligations. Best of all, it frequently requires little more than creative site planning.

Green street solutions help control stormwater while enriching the character of neighborhoods. Pedestrian-oriented street facilities can be designed to achieve water management and

pedestrian goals. In particular, the same landscaping components of a street that add to pedestrian comfort can also perform stormwater retention and treatment functions, contributing to better flood control and water quality. Planting strips, planted medians, tree wells, and other planted areas can reduce urban runoff by retaining stormwater. The soils in these planted areas also remove pollutants, providing natural water treatment. Paved areas, such as parking lots and vehicle and bike lanes, sidewalks, and ball courts, if designed with porous surfaces and ample reservoir or infiltration capabilities beneath, can be used to improve water management. Considering these ideas will ensure that environmental sustainability and quality-of-life objectives are incorporated into the planning and engineering analyses of collection system improvements.

Protect existing open, forested, and agricultural areas by clustering growth into defined areas. As described above, new development should be clustered in carefully defined growth areas and sensitively placed in the context of rural and environmental features.



Figure LU-12, Open Space

Employ conservation and open-space easements. Conservation and open-space easements are designed to hold land in perpetuity. Nonprofit corporations, local governments, individual landowners, and subdivision landowners may set aside such an easement as defined by a homeowners association.

Support economic development and community-based services. Since much of what constitutes Zion Crossroads is in Louisa County,

the main opportunities in Fluvanna County lie south of the Route 15 and Route 250 intersection. The current industrial park on Route 250 just east of this intersection is in both Fluvanna and Louisa counties and may have the potential for additional development. Encourage cross-county cooperation on economic development.

At present there is the potential for three centers or nodes in Zion Crossroads. First, north of Interstate 64 interchange in Louisa County; second, along the Route 15 strip between Interstate 64 and the Route 250 and Route 15 intersection, also in Louisa County; and third, south of the Route 250 and Route 15 intersection in Fluvanna County. This third center is undeveloped but has the potential for a mix of uses such as residential development of varying densities, large and small-scale commercial development, and light industry.

Develop a marketing strategy and marketing plan. Identify the community's strengths in appealing to businesses and set goals that build on the identified strengths. These goals can then be used to prepare a marketing plan. A marketing plan identifies the specific actions to be taken to achieve the goals.

Expand and diversify local tax revenue. An expanded and diversified tax base can result from a diversity of uses as recommended in this plan. Higher-intensity commercial, locally based

businesses and retail establishments, a workplace center, and light industry all contribute to an expanded and diverse tax base.

Develop higher-intensity commercial use. Zion Crossroads offers the greatest potential for higher-intensity commercial development. An “anchor” store with smaller retail establishments can serve as a regional center for shoppers.

Encourage locally based businesses and retail establishments. Care must be taken to avoid too many conventional, nationally based retail shops at the expense of local businesses. Locally based business and retail help distinguish the unique character of Zion Crossroads and tend to have a greater impact on the local economy.

Site an integrated workplace development center in Zion Crossroads. An integrated workplace center offers opportunities for offices and businesses, integrated into a walkable, mixed-use center. A campus-style complex offers an attractive workplace and, with sufficient infrastructure, could become a site for a corporate headquarters.

Support development of additional light industry. Light industry is usually less capital-intensive than heavy industry, and is more consumer- than business-oriented (light industry products are produced for end users—consumers—rather than as components for use by other industries). Light industry has less environmental impact than heavy industry and is more compatible with residential areas, albeit with an appropriate buffer. Increasing the flexibility of zoning in Zion Crossroads could help support industrial growth.

Enhance tourism and related recreation. Fluvanna County has many sites and facilities of interest to tourists. With its proximity to Interstate 64, Zion Crossroads is an excellent location for a tourism / visitors’ center.

Improve the quality of employment opportunities. Good pay, upward mobility, and employee benefits are all important to improving the quality of employment opportunities. A workplace center/office park, as opposed to retail establishments, offers more opportunities for full-time employment with benefits and opportunities for advancement. Efforts and incentives to recruit employers should make this priority apparent.

Study the feasibility of Zion Crossroads as a satellite location for Piedmont Virginia Community College. An adult distant learning campus, with classes for professional advancement, can contribute to improvements in the quality of employment. Educational facilities also draw additional people and businesses to the area, which directly helps the economy. If the satellite location focuses on career development, it can act as an anchor for further economic development. For example, a nursing program could attract urgent care or geriatric facilities to Zion Crossroads.

Support the vocational and technical job demands of the current and future job market. The Virginia Workforce Network offers employment services, with key services based in

Charlottesville. Zion Crossroads could be a future site for a satellite center or, at a minimum, a location for a workforce information booth.

Rivanna (Lake Monticello) Community Plan

Overview

The Lake Monticello area of Fluvanna County has grown rapidly in recent years. As the Lake approaches build-out, its proportion of the county's growth has diminished, although the area surrounding the Lake still sees robust growth. The private Lake Monticello community has a dominant presence in this part of the county, and a significant number of residents live close by. Lake Monticello and the surrounding area make up most of the Rivanna District and a portion of the Cunningham and Palmyra Districts of Fluvanna County.

The private community of Lake Monticello encompasses approximately 3,500 acres, containing over 4,600 lots. The lake itself is 350 acres. Residents include retirees, young families, and commuters to Charlottesville and Richmond. Residents pay dues to the Lake Monticello Owners' Association (LMOA), which is responsible for community services and general maintenance of community infrastructure, including sixty-two miles of private roads. Water and sewer service is provided through a private source.

While there are a range of opinions on the extent and type of growth desired, most residents agree that it is important to take steps to maintain the rural character of the surrounding area, enhance the "country suburban" character of the community, promote a vibrant quality of life for residents, and plan for the future.

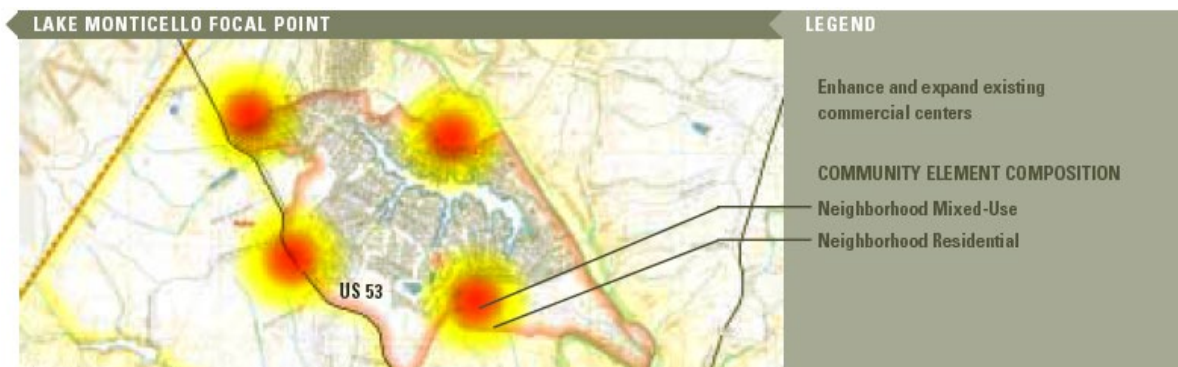


Figure LU-13, Neighborhood Mixed Use around Lake Monticello

The Lake proper is nearing build-out, but there is significant growth outside of the Lake. The desirable form of growth at the "Lake gates" is neighborhood mixed-use. Beyond the gates, growth should be neighborhood residential development.

Home to approximately half of the county's residents, largely in the Lake Monticello community, this community planning area (established pursuant to the Code of Virginia, section §15.2-2223.1) lies adjacent to the municipal services of the Palmyra area, but also has the significant private infrastructure of the Lake community. The area is traditionally neighborhood residential, with primarily single-family detached dwellings. Surrounding growth should be a mixture of uses

and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is

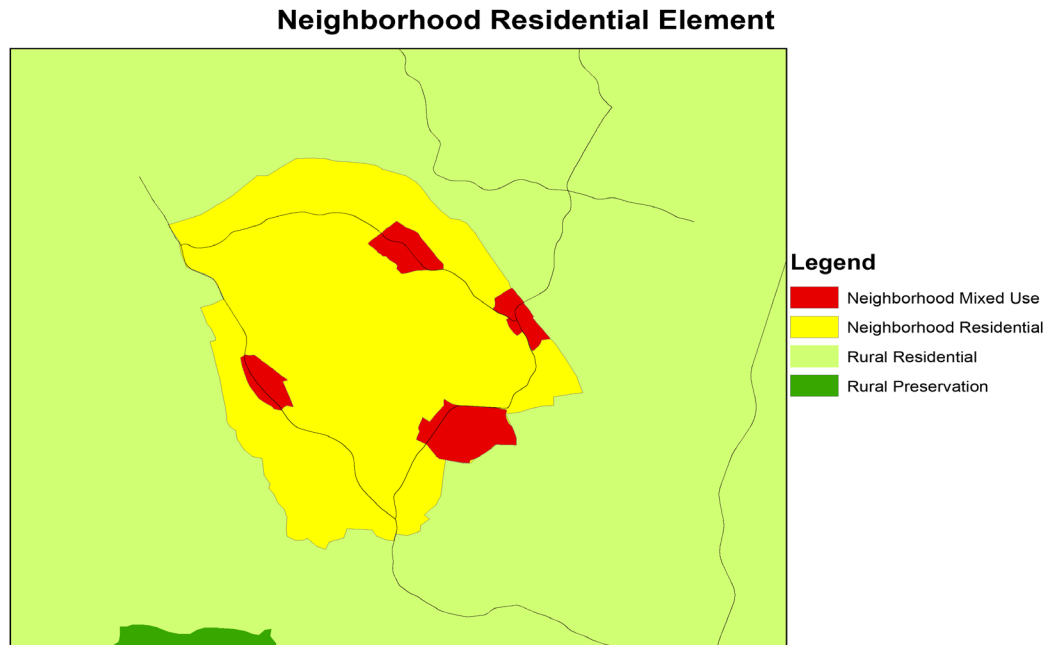


Figure LU-14, Neighborhood Residential Element

needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth. Commercial and neighborhood streets, along with rural roads, make up the transportation network, along with sidewalks, trails, and bicycle lanes in the newly developed areas. Open space includes access to Pleasant Grove, neighborhood parks, and greenways.

Medium and small commercial uses, along with office, civic, and residential uses, combine to form a series of neotraditional developments that are interconnected with surrounding development. Commercial and office structures do not exceed four stories, and residential density is up to six dwelling units per acre (6 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.

Summary of Community Plan

In previous studies, residents identified key strategies and projects to improve the quality of life for residents inside and outside of Lake Monticello. Participants agreed upon several priorities, including:

- To increase traffic safety and improve flow at key intersections.
- To enhance existing commercial centers in appearance, design, and available services, focusing on “village center” concepts.
- To provide housing choices for a variety of age groups and income levels, appropriate to the area.
- To preserve the rural character of the surrounding area and protect natural resources.

Recommendations

Improve traffic safety. Large volumes of traffic on small country roads lead to safety problems. Improving intersections, paving shoulders, and adding features for pedestrians and bicycles can alleviate traffic and promote safety. This becomes essential as the county's population grows. Roundabouts can improve pedestrian access and safety over typical intersections.



Figure LU-15, Median splitter islands and set-back crosswalks

Create walking and biking trails. Biking and walking trails provide safe access for residents to commercial areas, decrease traffic for short trips, and provide recreational facilities. There are dirt footpaths in many areas, showing where people walk from the gates to commercial areas.

Enhance commercial areas as village-scaled communities. There are existing commercial areas just outside of the Lake Monticello gates, including Piedmont Village, Crofton Plaza, and Jefferson Centre. Clustering development around existing centers preserves rural areas.



Figure LU-16, Several conceptual options for village-scaled infill development in the Turkeysag Gate shopping center

Preserve natural resources and rural character. The health of the Lake and surrounding land and waterways is important to the health and vitality of the environment and economy of Lake Monticello.

Provide community services and amenities. Cultivating community services and amenities improves the quality of life for residents of all ages, decreases traffic to and from Charlottesville, and connects neighbors. Suggestions for services include a post office, library, senior services and adult day care, hiking/biking trails, and a movie theater.

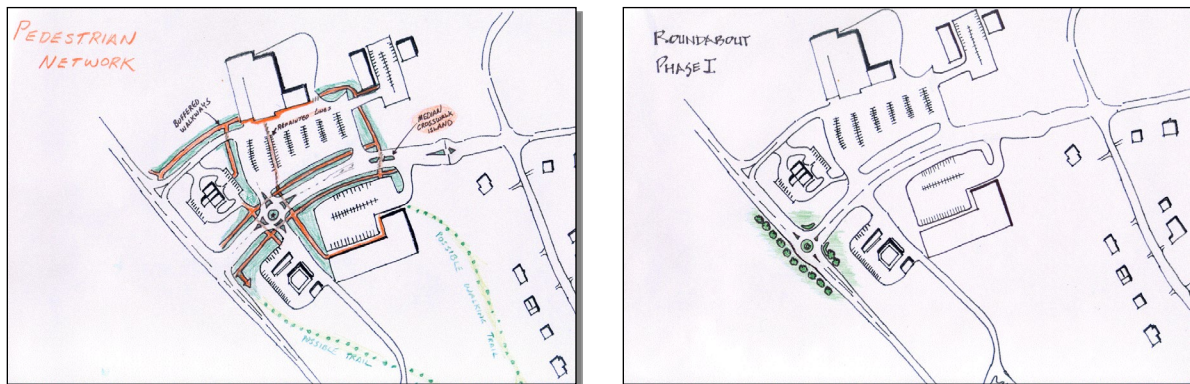


Figure LU-17, Potential pedestrian network (left), and possible roundabout at entry (right) for capacity and safety

Encourage housing for seniors and a growing workforce. Healthy communities include housing for people in a range of income levels and ages. Although housing is more affordable than in nearby urban areas, prices are rising steadily.

Palmyra Community Plan

Overview

Centrally located, Palmyra serves as the county seat and governmental center. The village has natural and social resources that form a village atmosphere. These include the historic courthouse, Old Stone Jail and Main Street residences and businesses, the county administrative offices and courthouse, and the businesses that front Routes 15 and 53. Palmyra is one of the county's designated growth areas (established pursuant to the Code of Virginia, section §15.2-2223.1).

The area to the immediate south and southwest of the village should develop as a neighborhood mixed-use area. The area directly to the north and east of the village acts as a transition to the county's more rural elements, and future development should reflect this.

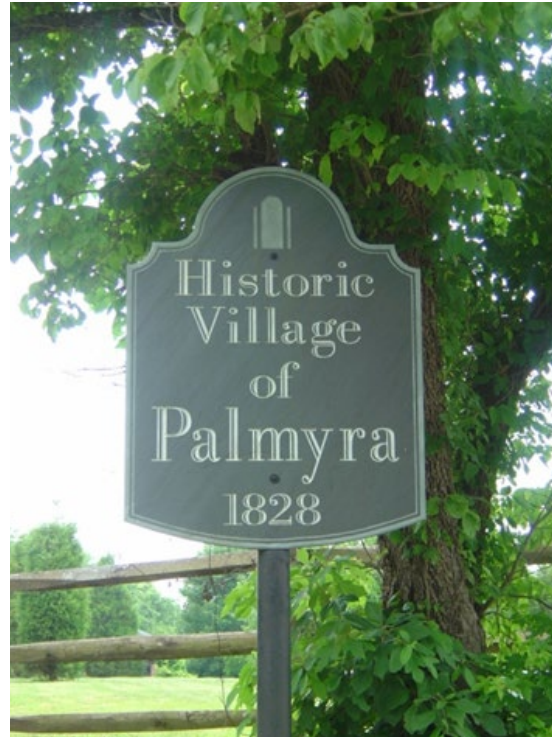


Figure LU-18, Sign for Village of Palmyra



Figure LU-19, Old Stone Jail

Commercial and neighborhood streets, along with rural roads, make up the transportation network, along with sidewalks, trails, and bicycle lanes. Open space includes Pleasant Grove, neighborhood parks, and greenways, along with the town square.

A mix of medium and small commercial businesses combines with office, civic and residential uses to form a village-like neotraditional development or series of interconnected developments. Commercial and office structures do not exceed three stories, and residential density is up to four dwelling units per acre (4 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.

Growth in the Palmyra area should occur at the village scale described in the previous chapter ("Community Elements Standards"), with economic and residential development complementing the existing conditions and fostering street life. Existing and new development must be served by a safe, efficient, multimodal transportation system that respects pedestrians and cyclists. New development should not compromise the natural and social fabric unique to Palmyra.

New housing should complement existing historic resources and expand the population base for local businesses. Economic development is desired in this area, and opportunities for tourism, such as commercial uses that complement the historic aspects of Palmyra, should be promoted.

The Palmyra Community Plan aims to fulfill the following goals:

- To enhance and maintain the village-scale atmosphere of Palmyra.
- To improve the safety, efficiency, and diversity of the transportation system.
- To protect the social and environmental resources of the area.

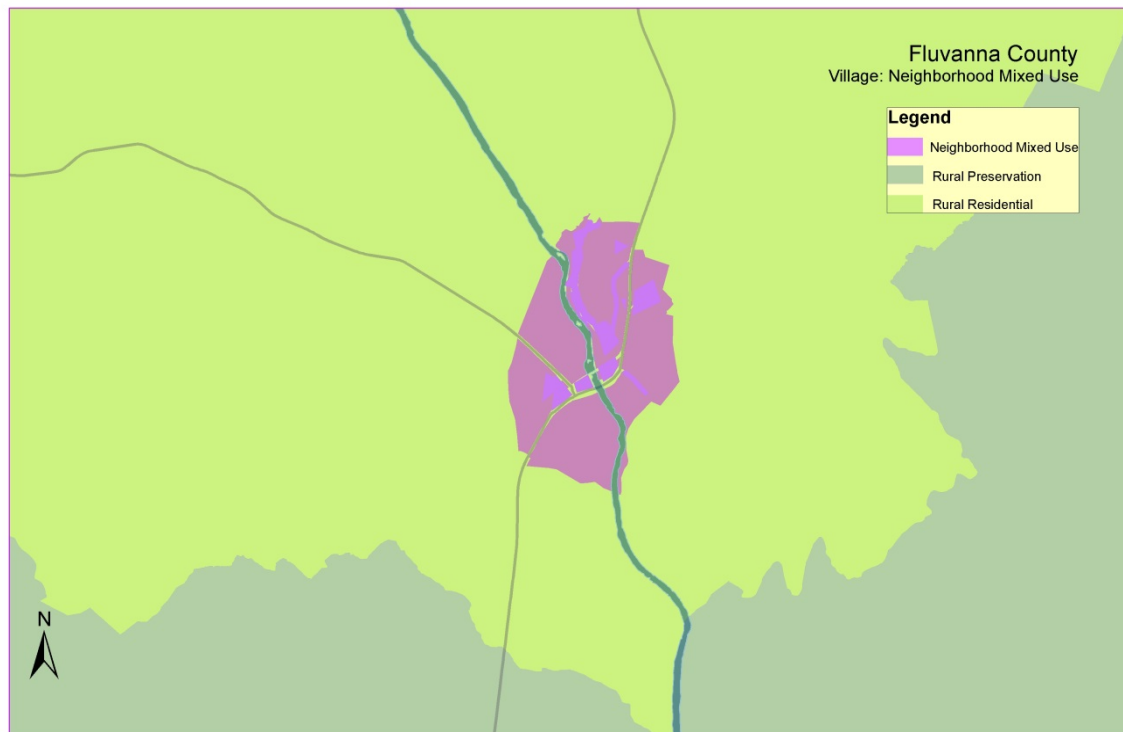


Figure LU-20, Neighborhood Mixed Use Village

Recommendations

Enhance village character.

- Remove the rural edges of the Palmyra CPA.
- Consider additional zoning or regulations to preserve the rural character at the edges of the Palmyra CPA.
- Improve the streetscape by burying utility lines, completing the sidewalk network through the village, installing streetlamps, and constructing a centrally located town clock.
- Install a gateway median and welcome signs on Route 15.
- Consider design guidelines for development around the Route 15 gateway.

Guide village-scaled development.

- Develop guidelines to foster village-scaled developments that include a mix of building types, commercial uses, local jobs, increased retail options such as shopping, cafés and restaurants, and affordable housing.
- Seek out commercial uses that complement historic features and integrate new development with existing assets.
- Explore expansion of the historic district to include the area south of Stoneleigh Road and east of Route 15.



Figure LU-21, Historic Courthouse

Improve the safety and efficiency of the transportation system.

- Increase transportation choices by improving bus service, promoting participation in RideShare, and developing visible and accessible park-and-ride locations.
- Implement a plan to improve safety on Route 15 that includes roundabouts or other safety and capacity improvements, a median island, and curb and gutter enhancements for access management.
- Improve connectivity to Pleasant Grove.
- Enhance the pedestrian network by improving access and incorporating streetscape enhancements and traffic-calming measures.
- Ensure that pedestrian and bicycle facilities on Route 15 mirror those on the new Route 15 bridge.

Protect social and environmental resources.

- Encourage development that fosters social interaction and takes advantage of the natural beauty of the area.
- Actively preserve open space and the rural character of the area by clustering new development on a village scale, partnering with local and regional agencies, and analyzing the size of the Palmyra community planning area.
- Support the county's efforts to develop a stormwater management ordinance and a dark-sky ordinance.

Fork Union Community Plan

Overview

Located in the southeastern center of Fluvanna County, the Fork Union CPA contains 3,366 residents. This includes the village of Fork Union as well as the surrounding areas such as West Bottom, Thessalonia, Cloverdale, Weber City, and Dixie. While certain areas of the county have experienced dramatic growth in recent years, others have struggled to maintain economic viability. According to the 2010 Census, 7.2 percent of the area's families were living below the poverty level. Fork Union is a designated growth area (established pursuant to the Code of Virginia, section §15.2-2223.1).

Most people who live in Fork Union commute out of the area to work. In 2010, the mean travel time to work for Fork Union residents was 35.4 minutes, compared to 32.2 for Fluvanna as a whole. This indicates that many people commute to Charlottesville or possibly to Richmond for work. With many of its residents commuting long distances to work, maintaining a sense of place and community can be difficult. With the advent of additional roadways easing traffic flow from Richmond, it is anticipated that more people who work in Richmond will move to the area, and more Fork Union residents will commute to Richmond for work.

The county has received several transportation enhancement grants for streetscape and traffic safety improvements in Fork Union. Design has begun on village signage, crosswalks, improved sidewalks, and street lighting in Fork Union Village.

This historic village area is home to the Fork Union Military Academy and has access to some of the academy's recreational amenities and open space. The area should remain a village, and surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes.

Recommendations

Enhance village character. Areas along Route 6 and West River Road in Fork Union proper should continue to be developed as a village, and the areas to the northeast should develop as neighborhood residential areas. One of the major obstacles to achieving the development needed to revitalize Fork Union is the lack of an adequate sewer system. Securing an improved sewer and water system in Fork Union is a necessary step to redeveloping the village of Fork Union.

Fork Union would benefit from a stronger sense of community, making it a comfortable and desirable location for residents and visitors. This can be done by creating visual entrances to the village of Fork Union, beautifying buildings and landscaping, and encouraging compact growth in the downtown area, while preserving the rural nature of the surrounding areas.

Create community support and activities. Fork Union has many resources, including dedicated residents and business owners, natural beauty, a community center, and religious and education institutions. In order to build upon these resources, community members should consider establishing an organization to implement priority projects and organize community events.

Improve the community transportation network. Commercial and neighborhood streets, along with rural roads, make up the transportation network, along with sidewalks, trails, and bicycle lanes. Neighborhood parks and greenways are an integral part of new development. A mix of smaller-scale commercial businesses, along with office, civic, and residential uses, form a village-like neotraditional development or series of interconnected developments. Neighborhood residential development is also appropriate within the community planning area. Commercial and office structures do not exceed three stories, and residential density is up to four dwelling units per acre (4 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.

Several transportation-related improvements, such as the streetscape enhancement project, will enhance the safety and appearance of Fork Union.



Figure LU-22, Open Pasture near Fork Union

Foster a thriving economy with local conveniences. Possible locations for economic development include downtown (Routes 6 and 15) and the Village Shopping Center. Encourage development in the existing commercial areas to preserve rural feel. Assess existing services and determine what demands are not met. Prioritize renovation over new construction.

Provide affordable housing. Healthy communities include housing for people of all income levels.



Figure LU-23, Possible Bike Path in Fork Union

Preserve natural and historic resources. The Fork Union District is full of natural and historic resources to be valued and protected.

Ensure adequate infrastructure to support existing and future needs. Chief among the obstacles to revitalizing Fork Union's downtown are the lack of an adequate sewer system and limited well capacity. Securing an improved sewer and water system is vital to developing the village of Fork Union.

Columbia Community Planning Area

Overview

In March 2015, the citizens of the town of Columbia voted to annul and repeal the town charter and fully absorb into Fluvanna. Columbia was one of Virginia's smallest incorporated towns. The county will now be responsible for developing and implementing a plan that will enhance the area's natural and historic assets while ensuring that its residents are not unfairly displaced or deprived of necessary services.

This area lies mostly within a floodplain and needs to be comprehensively revitalized either as a village or neighborhood mixed-use project. There are potentially beautiful views of the Rivanna and James Rivers, but development is highly constrained by the existing floodplain and the presence of blighted buildings.

In the future, the existing rail line along the northern bank of the Rivanna and James Rivers could be used for commuter transportation to Richmond, as well as increased freight. This historic town once relied heavily on the confluence of the rivers for commerce, and this feature can still be an excellent heritage and ecotourism destination, with the rail line serving as a commerce and commuter lifeline.

Village Element

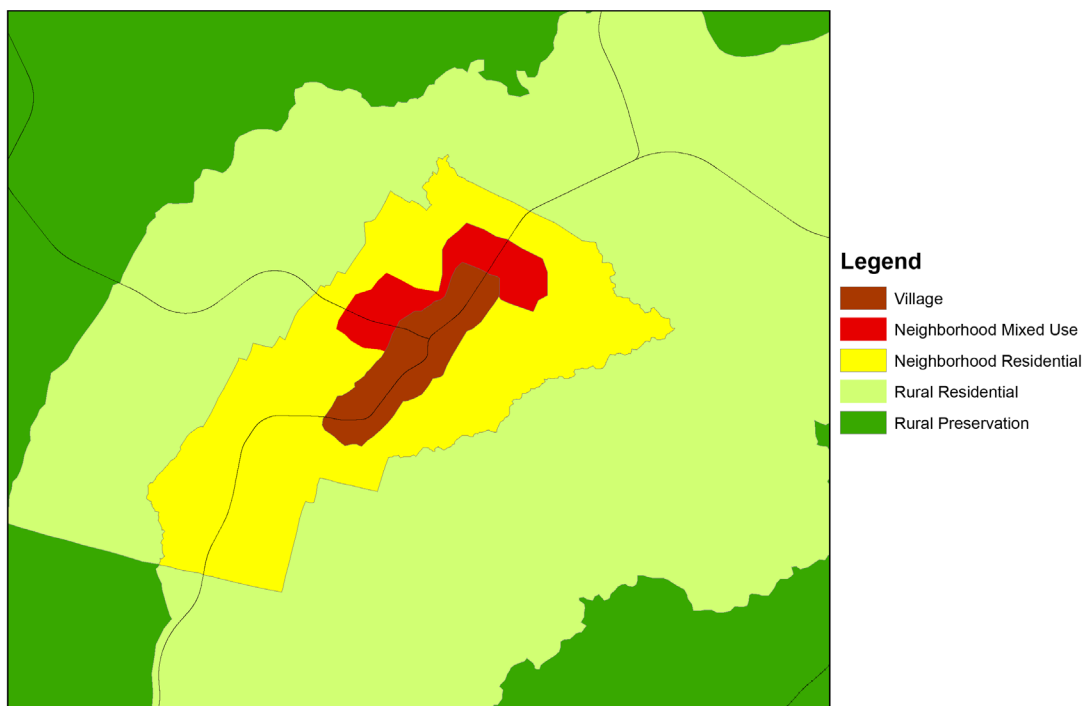


Figure LU-24, Village Element

Neighborhood streets with a main street, along with rural roads such as Route 6, comprise the transportation network. Sidewalks, trails, and bicycle lanes are needed. The floodplain in this area, while unusable for residential and commercial structures, lends itself to an extensive park, greenway, and trail network.

Columbia's status is fluid – while its citizens made it clear in 2015 that Columbia's future is as an area of Fluvanna and not as a separate town, the change becomes official in 2016. As Fluvanna and Columbia face this change together, Fluvanna's leaders and staff will be responsible for making the transition a smooth one. Columbia needs effective zoning and subdivision regulations, a plan for future infrastructure, improved transportation, and the removal of current

blight. These goals must be approached strategically – revitalization measures should complement one another and the rest of the Comprehensive Plan. Communication with residents will play an indispensable role in pursuing these goals for the area. Residents are the ultimate stakeholders, and their well-being and ability to have a voice in this process is essential.

Scottsville Community Planning Area

The county's newest community planning area, Scottsville is also a historic town that lends itself to well-planned neighborhood mixed-use development with some limited neighborhood residential on the periphery. All development should enhance the character of the area and reinforce the village-like atmosphere of the town.

Neighborhood streets, along with rural roads such as Route 6, comprise the transportation network. Sidewalks, trails, and bicycle lanes are needed. The rail line also could be used for commuter transportation to Charlottesville and Richmond, as well as increased freight.

A mix of smaller-scale commercial businesses, and office and residential uses, forms a village-like neotraditional development or series of interconnected developments. Commercial and office structures do not exceed two stories, and residential density is up to four dwelling units per acre (4 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.

To most efficiently serve the Scottsville community, it is desirable that Fluvanna, Albemarle, and the town of Scottsville cooperate. This can occur through shared resources and collaborative planning.

Rural Areas

Maintaining the rural character of the county is the principle vision that drives this plan (see Appendix A, "2006 Planning Issues Survey"). Two land-use designations with that goal in mind were identified in the 2000 Comprehensive Plan: rural residential and rural preservation.

Rural Residential

Rural residential areas are linked to the rural cluster community element and generally surround the six community planning areas. Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community for rural uses such as farming, wildlife, and recreation.

Streets are neighborhood streets within developments, or rural roads. Commercial and multifamily developments are limited, neighborhood-oriented, and smaller in scale. Multiuse trails should connect rural cluster developments wherever possible. Provisions should be made for future connections.

Some mixed-use development may be possible at a very small, rural neighborhood scale, but most development is single-family or two-family residential projects with limited commercial uses. Structures do not exceed two stories, and residential density is up to one unit every two acres gross (i.e., counting the acreage for the whole parcel), or six units per acre net (i.e., just the developable area, not including the permanent open space), whichever is most restrictive. There are no density incentives outside of the cluster development concept in the rural residential areas. Larger subdivisions should be located within identified community planning areas and discouraged in the rural residential areas.

Rural Preservation

The rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community, be available for rural uses such as farming, wildlife, and recreation, and minimize or exclude utilities such as wells and septic fields or reserve areas.

Large subdivisions in the rural preservation areas should be discouraged. Rural roads, two-story structures, single-family dwellings, home occupations, and country stores are examples of the most intense developments that should generally occur.

Rural Design

Preserving the character of the rural preservation and rural residential areas presents a special challenge for the county, particularly with existing by-right development rights (one dwelling unit per two acres). These areas contain the majority of the county's land mass, and with the evolution of alternative wastewater systems, will be subject to intense development pressures as Fluvanna's population continues to grow. Current zoning encourages a majority of developed land to remain as significant open space to maintain the county's rural atmosphere and to provide large contiguous expanses of green space.



Figure LU-25, Rural Cluster

Rural design means that clear boundaries exist between rural and development areas. This principle minimizes sprawl in the rural areas and supports the efficient development of growth areas. Historically, Fluvanna's villages had discrete boundaries with rural land surrounding the village. Rural design reinforces this historical trend.

In 2004, the Board of Supervisors adopted residential cluster development regulations. Cluster development became mandatory for the subdivision of more than 5 lots in the A-1 district and an alternative development style in other residential districts. For A-1 clusters a minimum of 75 percent open space is required, but this open space can be configured in a variety of ways and

with a diverse number of uses. Cluster developments in the R-1, R-2, and R-4 zoning districts are required to preserve no less than 50 percent of the site as permanent open space, while the R-3 district requires 25 percent. Clustering single-family homes on small lots decreases infrastructure costs for the developer, and reduces long-term maintenance costs. Clustering has other advantages, such as preserving open space and agricultural land, protecting environmentally sensitive areas, helping to maintain viewsheds, and reducing pollution.

Open Space

The common element among all rural development is open space. The utilization of green infrastructure in a project is the key to its long-term success or failure. Green infrastructure means efficiently using the land upon which a project is located. Greenways, parks, trails, and undisturbed areas all comprise a project's green infrastructure and allow it to fit into a rural environment. Open space can buffer residential development from surrounding agricultural uses, which is a benefit to both the residents and the farmers. Open space can separate different uses within a development, and is particularly effective within compact developments in growth areas.

Open space reaches its true potential when arranged contiguously (sharing boundaries). Contiguous open space provides vital habitat and corridors for plants and wildlife, resulting in healthier and more diverse natural areas. Contiguous open space is more effective at protecting streams and ponds from runoff pollution and at recharging groundwater. Contiguous open space provides larger recreational areas and contributes to a more natural, rural feeling community. Additional organization and coordination is required to arrange open space contiguously, but the associated advantages and efficiencies reward such efforts. When considering developments, the presence of contiguous space enhances a project's desirability.

Scenic Views and the Rural Landscape

Preserve Rural Community and Landscape

The small town and rural character of the community is a major asset, and depends on the quietness of the area, its relative remoteness, the scattered village centers, farmhouses, isolated homes, open land scattered with forests and wildlife, and livestock. If Fluvanna is to remain rural, these qualities must be protected.

Protect and Enhance Natural Features

Natural features – streams and rivers, steep slopes, prime agricultural land – contribute to the ecological health and scenic quality of the county. Clustering of development in rural areas can protect these natural features and the systems they comprise. Through technical analysis of a site, natural resources can be identified. Once identified, they can be protected by clustering residences on areas without sensitive natural features. Not only are scenic vistas preserved; trails can be built to provide access to natural areas, to the benefit of residents.

Protect Scenic Views

Comments from the citizens focus on the need to preserve the scenic beauty of Fluvanna County. Threats to this resource include incompatible development, inconsistent or insufficient

regulations, growth pressures, and pollution and litter. These scenic views are often located along important corridors, and can serve as “gateways” into the community. Special measures, such as “scenic corridor” regulations, could be taken to preserve these views.

Gateways and Corridors

Primary Gateways and Corridors

- Route 250 (Richmond / Broad Street Rd)
- Route 15 (James Madison Highway)
- Route 53 (Thomas Jefferson Parkway)
- Route 6 (East and West River Road)

Secondary Gateways and Corridors

- Route 600 (North / South Boston Road)
- Route 601 (Courthouse / Venable Road)
- Route 610 (Community House Road)
- Route 659 (Stage Junction Road)
- Route 613 (Bybees Church Road)
- Route 616 (Union Mills Road)
- Route 619 (Ruritan Lake Road)
- Route 620 (Rolling Road South)
- Route 637 (Antioch Road)
- Route 640 (Haden Martin / Shores Road)
- Route 649 (Central Plains Road)
- Route 659 (Cedar Lane / Kents Store)



Figure LU-26, Tree-lined Street

Features such as open space, signs, landscaping, and parking areas affect the visual quality of gateways and corridors. Informal and formal measures are available to address the needs of these corridors. These methods include increased regulation of design within corridors, the Virginia Department of Transportation’s Adopt-a-Highway program, community cleanup drives, and entrance-area landscaping.

Rural residential and rural preservation planning areas comprise the majority of the county. These areas are a mix of residential subdivisions, open space, and agricultural and forestal districts as well as farmland and historic resources. These areas have scattered housing and the least commercial and industrial development. It is the desire of county that these areas should remain primarily rural, with an appropriate mix of land uses.

Environment

The rural residential and rural preservation planning areas encompass much of the county’s prime forest and farmland. The largest ag/forestal districts are located there, as well as most conservation easements. These planning areas comprise a large portion of the county’s watershed.

Development in these planning areas should be designed to manage erosion, stormwater, and nutrient loads into streams and rivers. To achieve this goal it is necessary to minimize site disturbances such as excess grading and removal of vegetation. Traditional developments are not appropriate for these areas but large-lot or rural cluster neighborhoods that employ

sustainability and preservation development techniques could be very compatible with these rural areas.

Agricultural and forestry operations that institute best management practices to minimize soil loss and nutrient loading of streams ought to be encouraged.

The county should encourage wider use of conservation easements and expansion of ag/forestal districts as a means of protecting natural resources and open space.

Economic Development

The rural residential and rural preservation planning areas currently offer very limited commercial and industrial uses. Some additional commercial services for the convenience of those living out in the country are appropriate and may be considered if these uses are designed and arranged to complement the rural character of the area and its surrounding uses. These uses are especially encouraged around existing communities from the county's past, including Kents Store, Kidds Store, and Cunningham. However, agricultural and forestal districts that will limit development opportunities surround many of these areas.

Landholders in these planning areas should be given the opportunity to pursue options that will supplement their income. This is particularly the case for landowners who may need to supplement their income in order to maintain rural land uses. Although these areas do not have the population base or location attributes to attract much commercial development, other types of development may be appropriate and should be reviewed on an individual basis.

For example, farmers or foresters could augment their income with a small cluster development of residences sheltered off the road and a farmhouse-style office building. In this manner, most of the land could be retained for farm or forestry use while also providing work and housing in a pastoral setting. To the maximum extent possible, nonagricultural land uses should complement agricultural lands and operations. When development occurs, appropriate buffering should also be required when differing uses adjoin each other.

Housing

There is growing pressure for housing development in the rural residential and rural preservation areas. Until recently, they had the fewest number of subdivision lots approved in the county; however, with Lake Monticello nearing build-out, several large subdivisions have received preliminary approval. In order to preserve the rural nature of these planning areas, most housing development should be redirected to the community planning areas.

Current zoning encourages cluster development, but still allows for individual lots (i.e., strip development) along rural roads, which is contrary to the desired pattern of development in many ways. Housing developments should minimize access points and be adequately set back from roads. Housing developments of a significant magnitude should be clustered and incorporate open space or limited to large lots. Open-space provisions could enhance rural character and be used to buffer residential subdivisions from adjacent agricultural uses. Areas of farmland should be identified and preserved for future agricultural needs. Requirements for dry hydrants should be explored for all housing developments.

Infrastructure

Private wells and septic systems serve the vast majority of this planning area. Large-lot subdivisions are typically dispersed enough to utilize traditional well and septic systems. However, due to environmental concerns regarding failing septic systems and recurring drought, newly approved major cluster subdivisions should have carefully designed water and sewer systems that ensure ongoing and proper maintenance.

The Fork Union Sanitary District provides water to portions of Carysbrook and its middle school; in order to limit development primarily to the community planning area, however, the expansion of this infrastructure is not recommended outside of the Fork Union planning area. As a whole, the extension of utilities and other growth-inducing public facilities should be discouraged in these areas, but may have limited availability for specific uses and locations.

Transportation

Route 616 and Route 619 are two of the major secondary roads that traverse through rural residential and rural preservation planning areas. Route 616 is the most heavily traveled secondary road in the county and is quite scenic. Route 619 is part of the U.S. Bicycle Route 76.

Chapter 5

ECONOMIC DEVELOPMENT

A Sustainable Plan for the Future

Zion Crossroads is the county's primary commercial node, with primarily retail, office uses, and light industrial, it also incorporates mixed-use, mixed-income residential development. Route 250 is a vital alternative to Interstate 64 and is a primary gateway into Fluvanna.

Residential development within the community planning areas encourages a diverse workforce. Varied housing types and income levels ensure a labor pool for a variety of businesses. Concentrations of employment and residential development reduce congestion on the county's roads and infrastructure, minimizing the cost to the community while maximizing the revenue from businesses.



Figure ED-1, Eco-friendly Business

EXISTING CONDITIONS

Fluvanna's location between Charlottesville and Richmond creates employment options for residents. In 2019, around 1,131 people live and work in Fluvanna. 1,654 commute into the county, and 6,991 county residents commute elsewhere. This means that, currently, 5,337 more people commute *from* Fluvanna for work every day, than *to* it.

Local sales tax revenues brought Fluvanna \$2,278,57 in 2020. This continues an overall positive trend over the past decade (sales tax revenue brought in \$1,400,149 in 2013). The county's tax base currently relies on personal and real property taxes to finance approximately 69 percent of local needs.

Business Climate Factors

Strong and supportive government, quality education and labor resources, public safety, favorable taxation policies, and loyal consumers are just some of the important factors that contribute to a positive business climate. Increased risk, uncertainty, and instability, in the marketplace and in the community, negatively impact businesses.

Workforce Preparedness and Education

Fluvanna County is located near a major university and two community colleges. Fluvanna County High School has a strong relationship with a local technical education center, Charlottesville Albemarle Technical Education Center (CATEC). Fluvanna County High School is a top-quality public school with new (opened 2012) facilities (<http://www.fluco.org>).

Institutions of higher learning offer partnering opportunities for industry to pursue research, development, and production. They are economic generators for the region, offer a variety of cultural activities for the entire community, and create opportunities for residents.

University of Virginia

The University of Virginia (UVA) is located in Charlottesville, less than thirty miles west of Fluvanna County. The university has ten schools that offer bachelor's, master's, educational specialist, first-professional (law and medicine), and doctoral degrees. There were just over 23,464 students during the 2013–14 academic year. UVA continues to rank in the top twenty-five among all national universities, public and private. The University of Virginia health system is a nationally renowned academic medical center (<http://www.virginia.edu>).

Piedmont Virginia Community College

Piedmont Virginia Community College (PVCC) was established in 1972 and is a nonresidential two-year institution of higher education that serves central Virginia—principally residents of Charlottesville, Albemarle, Buckingham, Fluvanna, Greene, Louisa, and Nelson. PVCC is located in Albemarle County, approximately thirty miles west of Fluvanna. The college offers fifty-two associate degrees and certificate programs to meet educational and career goals. PVCC also offers noncredit workforce classes and certificates as well as individual classes for personal enrichment (<http://www.pvcc.edu>).

J. Sargeant Reynolds Community College

J. Sargeant Reynolds has two campuses in Richmond, and one campus in Goochland County. The college was founded in 1972 and is the third largest college in the Virginia Community System, enrolling students at all three major campuses, five off-campus sites, and “virtually” through distance learning. The college currently offers two-year degree programs, occupational/technical certificate programs, two-year college transfer programs, and career studies certificate programs requiring less than one year of full-time study. **Over 15,500 noncredit students come to the college for workforce** development courses and services through the Community College Workforce Alliance (<http://www.jsr.cc.va.us>).

Charlottesville Albemarle Technical Education Center (CATEC)

CATEC offers students at all ability levels programs designed to respond to the community's employment needs. Students may seek employment upon graduation and/or continue their formal education through apprenticeship programs or advanced study at technical institutes, community colleges, and universities. High school programs include computer repair and maintenance, computer operating systems, computer-aided drafting and design, auto body repair, auto technology, barbering, cosmetology, culinary arts, television and video production, carpentry, electricity, masonry, nurse aide, and horticulture, and landscaping (<http://www.catec.org>).

Other Institutions

There are other colleges, universities, and technical schools within an hour of Fluvanna County, or that offer satellite or online classes and credits. Virginia Commonwealth University, Longwood,

Virginia Tech, Mary Washington, Mary Baldwin, and George Mason are other universities in relatively close proximity, or that have satellite programs available to residents of central Virginia.

Community Safety

Fluvanna County's crime rate is consistently below the regional averages. The Department of State Police's *Crime in Virginia* document details crime statistics, by type, for each police jurisdiction in the state using the incident-based reporting (IBR) system. Group A crimes are those considered to be the most serious (e.g., murder, rape, kidnapping, drug trafficking, fraud, larceny, vandalism, etc.) and are generally felonies.

Fluvanna had 293 Group A offenses in 2013 - a crime rate of 1,672 offenses per 100,000 residents. This is significantly lower than the state (4,883 per 100,000), Albemarle County (3,663 per 100,000), Louisa County (3,180 per 100,000), and Buckingham County (2,735 per 100,000); it is also slightly lower than Goochland County (1,729 per 100,000).

Wages

Businesses typically examine the average wages paid in an area as part of making relocation decisions. Good employers want to pay their employees competitively, and knowing how their compensation compares within a region is valuable information along with the other business climate factors. Fluvanna County had an average weekly wage of \$1,120 in 2023. In comparison, the state average is \$1,401 in 2023.

Utilities and Taxes

The real estate tax rate in Fluvanna County (\$0.844 per \$100 of assessed value) is \$0.16 higher than the regional average of \$0.72, and the machinery and tools tax rate (\$1.90) is lower than the regional average (\$2.97). The personal property tax rate in Fluvanna County (\$4.10 per \$100 of assessed value) is higher than the regional average of \$3.76, and is the second highest in the region.

Regional Tax Rates, 2014			
	Real Estate	Personal Property	Machinery & Tools
Fluvanna County Source: Fluvanna Co. Commissioner of the Revenue	\$0.88	\$4.15	\$2.00
Albemarle County Source: Albemarle Co. Dept. of Finance	\$0.819	\$4.28	\$4.28
Buckingham County Source: Buckingham Co. Commissioner of the Revenue	\$0.50	\$4.05	\$2.90
City of Charlottesville Source: City of Charlottesville Commissioner of the Revenue	\$0.95	\$4.20	N/A
Goochland County Source: Goochland Co. Treasurer	\$0.53	\$4.00	\$3.75
Louisa County Source: Louisa Co. Commissioner of the Revenue	\$0.65	\$1.90	\$1.90
Regional Average	\$0.72	\$3.76	\$2.97

Figure ED-2, Regional Tax Rates

Fluvanna's business sector comprised approximately 7 percent of tax-generated revenue in 2013; this is down from 11 percent in 2007. The county's vision is to have at least one-third of its revenue stream come from the business sector. This has been a common measure of economic success over the years in communities—70 percent revenue from residential (real estate taxes) and 30 percent from businesses (real estate, inventory, BPOL, machinery and tools, etc.).

Economic Base Analysis

Economic Sectors

The number of establishments and the number of employees working in these establishments show a positive trend for the period 1997 to 2012. All industries except for arts, entertainment,

Statistics by Economic Sector, 1997, 2002, 2006, and 2012								
Industry Description	Number of Establishments				Number of Employees			
	1997	2002	2006	2012	1997	2002	2006	2012
Wholesale trade	10	12	13	14	20-99	100-249	123	113
Retail trade	33	29	32	41	196	243	270	344
Real estate and rental and leasing	9	19	26	15	0-19	36	42	0-19
Professional, scientific and technical services	22	35	42	32	47	95	107	20-99
Administrative and support and waste management and remediation services	6	26	32	45	47	71	157	237
Health care and social assistance	8	17	19	23	72	100-249	306	210
Arts, entertainment, and recreation	1	3	7	6	0-19	0-19	Suppressed	20-99
Accommodation and food services	9	11	14	23	107	173	300	312
Other services (except public administration)	13	22	37	38	48	162	281	235

Source: U.S. Census

Figure ED-3, Economic Sector Statistics

and recreation show an increase in employees for this period.

The type of growth of the local economy is an indicator of its strength and weaknesses. As figure ED-9 shows, accommodation and food services have shown the greatest increase in new hires, followed by education services and retail trade. Many of these sectors tend to hire entry-level employees at typically lower wages than, for example, professional and technical services, which hired far fewer new employees.

New Hires by Industry 4th Quarter, 2022	
Industry	Hires
1. Admin. Support and Waste Mgmt	40
2. Retail Trade	75
3. Accomodation and Food Service	70
4. Construction	331
5. Health Care and Social Assistance	57
6. Other Services (except Public Admin.)	17
7. Public administration	36
8. Arts, Entertainment, and Recreation	0
9. Manufacturing	46
10. Transportation and Warehousing	6
11. Real Estate and Rental and Leasing	5
12. Wholesale Trade	25
13. Agriculture, Forestry, Fishing, and Hunting	7
14. Educational Services	50
15. Professional, Scientific, and Technical Services	8

Source: Virginia Employment Commission

Figure ED-4, New Hires by Industry

Data on the ten largest employers in the county reinforce the emphasis on education services but do not reflect the strong growth of accommodations and food services and retail trade. This may be due to the smaller size of retail establishments, which means that no one retail operation, save for Food Lion, made the top ten.

Ten Largest Employers First Quarter, 2023	
1.	Fluvanna County Public School Board
2.	MMR Contrstrctors Inc
3.	Fluvanna Correctional Center
4.	County of Fluvanna
5.	Fielders Choice Enterprise Inc
6.	Fork Union Military Academy
7.	Food Lion
8.	State Farm Automobile Insurance
9.	Silk City Printing
10.	BFI Transfer Systems of Virginia

Source: Virginia Employment Commission

Figure ED-5, Ten Largest Employers

Perhaps as important to the county taxpayer as the top ten employers are the top ten taxpaying companies, which help to diversify the tax base and contribute significantly to the

county's revenue stream. In the future, along with these companies, Fluvanna needs to attract low-impact, high-value companies to further strengthen and diversify this list of companies.

Business Name	Assessed Value	% of Tax Base
Tenaska Virginia Partners	\$264,721,751	6.3%
Virginia Electric and Power	\$113,860,658	2.71%
Central Virginia Electric Co-op	\$26,947,391	0.88%
Aqua Resources, Inc.	\$21,134,423	0.5%
Transcontinental Gas Pipeline	\$15,667,442	0.37%
Colonial Pipeline Co.	\$11,482,400	0.27%
Central Telephone of Virginia	\$10,434,696	0.25%
CSX Transportation	\$9,903,516	0.24%
East Coast Transport	\$6,555,118	0.16%
Virginia Properties LLC	\$5,490,300	0.13%
Total	\$496,197,695	11.8%

Figure ED-6, Top Ten Taxpayers

Employment

Local and state government and construction dominate the number of employees by industry.

Employment by Industry First Quarter, 2023	
Industry Classification	Number of Employees
Local government	918
Administrative and waste services	357
State government	339
Retail Trade	407
Accommodation and Food Services	236
Health Care and Social Assistance	320
Construction	1161
Other Services (Except Public Administration)	208
Utilities	53
Wholesale Trade	55

Source: Virginia Employment Commission

Figure ED-7, Employment by Industry

Unemployment in the county is consistently lower than in the state, which is in turn lower than the national rate. While unemployment has yet to return to pre-recession levels, the unemployment rate is dropping at a faster pace in Fluvanna than in the state as a whole.

Unemployment Rates: 2012-2022		
Year	Fluvanna Unemployment Rate (%)	Virginia Unemployment Rate (%)
2012	5.1	5.9
2013	4.7	5.6
2014	4.3	5.1
2015	3.7	4.4
2016	3.3	4.0
2017	3.0	3.7
2018	2.5	3.0
2019	2.3	2.8
2020	5.5	6.5
2021	3.3	3.9
2022	2.6	2.9

Source: Virginia Employment Commission

Figure ED-8, Unemployment Rates

The number of people employed in the county is appreciably smaller than the number of employees who are county residents, but work outside the county.

Land Use

Community planning areas established pursuant to the Code of Virginia, section §15.2-2223.1, (particularly Zion Crossroads) need to effectively balance land use, transportation, and economic development in a holistic approach instead of viewing them as individual issues that could negatively impact the county. By concentrating development off primary transportation corridors, and providing additional critical infrastructure such as water and sewer, the county can then direct commercial, industrial, and a significant amount of residential development into these community planning areas. Conversely, this also helps to alleviate the residential growth pressures throughout the rest of the county, particularly in the rural preservation areas.

Open Space

Preservation of open space is an important value in Fluvanna County. Virginia's land-use assessment laws help to encourage this, as well as benefiting businesses that engage in agricultural, horticultural, and forestal activities.

The *Code of Virginia* allows any locality that has adopted a comprehensive land-use plan to enact an ordinance providing for special assessments of agricultural, horticultural, forestal, and open-space real estate. Agricultural and horticultural uses, and open-space real estate, must consist of a minimum of five acres. Forestal land must be a minimum of twenty acres. These assessments are intended to encourage the preservation and proper use of land in order to allow for the production of agricultural, horticultural, and forestal products. These assessments also help

alleviate pressures that result in the conversion of these lands to more intensive uses by keeping the assessed tax rate low.

Fluvanna County has had this land-use assessment policy since 1978. The ordinance allows for land-use value assessments in all categories—agricultural, horticultural, forestal, and open-space real estate.

Infrastructure

To promote growth in the Community Planning Areas, established pursuant to the Code of Virginia, section §15.2-2223.1, infrastructure must be established to attract businesses. Having water and sewer infrastructure will make Fluvanna’s growth areas “move-in ready.”

Despite current sources, water and sewer infrastructure are the primary constraints on community growth. Efforts to expand sewer and water services require partnering with Louisa County and the Department of Corrections. The James River Water Authority is the cooperative body representing the water interests of Fluvanna and Louisa. JRWA’s resources will be supplemented by water and sewer services provided by the Department of Corrections, whose Fluvanna facilities enjoy sewer and water surpluses.

The primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas, which established pursuant to the Code of Virginia, section §15.2-2223.1. Of these, Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail. As part of this development, Zion Crossroads could see several large projects; these could include walkable mixed use areas, retail destinations, healthcare facilities, and industrial or office parks. Collaboration with Louisa will be instrumental in the development of Zion Crossroads, as Fluvanna expands on the visibility and success of the Louisa side.

Multiple electric power resources are available, and several high voltage transmission lines deliver large amounts of electricity to the area. Broadband and wireless telecommunications facilities, while not yet widespread, are expanding throughout the county.

Our Share of a Flourishing Industry

A study commissioned by the Virginia Wine Board indicates that the impact of the wine and winegrape industry on Virginia’s economy was \$747 million in 2012. This includes thousands of jobs and hundreds of millions of dollars in sales. Remarkably, this economic impact represents a 106% increase from 2005 – a period of time which includes the recent economic downturn. (THE ECONOMIC IMPACT OF WINE AND WINE GRAPES ON THE STATE OF VIRGINIA – 2010 updated 2012)

The wine industry’s benefits to Fluvanna could extend far beyond its direct economic impact. As wine tourism in Central Virginia becomes more common, Fluvanna can capitalize on its proximity to other wine destinations, inventory of convenient and scenic byways, and agricultural identity to become a vibrant wine destination in its own right. In order to seize this opportunity, the county should ensure that its policies offer the flexibility to allow wineries and related activities to operate successfully.

Community Efforts

Increased reliance on the economic development function may eventually necessitate dedicated economic development department and the addition of support staff. A professional economic development team will coordinate efforts of the EDA, and Fluvanna Chamber and be the driving force in the economic development of Fluvanna. Strong and consistent economic development management, along with additional resources, will help the county maintain a fiscal balance between residential and economic tax bases. An expanded staff will provide a competitive advantage in the region.

Although the county will continue to rely on the EDA and the Fluvanna Chamber, an expanded staff is ideal for successful economic development. Business recruitment and retention programs are successful only to the extent that the targeted businesses are able to receive the attention they deserve.

The following are examples of key volunteer organizations and efforts that comprise Fluvanna County's current economic development program:

The Economic Development Authority

The Industrial Development Authority was renamed the Economic Development Authority (EDA) in 2008 to reflect the broad interests of the authority and the county. The EDA is a political subdivision of the state that is authorized to issue tax-exempt revenue bonds. Enabled by Virginia's Industrial Development Authority legislation, the EDA may assist in the financing of startup and expansion programs for both private and public economic development projects. The EDA works to identify areas of economic development for the county and provide input for the economic development business plan, as well as financial assistance to facilitate project implementation.

Fluvanna County Chamber

The Fluvanna County Chamber has been serving the community since 1956. This volunteer organization, composed of over 189 members, promotes the commercial and civic interests of the area.

Central Virginia Partnership for Economic Development

The Central Virginia Partnership for Economic Development (CVPED) is the regional economic development marketing organization, funded by member counties and private business contributions. The partnership works to address the issues affecting economic development across the region and offers assistance when needed.

Chapter 6

HISTORIC PRESERVATION

Discovering Our Cultural Heritage

EXISTING CONDITIONS

Fluvanna County is blessed with many historic and cultural resources. The county is also fortunate to have an active, knowledgeable, and dedicated historical society. In 1993 the Board of Supervisors matched a grant from the Virginia Department of Historic Resources to aid the Fluvanna County Historical Society in producing a study entitled *Architectural History, Identification, and Assessment of Fluvanna County, Virginia*. This publication includes a preservation plan with many goals and provides a list of 480 historical sites identified in the county. Copies of the study are available at the public library or from the society.

The Fluvanna County Historical Society has ownership of and responsibility for four historic properties: the lock and mill site on the Rivanna River at Palmyra, the “Triangle Park” at the north end of Palmyra on Route 15, the Holland Page Log House on Route 601, and Maggie’s House in Palmyra. The society uses Maggie’s House for their offices and archives. These properties are intended to be available for public use and education.

Fluvanna County, the Fluvanna County Historical Society, and the Fluvanna Heritage Trail Foundation have partnered in the restoration of the Summer Kitchen at Pleasant Grove and have completed the restoration of the Haden House at Pleasant Grove. The Old Stone Jail Museum is owned by the county, but is open for tours through the management and efforts of the Historical Society.

Easements

Fluvanna County has taken a proactive position on conservation easements. The Board of Supervisors created a county easement program whereby the county, as a jurisdiction, may hold and protect easements. As of January 1, 2014, there are 33 conservation and historic easements in Fluvanna County. These easements protect 13,266 acres, or approximately 7.2% of the County.

The Virginia Department of Forestry (VDOT), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds four (4) conservation easements totaling approximately 916 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers. A significant number of properties in the county have been placed under other conservation and historic easements to protect them in perpetuity from overdevelopment. Easements currently exist on Oak Hill Farm, Red Bank Farm, Lower Bremono, Bremono Recess, Cumber Farm, Lakeview, Melrose, Glen Burnie, Chatham Plantation, Maranatha Farm, Lowfields Farm, Glenarvon, Upper Bremono, Upper Yewers Farm, Granite Hills, Little Byrd Creek, the Palmyra mill site and lock, and the Scheier Natural Area

(owned by Rivanna Conservation Society), and the first two county-held conservation easements, on the Barber and Zehler properties.

National Register Historic Districts

Bremo Plantation

This historic district consists of three plantation house groupings and their outbuildings, all built on Bremo Plantation by General John Hartwell Cocke (1780–1866) between 1803 and 1845. The first to be constructed was Bremo Recess (1803–1809); the second and most important of the three, Upper Bremo, was completed in 1820; the last was Lower Bremo, built circa 1844, at the same time Bremo Recess was extensively remodeled.

Noted architectural historian Fiske Kimball has described Upper Bremo as the most nearly perfect of all the houses in the Jeffersonian tradition. Also at Upper Bremo is a large stone barn, which is undoubtedly the finest neoclassical barn in the United States. The entire group of houses and farm buildings at Bremo, taken together, forms one of the most remarkable collections of early-nineteenth-century structures in the country.



Figure HP-1, Upper Bremo



Figure HP-2, Historic Courthouse

Fluvanna County Courthouse Historic District

The first public building erected in Palmyra was the stone jail, completed in 1829. The courthouse was completed in 1831, and has been in continuous use since.



Figure HP-3, Seven Islands

Seven Islands Archaeological and Historic District

The Seven Islands Archaeological and Historic District covers an area of approximately 312 acres and contains archaeological and architectural resources distributed near the confluence of the James and Slate Rivers in Buckingham County and Fluvanna County. A total of eight

archaeological sites have been identified within the district, of which six are considered contributing properties.

National Register Listings

Properties on the State and National Register include the Breomo Plantation Historic District, Fluvanna County Courthouse Historic District, Point of Fork Arsenal Site, Point of Fork Plantation, Glenarvon, Breomo Slave Chapel, Seay's Methodist Church, Glen Burnie, Melrose, Rivanna Farm, The Oaks, Laughton, Western View, Gum Creek, Pleasant Grove, and Union Mills Canal Outlet Locks 1 and 2. In addition, several properties that qualify for listing on the National Register of Historic Places are being processed.



Figure HP-4, Point of Fork Arsenal Site



Figure HP-5, Breomo Slave Chapel

Historic African American Schools

Among Fluvanna's most important historic resources are its early 20th Century African American schools including the New Fork High School and the four existing Rosenwald Schools. Julius Rosenwald donated funds for construction of schools for African American children throughout the south in a concerted effort to bring educational opportunities to everyone. Fluvanna County participated in the program by assisting in the building of six (6) Rosenwald Schools, four (4) of which are still standing. The New Fork High School, a small wooden building on Route 650 in the southern part of the county was the earliest central high school for black students. The NAACP, local churches, and the Fluvanna County Historical Society have launched a program to restore the Dunbar Rosenwald School on Route 650, as well as the New Fork High School, to create a museum of early 20th Century African American educational history.

Other Properties of Historic Significance

The Historic Preservation Task Force, in its 1999 report, recommended that additional historic districts and individual landmarks be recognized either nationally or at the state level. Historic districts would include Palmyra, Wilmington, Columbia, Fork Union, and Breomo Bluff. Properties that may qualify for individual listing on the State and National Registers include Chatham, Cumber, Currin's Tavern, Dunbar School, Mount Airy, Oak Grove, Spring Garden, Jackson House, Roadview, Variety Hill, Bowlesville, and Winnsville. Properties of state and local importance include Allegre's Tavern (Lafayette's Hill Tavern), Carysbrook, Hannum House, Cohasset Railroad Station, Riverview, Twelve Oaks, Weaver's Tavern, Tarnwood, Hill Dale, Hill Grove, Hickory Level, Pleasant Green, Solitude, Groom's Tavern, Union Mills Church, Gilnockie Farm, Locust Grove, Oak Hill, Mount Burgha, Old Orchard, Beaverdam Farm, Eilerslie, Oakland Grange, Quaint Lea, Terre

Haute, Center Hill Farm, and the Oscar Seay House. There may be other properties in the county that have yet to be reviewed or inventoried.

ECONOMIC BENEFITS

Historic preservation can be a key factor in economic growth, stimulating the local economy and providing incentives to improve property maintenance. Properties listed on the National Register qualify for tax credits. Residential properties may qualify for Virginia State tax credits, and commercial properties may also qualify for federal tax credits in addition to the state credits.

Property Values

Property values consistently increase in areas with architectural protection or access to tax incentives. Tax credits and other incentives encourage property owners within historic districts to increase the amount they invest in their properties. This investment improves property maintenance, makes the area more attractive, and encourages individuals to buy real estate. In established historic districts, property values generally increase at a higher rate than for properties located outside the district.

Tourism

Visitors seeking historic or cultural experiences provide an economic benefit. Providing visitors with historic and recreation opportunities encourages them to remain in the area longer, thereby increasing the county's revenues.

Employment

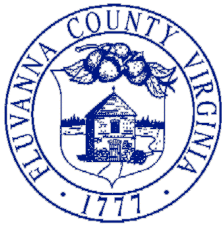
Building rehabilitation is one way to expand employment in the county. The rehabilitation of historic structures is not only cost-competitive but labor-intensive. Both factors increase employment and earnings within the county. For each \$1 million spent on the rehabilitation of older sites, 15.6 construction jobs and 14.2 other jobs are created, and \$779,800 is added to household incomes. This translates into 3.4 more jobs and \$53,000 more added to household incomes than if the same \$1 million was spent on new construction. This difference is due to the variety of skills needed to complete rehabilitation projects.

Adaptive Reuse

Historic structures can be utilized in a variety of ways without disrupting the building's character if appropriate preservation techniques are employed. Converting structures for new uses can help prevent expensive rehabilitation or demolition in the future. The reuse of historic buildings often improves property maintenance for an area, as owners tend to maintain these properties better due to this increased investment. However, historic structures are not suitable for all types of uses. Residential structures converted to business space should only be utilized for low-intensity purposes such as office, home business, or similar uses. The intensity or scale of a new use should not require major alterations or accelerate structural deterioration.

Fluvanna County

Historic Properties on the State and National Register



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
434.591.1910
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission

From: Todd Fortune, Director of Planning

Case: Fluvanna County Comp Plan Update

District: Countywide

Date: July 9, 2024

General Information:

Public Hearing to be held at the July 9, 2024 Planning Commission meeting, 7:00 p.m. in the Morris Room.

Requested Action:

Recommend adoption of the Fluvanna County 2015 Comprehensive Plan-2024 Update to the Board of Supervisors for adoption.

History/Background:

Comprehensive Plans are covered by the Code of Virginia.

§ 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose.

- **A. The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.**

§ 15.2-2230. Plan to be reviewed at least once every five years.

- **At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.**

Fluvanna County's Comprehensive Plan was last updated in 2015. Since Fluvanna County is currently out of compliance with Code of Virginia requirements, this will be a re-adoption of the 2015 Plan with changes to the following sections:

- Update Chapter 2: Land Use and Community Design
- Update Chapter 5: Economic Development (data only)
- Update Chapter 6: Historic Preservation

Adoption of this update will keep the County in compliance with State Code regulations while staff and the Planning Commission work on a comprehensive update.

Staff comments:

Adoption of the Fluvanna County 2015 Comprehensive Plan-2024 Update will bring the County back into compliance with Code of Virginia Requirements. Once this Plan is adopted, it is the

intention of staff to begin a full, comprehensive update of the Comprehensive Plan. Therefore, staff recommend **approval** of this request.

Suggested Motion:

I move that the Planning (recommends adoption of / defers action on) the Fluvanna County 2015 Comprehensive Plan-2024 Update.

Attachments:

- A – Fluvanna County 2015 Comprehensive Plan-2024 Update
- B – Historic Preservation Group Final Report
- C – Rural Preservation Group Final Report
- D – Morris Minority Report
- E – Morris Vision Statement:



COMMONWEALTH OF VIRGINIA
 COUNTY OF FLUVANNA
 Site Development Application

RECEIVED

JUN 15 2024

Fluvanna County
 Planning Dept

Owner of Record: S.B. Cox, Inc. Applicant of Record: S.B. Cox, Inc.
 E911 Address: 901 Potomac Street, Richmond, VA 23231 E911 Address: 901 Potomac Street, Richmond, VA 23231

Phone: 804-310-6985 Fax: Phone: 804-310-6985 Fax:

Email: ben@sbcoxdemolition.com Email: ben@sbcoxdemolition.com

Representative: Youngblood, Tyler and Assoc. PC
 E911 Address: 7309 Hanover Green Dr, Mechanicsville, VA 23111
 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.

Phone: 804-746-5285 Fax: 804-730-7624
 Is property in Agricultural Forestal District? No Yes

Email: abrowning@youngblood-tyler.com If Yes, what district:

Tax Map and Parcel(s): 4-A-27A Deed Book Reference: INST#230000946

Acreege: 87.50 acres Zoning: I-2 Deed Restrictions? No Yes (Attach copy)

Location: Richmond Road, Troy, VA 22974

Description of Property: Existing buildings on 87.5 acres, mostly clear

Proposed Structure: Road and Recycling Center

Dimensions of Building: 100'x100' and 150'x150' Lighting Standards on Site: No Yes

of Employees: 20 # of Parking Spaces: 23

Noise Limitations:

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

BEN OTTLEY Applicant Name (Please Print) [Signature] 5/15/2024 Applicant Signature and Date

OFFICE USE ONLY		
Date Received:	Fee Paid:	Application #: SDP 24 : 0004
Election District:	Planning Area:	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

Invoice No.	Invoice Date	Description	Gross Amount	Retainage	Discount	Payment
PLANNING FEE	05/16/24	PLANNING FEE	1,100.00			0155267 1,100.00

Check No: 155267 Vendor: FLU002 FLUVANNA COUNTY 1,100.00 .00 .00 \$1,100.00

S. B. COX, Inc.

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

	<p>S. B. COX, Inc. 901 POTOMAC ST. P.O. BOX 7737 RICHMOND, VIRGINIA 23231-0237 PHONE: (804) 222-2232</p>	 68-54/514	<p style="font-size: large; color: red;">0155267</p> <p>DATE: 05/16/24 NUMBER: 155267 AMOUNT: *****\$1,100.00*</p>
-----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------

***** One Thousand One Hundred Dollars & no/100 *****
 FLUVANNA COUNTY

PAY TO THE ORDER OF
 S. B. COX, Inc.

 AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

[REDACTED]

230000946.001

RECORDED FLUVANNA CIRCUIT COURT CLERK'S OFFICE
TRISTANA P. TREADWAY, CLERK by ALF

This document prepared by:

INSTRUMENT # 230000946

Title insurance underwriter:

J. Page Williams (VSB #15920)

Apr 12, 2023 AT 03:00 pm

Fidelity National Title Insurance Company

Flora Pettit PC

530 East Main Street

Consideration:

\$2,000,000.00

Charlottesville, VA 22902

Assessment:

\$649,200.00

PIN 4-A-27A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 4th day of April, 2023, by and between **AMBER HILL, L.L.C.**, a Virginia limited liability company ("**Grantor**"), and **S.B. COX, INCORPORATED**, a Virginia corporation, ("**Grantee**"), whose principal office address is 901 Potomac Street, Richmond, VA 23231.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, in fee simple with SPECIAL WARRANTY OF TITLE, all of its right, title, and interest in and to the following described real estate, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property") together with all improvements thereon and appurtenances thereto.

And further, Grantor does hereby QUITCLAIM and RELEASE unto the Grantee, without warranty, any and all claim, right, title and interest, if any exists, of Grantor in and to the property (the "Quitclaim Property") located in Fluvanna County, Virginia, and described in SCHEDULE B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This conveyance is made subject to any easements, reservations, restrictions and conditions contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the Property or the Quitclaim Property which have not expired by a time limitation contained therein or have not otherwise become ineffective.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK
SIGNATURE PAGE TO FOLLOW

Plat Book 3 pg 477 - 478

[SIGNATURE PAGE FOR DEED]

IN WITNESS WHEREOF, Grantor has executed this Deed.

GRANTOR:

AMBER HILL, L.L.C.
a Virginia limited liability company

By: *Dillard Cosner*
Name: Dillard Cosner
Title: Manager

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me in the city/county and state aforesaid this 10th day of April, 2023, by Dillard Cosner, as Manager of Amber Hill, L.L.C., a Virginia limited liability company.

My Commission expires: 7/31/24
Registration Number: 187615

J. Page Williams
Notary Public

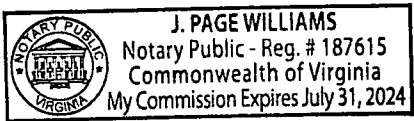


EXHIBIT A

LEGAL DESCRIPTION
OF THE PROPERTY
FLUVANNA PIN 4-A-27A (90.169 acres, more or less)

PARCEL I

All that certain parcel or tract of land, with improvements thereon and appurtenances thereto, situated in Fluvanna County, Virginia, containing 30 acres, more or less, shown on a plat by C. E. Watkins, S.F.C., dated October 29, 1915, and recorded in the Clerk's Office, Circuit Court, Fluvanna County, Virginia, in Deed Book 26, page 386.

LESS AND EXCEPT a 12.32 acre tract shown on a plat by Roudabush, Gale & Associates, Inc., dated March 6, 2006 (the "Roudabush Plat") and recorded with a deed dated March 17, 2006, in said Clerk's Office, in Deed Book 677, page 247.

PARCEL II

All that certain parcel or tract of land, with improvements thereon and appurtenances thereto, situated in Fluvanna County, Virginia, containing 93 acres, more or less, shown on a plat by C. E. Watkins, S.F.C., dated September 20, 1927, and recorded in the Clerk's Office, in Deed Book 21, page 61.

LESS AND EXCEPT, a 3.411 acre tract shown on the Roudabush Plat.

LESS AND EXCEPT 17.10 acres added to Tax Map No. 4-A-58 by Boundary Line Adjustment recorded in the aforesaid Clerk's Office, in Deed Book 989, page 847.

BEING part of the real estate conveyed to Amber Hill, L.L.C., a Virginia limited liability company, by two Deeds (i) from Twin Oak I, L.L.C., a Virginia limited liability company, dated February 21, 2007, recorded February 26, 2007, in the Clerk's Office, Circuit Court, Fluvanna County, Virginia, in Deed Book 717, page 773 and (ii) from Twin Oak II, L.L.C., a Virginia limited liability company, dated February 21, 2007, recorded February 26, 2007, in the aforesaid Clerk's Office, in Deed Book 717, page 776; Deed of Correction recorded November 4, 2010, in Deed Book 829, page 769.

230000946.004

EXHIBIT B

QUITCLAIM LEGAL DESCRIPTION

To the extent not included in Exhibit A, all that certain tract or parcel of land as shown on the certain survey captioned "ALTA/NSPS Land Title Survey on 87.499 Acres At the End of MEMORY LANE Palmyra District Fluvanna County, Virginia" made by Youngblood & Tyler Associates, P.C., dated October 10, 2022, attached to and recorded herewith.

**INSTRUMENT # 230000946
RECORDED FLUVANNA CIRCUIT COURT CLERK'S OFFICE
Apr 12, 2023 AT 03:00 pm
TRISTANA P. TREADWAY, CLERK by ALF
\$2,000.00 GRANTOR TAX WAS PAID
AS REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$1,000.00 LOCAL: \$1,000.00**

**PRELIMINARY
NOT FOR CONSTRUCTION**

S.B. COX, INC.
801 PINEHURST STREET
RICHMOND, VA 23221

FLUVANNA MATERIAL
RECOVERY FACILITY
TERRY, VIRGINIA

NO.	DATE	DESCRIPTION

PROJECT NAME	
DATE	
APPROVAL	
DESIGNER	
CLIENT	
SCALE	
DATE	

SITE PLAN

DATE: 08/20/2024



LEGEND:

- PROPERTY LINE
- PROPERTY LINE SETBACK (SHOWN IN WHITE)
- PROPOSED MATERIAL RECOVERY FACILITY
- PROPOSED LOT
- STREAM OR WETLAND (SEE NOTE 4)
- STREAM OR WETLAND BUFFER
- PROPOSED ROAD
- EXISTING UNPAVED ROAD

SITE PLAN NOTES:

1. Tax parcel: 4-4-276, 677-262, 21-61
2. -----
3. Zoning: I-2, Industrial, General
4. Shown and verified information is from a field inspection conducted by LaBella Associates October 4 - 6, 2022, and is subject to verification by USACE.
5. Property line is from Fluvanna County GIS, and as not been field verified.
6. Proposed features are based on initial site concept design and are intended to illustrate what may be constructed. Actual site development, including locations of buildings, roads, and stormwater management features may differ.





LANDSCAPING BUFFER

VEHICLE SCALE

MULTIPURPOSE BUILDING
(10,000 SF)

SORTING BUILDING
(22,500 SF)

METAL RECOVERY AREA
(0.75 ACRE)

CONCRETE STOCKPILE AREA
(1 ACRE)

ROLL-OFF CONTAINER STORAGE
(1 ACRE)

STORMWATER MANAGEMENT
(1 ACRE)

ASPHALT

EXTENT OF CLEARING

LEGEND:

- PROPERTY LINE
- - - PROPERTY LINE SETBACK (SHOWN IN WHITE)
- PROPOSED MATERIAL RECOVERY FACILITY
- PROPOSED LOT
- STREAM OR WETLAND (SEE NOTE 1)
- STREAM OR WETLAND BUFFER
- PROPOSED ROAD
- PROPOSED PAVING
- PROPOSED BUILDING

GENERAL NOTES:

1. Stream and wetland information is from a field delineation conducted by Lufkin Associates October 6 & 7, 2022 and is subject to verification by USACE.
2. Property line is from Fluvanna County GIS, and as not been field-verified.
3. Proposed features are based on initial site concept design and are intended to illustrate what may be constructed. Actual site development, including locations of buildings, roads, and stormwater management features may differ.



SITE DATA

OWNER
 SB CDX, INC.
 901 POTOMAC STREET
 RICHMOND, VA 23231
 PHONE: 804-310-6985
 CONTACT: BEN OTTLEY
 EMAIL: BEN@SBDCXDEMOLITION.COM

DEVELOPER
 SB CDX, INC.
 901 POTOMAC STREET
 RICHMOND, VA 23231
 PHONE: 804-310-6985
 CONTACT: BEN OTTLEY
 EMAIL: BEN@SBDCXDEMOLITION.COM

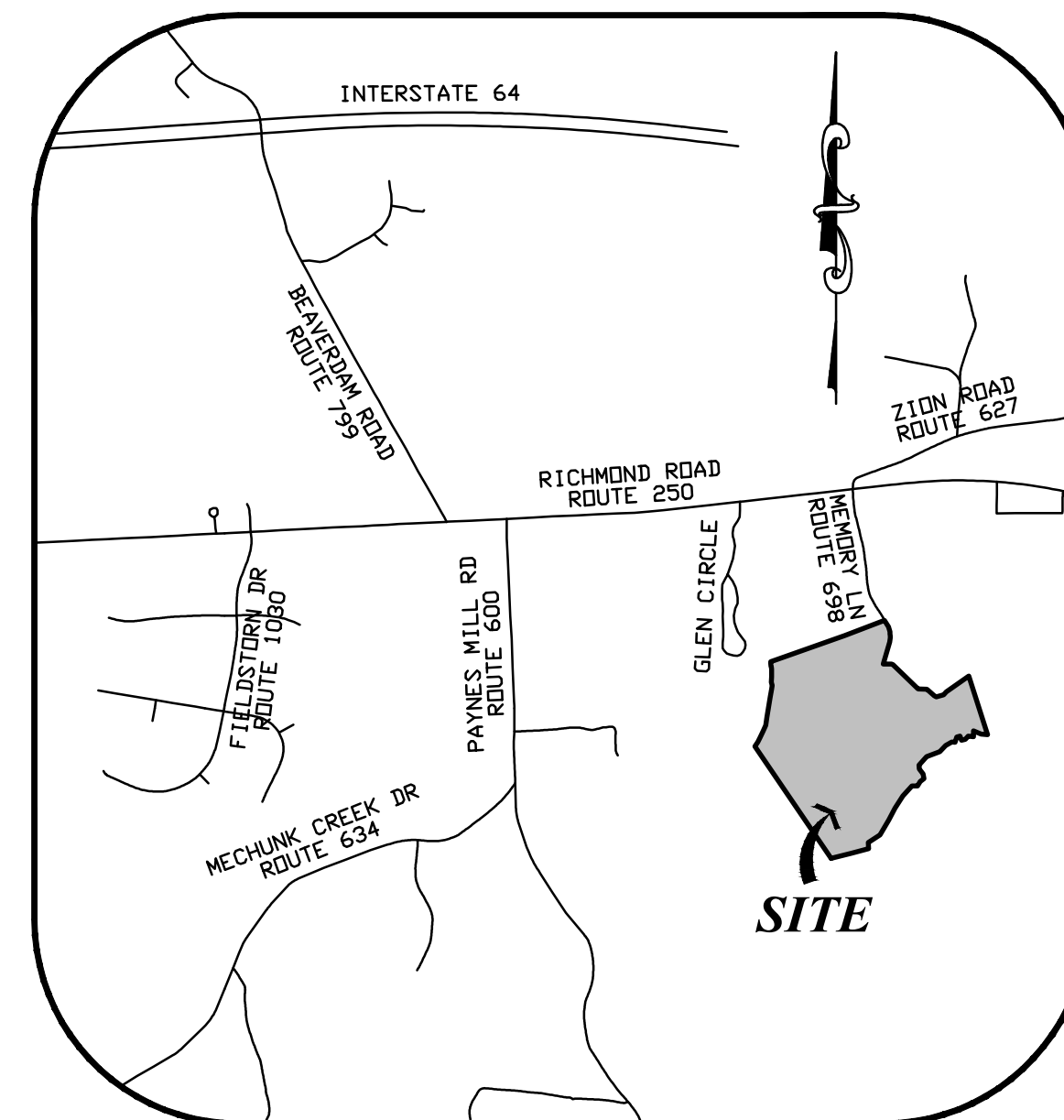
ENGINEER
 YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 7309 HANOVER GREEN DRIVE
 P.O. BOX 517
 MECHANICSVILLE, VA 23111
 PHONE: (804)746-5285
 FAX: (804)730-7624
 EMAIL: ABROWNING@YOUNGBLOOD-TYLER.COM
 CONTACT: ANDREW BROWNING

SHEET INDEX

1. TITLE SHEET
2. OVERALL PLAN
3. PHASE 1 EROSION CONTROL
4. PHASE 1 EROSION CONTROL
5. PHASE 2 EROSION CONTROL
6. PHASE 2 EROSION CONTROL
7. LAYOUT & UTILITIES PLAN
8. LAYOUT & UTILITIES PLAN
9. GRADING & DRAINAGE PLAN
10. GRADING & DRAINAGE PLAN
11. PROFILES
12. EROSION CONTROL NOTES & DETAILS
13. EROSION CONTROL NOTES & DETAILS
14. EROSION CONTROL NOTES & DETAILS
15. NOTES & DETAILS
16. NOTES & DETAILS
17. POLLUTION PREVENTION PLAN
18. STORMWATER MANAGEMENT PLAN
19. STORMWATER MANAGEMENT PLAN
20. STORMWATER MANAGEMENT PLAN
21. STORMWATER MANAGEMENT PLAN
22. STORMWATER MANAGEMENT PLAN
23. STORMWATER MANAGEMENT PLAN
24. STORMWATER MANAGEMENT PLAN
25. STORMWATER MANAGEMENT PLAN
26. STORMWATER MANAGEMENT PLAN
27. STORMWATER MANAGEMENT PLAN
28. NUTRIENT CREDIT INFORMATION

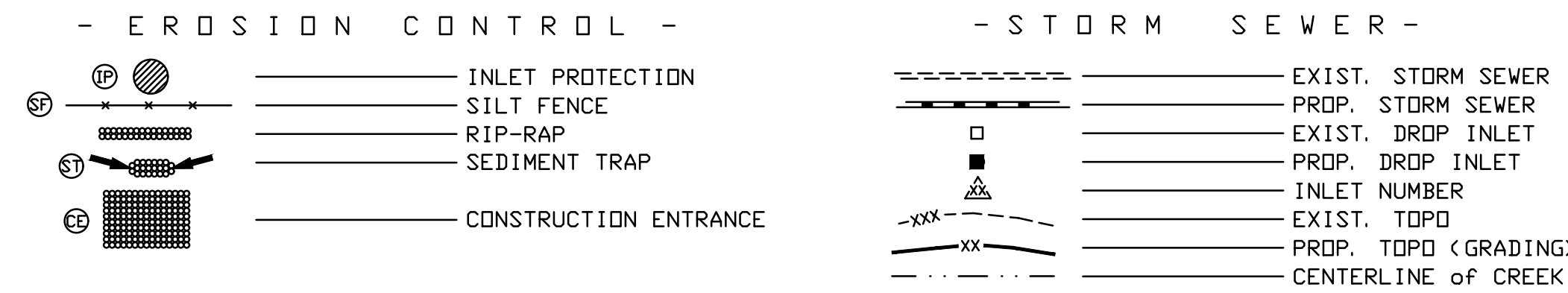
S.B. COX RECYCLING CENTER AT AMBER HILLS LOT 3

PALMYRA DISTRICT
 FLUVANNA COUNTY, VIRGINIA



VICINITY MAP
 SCALE: 1" = 2000'

L E G E N D



NOTE: QUANTITIES ARE APPROXIMATE
 CONTRACTOR TO PERFORM HIS OWN TAKE-OFF.

WATERLINE QUANTITIES

12" DI	1100 LF.
8" PVC	1200 LF.
6" DI TO FH	200 LF.
1" COPPER SERVICE	10 LF.
12"x8" REDUCER	1 EA.
12"x6" TEE	2 EA.
8"x8" TEE	2 EA.
8"x6" TEE	3 EA.
12" 22.5° BEND	2 EA.
8" 45° BEND	4 EA.
8" 22.5° BEND	2 EA.
12" GV&B	1 EA.
8" GV&B	5 EA.
6" GV&B	5 EA.
8" PLUG	1 EA.
FIRE HYDRANT	4 EA.
5/8" METER	1 EA.
1" CORP STOP	1 EA.
8" RPZ DETECTOR CHECK	1 EA.

NOTES:

1. TOPOGRAPHIC INFORMATION IS PER FIELD TAKEN BY YOUNGBLOOD, TYLER & ASSOCIATES AND FLUVANNA COUNTY GIS.
2. THIS PROJECT IS COVERED UNDER VSMP PERMIT NUMBER _____ THIS PROJECT HAS BEEN DETERMINED TO BE SUBJECT TO THE PART 2B TECHNICAL REQUIREMENTS OF THE VIRGINIA STORMWATER REGULATIONS.
3. 6th ORDER HUC020802040405-JR18-MECHUNK CREEK.
4. DATUMS: HORIZONTAL NAD83
 VERTICAL NAD88

**EROSION CONTROL QUANTITIES
 (FOR BOND PURPOSES ONLY)**

⊕	900 LF.
⊗	300 LF.
⊘	15.0 AC.
⊙	770 LF.
⊚	8 AC.
⊠	3 AC.
▣	80,305 CF.
⊠	1 EA.
⊠	2 EA.
⊠	1 EA.

ROAD & DRAINAGE QUANTITIES

15" RCP	332 LF.
18" RCP	42 LF.
24" RCP	176 LF.
15" ES-1	1 EA.
24" ES-1	2 EA.
INLETS	1 EA.

ORIGINAL SUBMITTAL DATE:

APRIL 19, 2024

REVISION DATES:

SITE STATISTICS

ZONING	1-2
TAX PARCEL	4-A-27A
PARCEL ADDRESS	0 RICHMOND ROAD
TOTAL AREA	87.50 AC.
ROADS	PRIVATE
WATER	PUBLIC
SEWER	PRIVATE
PARKING REQUIRED	1 SPACE/2 EMPLOYEES
	20 EMPLOYEES=10 SPACES REQUIRED
PARKING PROVIDED	23 SPACES PROVIDED

YOUNGBLOOD, TYLER and ASSOCIATES, P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111 PHONE : (804) 746-5285 FAX : (804) 730-7624 www.youngblood-tyler.com

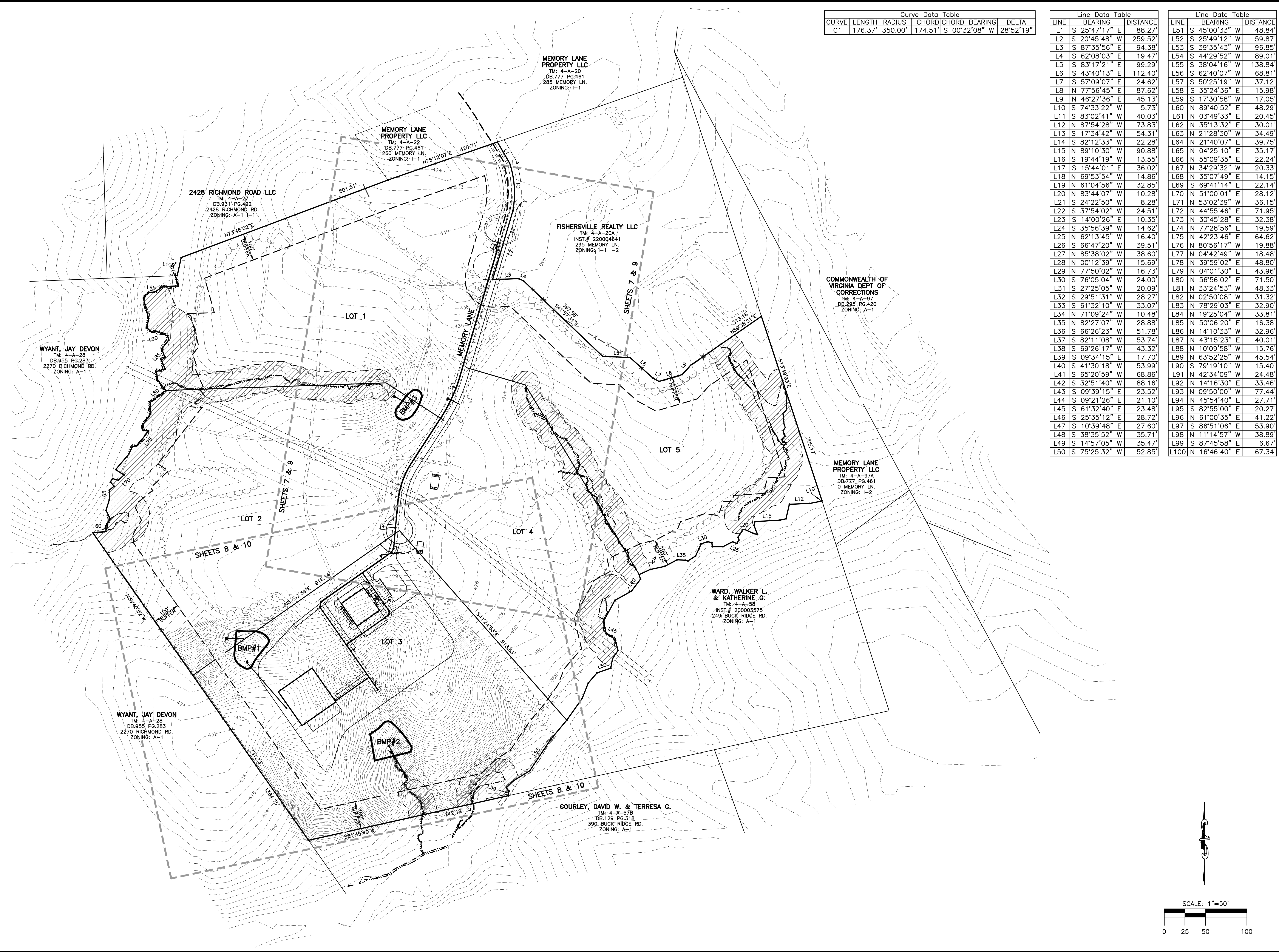
S.B. COX RECYCLING CENTER AT AMBER HILLS LOT 3

J:\PROJECTS\AMBER HILLS\CONSTRUCTION PLANS\AH3_PLAN.DWG

Curve Data Table					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	176.37'	350.00'	174.51'	S 00°32'08" W	28°52'19"

Line Data Table		
LINE	BEARING	DISTANCE
L1	S 25°47'17" E	88.27'
L2	S 20°45'48" W	259.52'
L3	S 87°35'56" E	94.38'
L4	S 62°08'03" E	19.47'
L5	S 83°17'21" E	99.29'
L6	S 43°40'13" E	112.40'
L7	S 57°09'07" E	24.62'
L8	N 77°56'45" E	87.62'
L9	N 46°27'36" E	45.13'
L10	S 74°33'22" W	5.73'
L11	S 83°02'41" W	40.03'
L12	N 87°54'28" W	73.83'
L13	S 17°34'42" W	54.31'
L14	S 82°12'33" W	22.28'
L15	N 89°10'30" W	90.88'
L16	S 19°44'19" W	13.55'
L17	S 15°44'01" E	36.02'
L18	N 69°53'54" W	14.86'
L19	N 61°04'56" W	32.85'
L20	N 83°44'07" W	10.28'
L21	S 24°22'50" W	8.28'
L22	S 37°54'02" W	24.51'
L23	S 14°00'26" E	10.35'
L24	S 35°56'39" W	14.62'
L25	N 62°13'45" W	16.40'
L26	S 66°47'20" W	39.51'
L27	N 85°38'02" W	38.60'
L28	N 00°12'39" W	15.69'
L29	N 77°50'02" W	16.73'
L30	S 76°05'04" W	24.00'
L31	S 27°25'05" W	20.09'
L32	S 29°51'31" W	28.27'
L33	S 61°32'10" W	33.07'
L34	N 71°09'24" W	10.48'
L35	N 82°27'07" W	28.88'
L36	S 66°26'23" W	51.78'
L37	S 82°11'08" W	53.74'
L38	S 69°26'17" W	43.32'
L39	S 09°34'15" E	17.70'
L40	S 41°30'18" W	53.99'
L41	S 65°20'59" W	68.86'
L42	S 32°51'40" W	88.16'
L43	S 09°39'15" E	23.52'
L44	S 09°21'26" E	21.10'
L45	S 61°32'40" E	23.48'
L46	S 25°35'12" E	28.72'
L47	S 10°39'48" E	27.60'
L48	S 38°35'52" W	35.71'
L49	S 14°57'05" W	35.47'
L50	S 75°25'32" W	52.85'

Line Data Table		
LINE	BEARING	DISTANCE
L51	S 45°00'33" W	48.84'
L52	S 25°49'12" W	59.87'
L53	S 39°35'43" W	96.85'
L54	S 44°29'52" W	89.01'
L55	S 38°04'16" W	138.84'
L56	S 62°40'07" W	68.81'
L57	S 50°25'19" W	37.12'
L58	S 35°24'36" E	15.98'
L59	S 17°30'58" W	17.05'
L60	N 89°40'52" E	48.29'
L61	N 03°49'33" E	20.45'
L62	N 35°13'32" E	30.01'
L63	N 21°28'30" W	34.49'
L64	N 21°40'07" E	39.75'
L65	N 04°25'10" E	35.17'
L66	N 55°09'35" E	22.24'
L67	N 34°29'32" W	20.33'
L68	N 35°07'49" E	14.15'
L69	N 69°41'14" E	22.14'
L70	N 51°00'01" E	28.12'
L71	N 53°02'39" W	36.15'
L72	N 44°55'46" E	71.95'
L73	N 30°45'28" E	32.38'
L74	N 77°28'56" E	19.59'
L75	N 42°23'46" E	64.62'
L76	N 80°56'17" W	19.88'
L77	N 04°42'49" W	18.48'
L78	N 39°59'02" E	48.80'
L79	N 04°01'30" E	43.96'
L80	N 56°56'02" E	71.50'
L81	N 33°24'53" W	48.33'
L82	N 02°50'08" W	31.32'
L83	N 78°29'03" E	32.90'
L84	N 19°25'04" W	33.81'
L85	N 50°06'20" E	16.38'
L86	N 14°10'33" W	32.96'
L87	N 43°15'23" E	40.01'
L88	N 10°09'58" W	15.76'
L89	N 63°52'25" W	45.54'
L90	S 79°19'10" W	15.40'
L91	N 42°34'09" W	24.48'
L92	N 14°16'30" E	33.46'
L93	N 09°50'00" W	77.44'
L94	N 45°54'40" E	27.71'
L95	S 82°55'00" E	20.27'
L96	N 61°00'35" E	41.22'
L97	S 86°51'06" E	53.90'
L98	N 11°14'57" W	38.89'
L99	S 87°45'58" E	6.67'
L100	N 16°46'40" E	67.34'



YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
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PHONE: (804) 746-5285 FAX: (804) 730-7624 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

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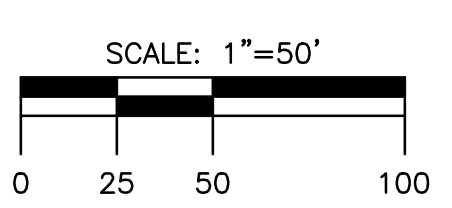
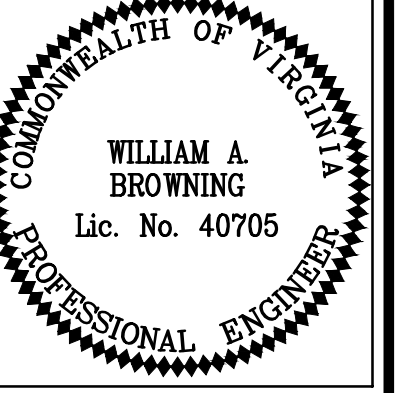
OVERALL PLAN

DATE: APRIL 19, 2024

REVISIONS	
NO.	DESCRIPTION

DESIGNED BY: ANW
DRAWN BY: MDS
CHECKED BY: WAB

J.N.: 628-01-001
CAD FILE: AH3_



EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION - THE PROPOSED PROJECT WILL BE THE EXTENSION OF MEMORY LANE TO A PROPOSED INDUSTRIAL SITE LOCATED ON LOT 3 OF THE AMBER HILLS COMMERCIAL SUBDIVISION AND THE SITE PLAN ASSOCIATED WITH SAID SITE. THE REMAINING LOTS WITHIN THE COMMERCIAL SUBDIVISION WILL REMAIN UNDEVELOPED FOR NOW. THE TOTAL SITE ACREAGE IS 87.50 ACRES. LAND DISTURBANCE WITH THIS PHASE IS 15.0 ACRES.

EXISTING SITE CONDITIONS - THE EXISTING PROPERTY CONTAINS EXISTING BUILDINGS WITH VARIOUS GRAVEL ROADS THROUGHOUT. THE SITE IS ACCESSED OFF OF MEMORY LANE, WHICH IS AN EXISTING CUL-DE-SAC ON THE NORTHERN PART OF THE PROPERTY. THE SITE DRAINS TO AN EXISTING CREEK THAT RUNS ALONG THE NORTHWEST BOUNDARY LINE AND ALONG THE SOUTHEAST BOUNDARY LINE.

ADJACENT AREAS - THE ADJACENT PROPERTIES ARE A MIX OF ALL LARGE ACRE RESIDENTIAL LOTS AND OTHER INDUSTRIALLY ZONED PROPERTY.

OFF-SITE AREAS - NO OFF-SITE DISTURBANCE IS PROPOSED.

SOILS - SOILS ON THE SITE ARE PREDOMINATELY OF HYDROLOGIC SOIL GROUP B WITH A SMALL AMOUNT OF D SOILS. MOST OF THE PROPOSED LAND DISTURBANCE IS WITHIN THE B SOILS WHICH CONSIST OF NASON, SILTY LOAM.

CRITICAL AREAS - CRITICAL AREAS ONSITE INCLUDE ALL AREAS OF STEEP SLOPES, AND THE EXISTING STREAM/WETLANDS ALONG THE NORTHWEST AND SOUTHEAST BOUNDARIES OF THE PROPERTY.

EROSION AND SEDIMENT CONTROL MEASURES - THREE SEDIMENT BASINS WILL BE INSTALLED TO CONTROL SEDIMENT DURING CONSTRUCTION. DIVERSION DITCHES AND PROPOSED STORM SEWER WILL ROUTE THE DRAINAGE TO THE BASINS. SILT FENCE WILL BE INSTALLED DOWN SLOPE OF ALL DISTURBED AREAS.

PERMANENT STABILIZATION - DENUED AREAS WILL BE TEMPORARILY STABILIZED WITH TEMPORARY SEEDING AND MULCHING. PROPOSED GRASSED AREAS WILL BE SEEDED AND MULCHED PER VESCH STANDARDS UPON REACHING FINAL GRADE.

STORMWATER RUNOFF CONSIDERATIONS - THE SEDIMENT BASINS WILL BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT BASINS TO DETAIN RUNOFF PRIOR TO LEAVING THE SITE. WATER QUALITY WILL BE HANDLED BY PURCHASING NUTRIENT CREDITS. SEE SWM PLAN FOR MORE INFORMATION.

PHASE 1 SEQUENCE OF CONSTRUCTION

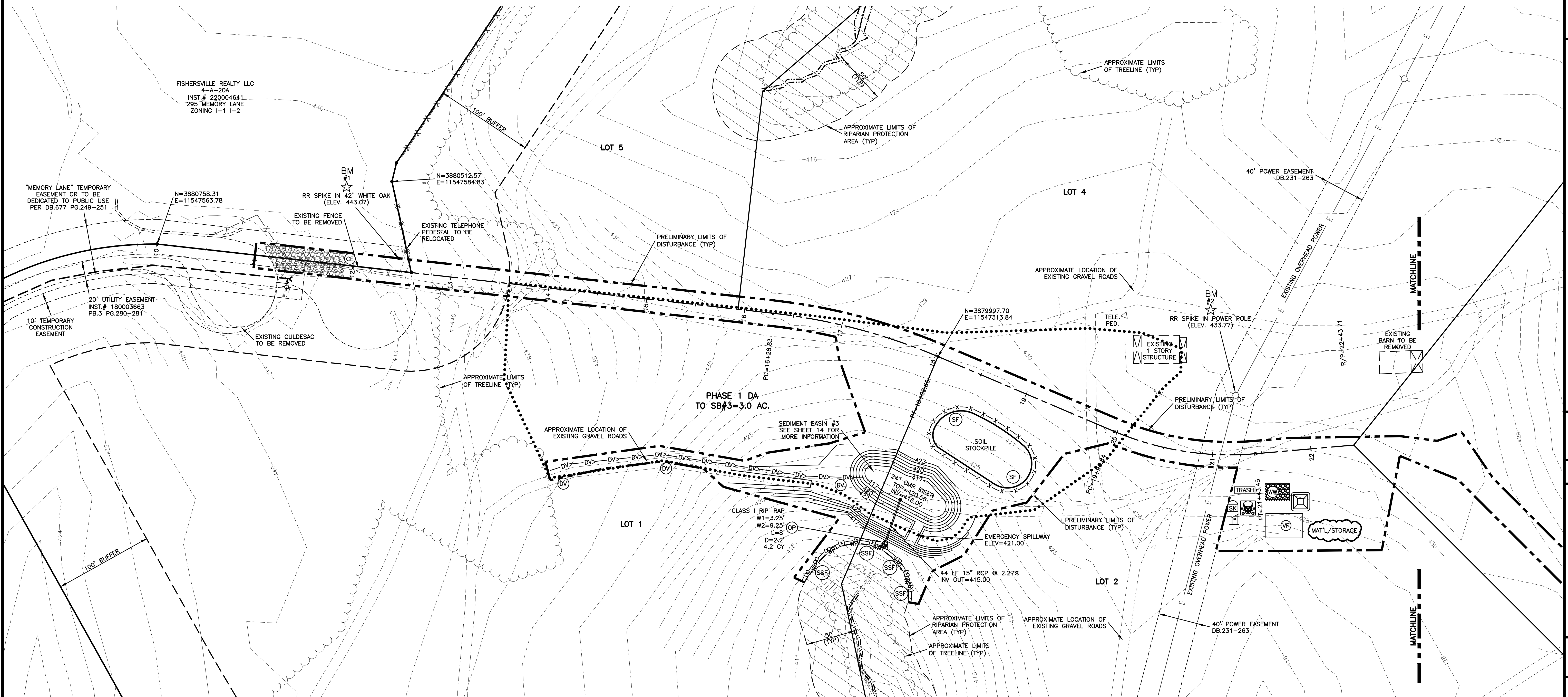
1. FLAG PRELIMINARY AND FINAL LIMITS OF DISTURBANCE. USE NON-TEARABLE YELLOW AND BLACK BARRICADE TAPE OR ORANGE SAFETY FENCE ALONG TREE PROTECTION AREAS. INSTALL SWPPP BOX NEAR THE CONSTRUCTION ENTRANCE.
2. THE FLUVANNA COUNTY E&S CONTROL INSPECTOR SHALL BE GIVEN 48 HOURS NOTIFICATION TO SCHEDULE A PRECONSTRUCTION MEETING FOR THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE LIMITS OF DISTURBANCE MUST BE DELINEATED IN THE FIELD PRIOR TO THE MEETING. NO LAND DISTURBANCE WILL OCCUR PRIOR TO THE PRECONSTRUCTION MEETING.
3. IF CONSTRUCTION DOES NOT COMMENCE FOR 180 DAYS FOLLOWING THE PRE-CONSTRUCTION MEETING OR IF THE PROJECT IS DORMANT FOR 180 DAYS DURING THE CONSTRUCTION PHASE, A NEW PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE CONSTRUCTION CAN RESTART.
4. THE CONTRACTOR MUST CALL MISS UTILITY AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION TO HAVE ALL UNDERGROUND UTILITIES MARKED.
5. INSTALL CONSTRUCTION ENTRANCE. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND INSPECTED AND MAINTAINED AT LEAST EVERY FOUR BUSINESS DAYS AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT THROUGHOUT CONSTRUCTION AS OUTLINED IN THE VESMP PERMIT FOR THIS SITE. ALL CONSTRUCTION VEHICLES LEAVING THE SITE SHALL BE CLEANED OF LOOSE DIRT. NO TRACKING OF DIRT ON FAIRGROUNDS ROAD, AND ANY DIRT TRACKED OFF THE SITE MUST BE IMMEDIATELY SWEEPED/SHOVELED UP AND RETURNED TO THE SITE.
6. CLEAR AND GRUB TO PRELIMINARY LIMITS OF DISTURBANCE. NO CLEARING SHALL TAKE PLACE OUTSIDE OF THE PRELIMINARY LIMITS OF DISTURBANCE WITHOUT APPROVAL BY THE ENVIRONMENTAL INSPECTOR.
7. INSTALL SILT FENCE AND WETLAND PROTECTION TAPE.
8. INSTALL SEDIMENT BASINS.
9. INSTALL DIVERSION DITCHES AS SHOWN ON THE PLANS.
10. ALL DITCHES AND SLOPES MUST IMMEDIATELY BE STABILIZED (BLANKET AND MATTING IF APPLICABLE) ONCE THEY ARE GRADED. BLANKET AND MATTING IS REQUIRED FOR ALL SLOPES GRADED GREATER THAN 3:1 AND INCLUDES THE SEDIMENT TRAP.
11. SOIL STOCKPILES ARE TO BE REMOVED AS PART OF THE PERMANENT STABILIZATION OF THE SITE.
12. SEED ALL DENUED AREAS. ALL DIVERSIONS, SEDIMENT TRAPS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY UPON CONSTRUCTION.
13. THE FLUVANNA COUNTY EROSION CONTROL INSPECTOR MUST APPROVE ALL PHASE 1 EROSION CONTROL DEVICES PRIOR TO PROCEEDING WITH THE PHASE 2 EROSION CONTROL PLAN. NO CLEARING OUTSIDE OF THE PRELIMINARY LIMITS OF DISTURBANCE MAY OCCUR WITHOUT APPROVAL FROM THE ENVIRONMENTAL INSPECTOR. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF WARRANTED BY FIELD CONDITIONS. NO ESC MEASURES CAN BE REMOVED WITHOUT THE PERMISSION OF THE FLUVANNA COUNTY ENVIRONMENTAL INSPECTOR.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
17. THE SITE CONTRACTOR WILL COORDINATE WITH THE FLUVANNA COUNTY ENVIRONMENTAL INSPECTOR ON THE RELOCATION OR REMOVAL OF DIVERSIONS, SILT FENCE, AND BASINS AS GRADING PROGRESSES WITH THE PROJECT.
18. PROCEED TO PHASE 2 EROSION CONTROL.

STORMWATER POLLUTION PREVENTION LEGEND

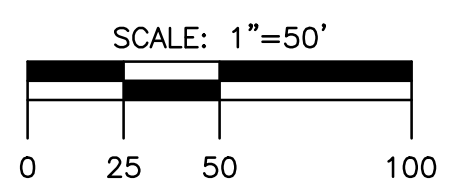
- SK - SPILL CONTAINMENT KIT
- WW - STONE WHEEL WASH AREA
- VF - VEHICLE FUELING AREA
- MATL/STORAGE - MATERIAL STORAGE
- TRASH - TRASH/DUMPSTER LOCATION
- CONCRETE WASH-OUT
- HAZARDOUS MATERIAL STORAGE (IF NEEDED)
- PORTABLE TOILET

EROSION CONTROL LEGEND

- WPT - WETLAND PROTECTION TAPE
- TPT - TREE PROTECTION TAPE
- SF - SILT FENCE (VESCH 3.05)
- SSF - SUPER SILT FENCE
- DV - DIVERSION DITCH (VESCH 3.12)
- DD - DIVERSION DIKE (VESCH 3.09)
- CE - CONSTRUCTION ENTRANCE (VESCH 3.02)
- CD - ROCK CHECK DAM (VESCH 3.20)
- SB - SEDIMENT BASIN (VESCH 3.14)
- ST - SEDIMENT TRAP (VESCH 3.13)
- RWD - RIGHT-OF-WAY DIVERSION (VESCH 3.11)
- IP - INLET PROTECTION (VESCH 3.07)
- CIP - CULVERT INLET PROTECTION (VESCH 3.08)
- OP - OUTLET PROTECTION (VESCH 3.18)
- TS - TEMPORARY SEEDING (VESCH 3.31)
- PS - PERMANENT SEEDING (VESCH 3.32)
- B/M - BLANKET MATTING (VESCH 3.36)
- SFO - STONE SILT FENCE OUTLET



NOTES:
1. TOPOGRAPHIC INFORMATION PER FIELD TAKEN AND FLUVANNA COUNTY GIS.



YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
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PHONE: (804) 746-5285 FAX: (804) 730-7824 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

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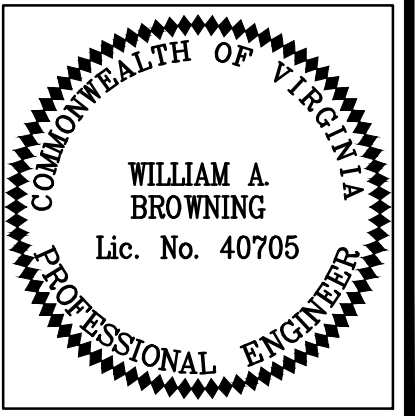
PHASE 1 EROSION CONTROL

DATE: APRIL 19, 2024

NO.	REVISIONS

DESIGNED BY: ANW
DRAWN BY: MDS
CHECKED BY: WAB

J.N.: 628-01-001
CAD FILE: AH3



SHEET 3 OF 28

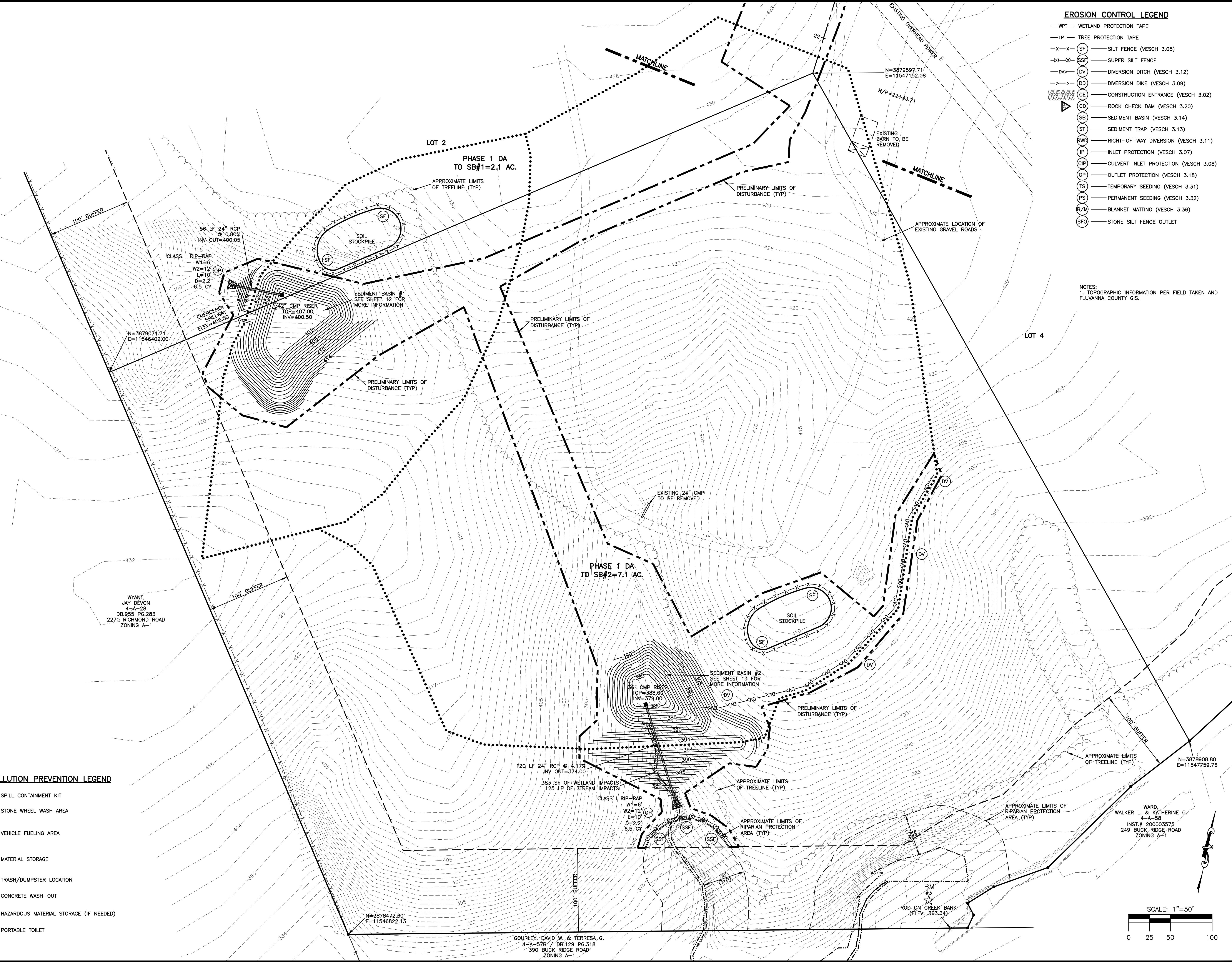
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U:\PROJECTS\AMBER HILLS\CONSTRUCTION PLANS\AH3_PLAN.DWG

- EROSION CONTROL LEGEND**
- WPT — WETLAND PROTECTION TAPE
 - TPT — TREE PROTECTION TAPE
 - X-X- (SF) SILT FENCE (VESCH 3.05)
 - 0-0- (SSF) SUPER SILT FENCE
 - DV- (DV) DIVERSION DITCH (VESCH 3.12)
 - DD- (DD) DIVERSION DIKE (VESCH 3.09)
 - CE (CE) CONSTRUCTION ENTRANCE (VESCH 3.02)
 - CD (CD) ROCK CHECK DAM (VESCH 3.20)
 - SB (SB) SEDIMENT BASIN (VESCH 3.14)
 - ST (ST) SEDIMENT TRAP (VESCH 3.13)
 - RWD (RWD) RIGHT-OF-WAY DIVERSION (VESCH 3.11)
 - IP (IP) INLET PROTECTION (VESCH 3.07)
 - CIP (CIP) CULVERT INLET PROTECTION (VESCH 3.08)
 - OP (OP) OUTLET PROTECTION (VESCH 3.18)
 - TS (TS) TEMPORARY SEEDING (VESCH 3.31)
 - PS (PS) PERMANENT SEEDING (VESCH 3.32)
 - B/M (B/M) BLANKET MATTING (VESCH 3.36)
 - SFO (SFO) STONE SILT FENCE OUTLET

NOTES:
1. TOPOGRAPHIC INFORMATION PER FIELD TAKEN AND FLUVANNA COUNTY GIS.

- STORMWATER POLLUTION PREVENTION LEGEND**
- SK SPILL CONTAINMENT KIT
 - WV STONE WHEEL WASH AREA
 - VP VEHICLE FUELING AREA
 - MAT'L STORAGE MATERIAL STORAGE
 - TRASH TRASH/DUMPSTER LOCATION
 - CONCRETE WASH-OUT
 - HAZARDOUS MATERIAL STORAGE (IF NEEDED)
 - PT PORTABLE TOILET



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S.B. COX
RECYCLING CENTER
AT AMBER HILLS LOT 3
 PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

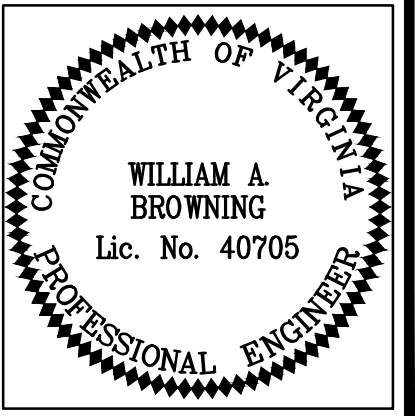
PHASE 1 EROSION CONTROL

DATE: APRIL 19, 2024

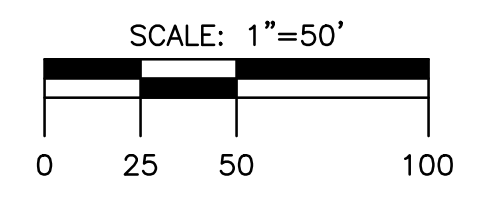
NO.	REVISIONS

DESIGNED BY: ANW
 DRAWN BY: MDS
 CHECKED BY: WAB

J.N.: 628-01-001
 CAD FILE: AH3



SHEET 4 OF 28



GOURLEY, DAVID W. & TERRESA, G.
 4-A-578 / DB.129 PG.318
 390 BUCK RIDGE ROAD
 ZONING A-1

WYANT, JAY DEVON
 4-A-28
 DB.355 PG.283
 2270 RICHMOND ROAD
 ZONING A-1

WARD, WALKER L. & KATHERINE G.
 4-A-58
 INST. # 200003575
 249 BUCK RIDGE ROAD
 ZONING A-1

PHASE 2 SEQUENCE OF CONSTRUCTION / EROSION CONTROL NARRATIVE

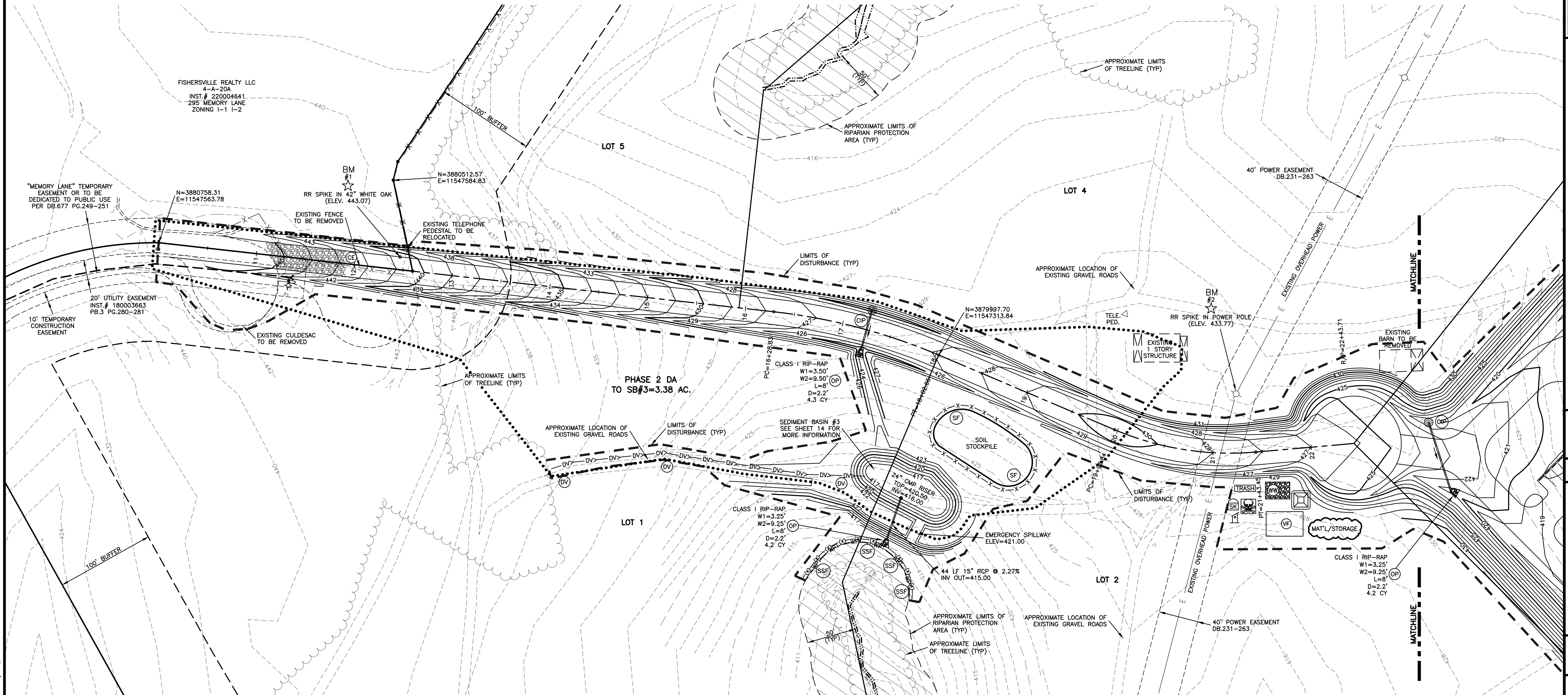
1. CLEAR AND GRUB SITE PER PHASE 2 LIMITS OF DISTURBANCE.
2. ROUGH GRADE ROAD. SEED ANY DENUDED AREAS WITH TEMPORARY SEEDING.
3. INSTALL CULVERTS INCLUDING INLET AND OUTLET PROTECTION.
4. INSTALL WATERLINE.
5. FINE GRADE ROAD DITCHES AND SITE.
6. INSTALL STONE BASE.
7. INSTALL PAVEMENT INCLUDING NECESSARY STRIPING.
8. UPON APPROVAL FROM THE FLUVANNA ENVIRONMENTAL INSPECTOR, REMOVE SEDIMENT TRAP AND INSTALL REMAINING STORM SEWER INCLUDING OUTLET PROTECTION.
9. UPON APPROVAL FROM THE FLUVANNA ENVIRONMENTAL INSPECTOR, REMOVE ALL REMAINING EROSION CONTROL DEVICES AND SEED ALL DENUDED AREAS. NO ESC MEASURES WILL BE REMOVED WITHOUT THE APPROVAL FROM THE ENVIRONMENTAL INSPECTOR. ALL STOCKPILES ARE TO BE REMOVED AS PART OF THE PERMANENT STABILIZATION OF THE SITE.

STORMWATER POLLUTION PREVENTION LEGEND

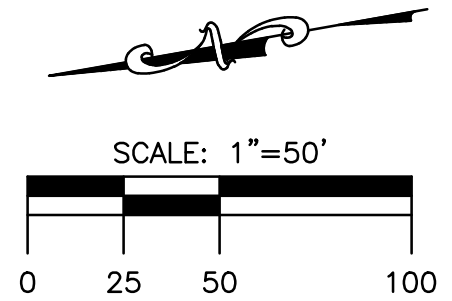
- SKILL CONTAINMENT KIT
- STONE WHEEL WASH AREA
- VEHICLE FUELING AREA
- MATERIAL STORAGE
- TRASH/DUMPSTER LOCATION
- CONCRETE WASH-OUT
- HAZARDOUS MATERIAL STORAGE (IF NEEDED)
- PORTABLE TOILET

EROSION CONTROL LEGEND

- WETLAND PROTECTION TAPE
- TREE PROTECTION TAPE
- SILT FENCE (VESCH 3.05)
- SUPER SILT FENCE
- DIVERSION DITCH (VESCH 3.12)
- DIVERSION DIKE (VESCH 3.09)
- CONSTRUCTION ENTRANCE (VESCH 3.02)
- ROCK CHECK DAM (VESCH 3.20)
- SEDIMENT BASIN (VESCH 3.14)
- SEDIMENT TRAP (VESCH 3.13)
- RIGHT-OF-WAY DIVERSION (VESCH 3.11)
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- CULVERT INLET PROTECTION (VESCH 3.08)
- OUTLET PROTECTION (VESCH 3.18)
- TEMPORARY SEEDING (VESCH 3.31)
- PERMANENT SEEDING (VESCH 3.32)
- BLANKET MATTING (VESCH 3.36)
- STONE SILT FENCE OUTLET



NOTES:
1. TOPOGRAPHIC INFORMATION PER FIELD TAKEN AND FLUVANNA COUNTY GIS.



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AT AMBER HILLS LOT 3
PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

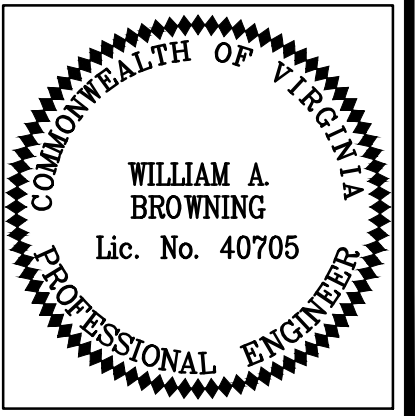
PHASE 2
EROSION CONTROL

DATE: APRIL 19, 2024

NO.	REVISIONS

DESIGNED BY: ANW
DRAWN BY: MDS
CHECKED BY: WAB

J.N.: 628-01-001
CAD FILE: AH3_



SHEET 5 OF 28

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PROJECT: AMBER HILLS CONSTRUCTION PLANS AH3 PLAN 003

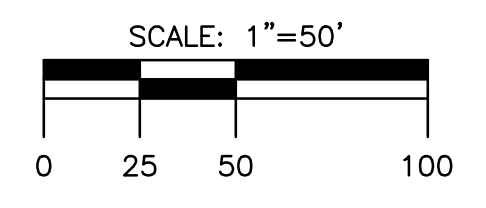
STORMWATER POLLUTION PREVENTION LEGEND

- SPILL CONTAINMENT KIT
- STONE WHEEL WASH AREA
- VEHICLE FUELING AREA
- MATERIAL STORAGE
- TRASH/DUMPSTER LOCATION
- CONCRETE WASH-OUT
- HAZARDOUS MATERIAL STORAGE (IF NEEDED)
- PORTABLE TOILET

EROSION CONTROL LEGEND

- WETLAND PROTECTION TAPE
- TREE PROTECTION TAPE
- SILT FENCE (VESCH 3.05)
- SUPER SILT FENCE
- DIVERSION DITCH (VESCH 3.12)
- DIVERSION DIKE (VESCH 3.09)
- CONSTRUCTION ENTRANCE (VESCH 3.02)
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NOTES:
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PHASE 2 EROSION CONTROL

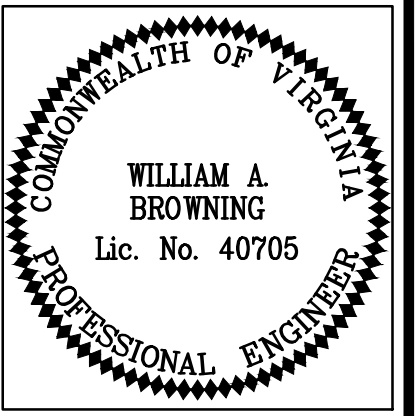
DATE: APRIL 19, 2024

REVISIONS

DATE	NOTES

DESIGNED BY: ANW
 DRAWN BY: MDS
 CHECKED BY: WAB

J.N.: 628-01-001
 CAD FILE: AH3_



SHEET 6 OF 28

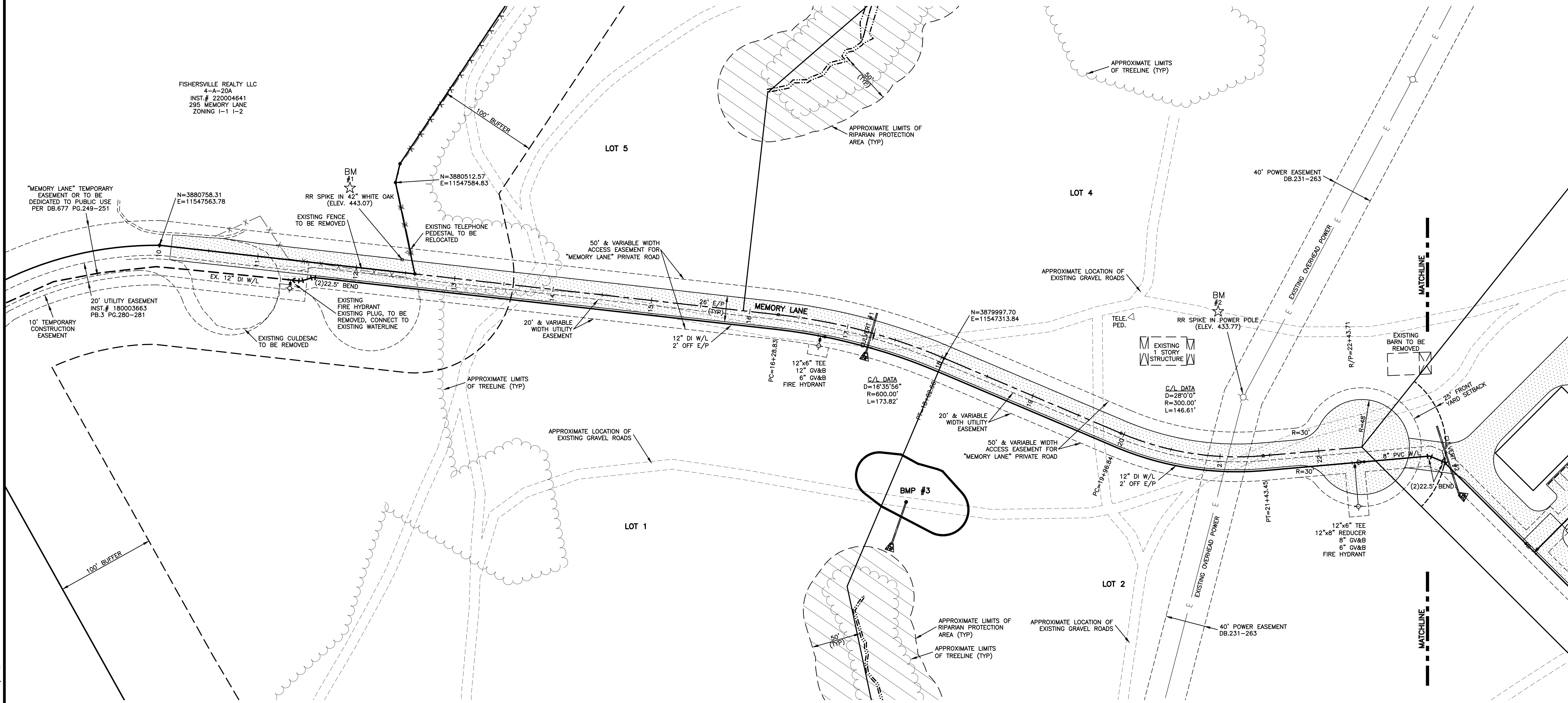
GOURLEY, DAVID W. & TERRESA, G.
 4-A-57B / DB.129 PG.318
 390 BUCK RIDGE ROAD
 ZONING A-1

WYANT, JAY DEVON
 4-A-28
 DB.955 PG.283
 2270 RICHMOND ROAD
 ZONING A-1

WARD, WALKER L. & KATHERINE G.
 4-A-58
 INST. # 200003575
 249 BUCK RIDGE ROAD
 ZONING A-1

BM #3
 ROB ON CREEK BANK
 (ELEV. 363.34)

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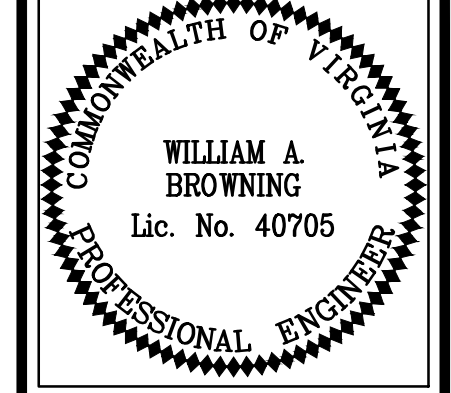
LAYOUT & UTILITIES

DATE: APRIL 19, 2024

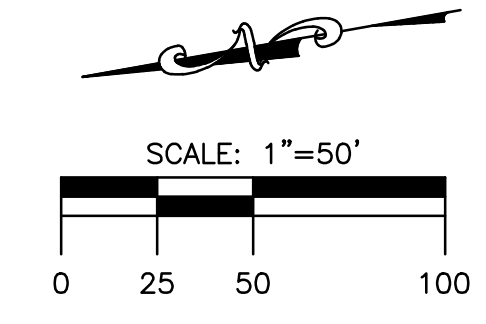
NO.	DATE	REVISIONS

DESIGNED BY: ANW
 DRAWN BY: MDS
 CHECKED BY: WAB

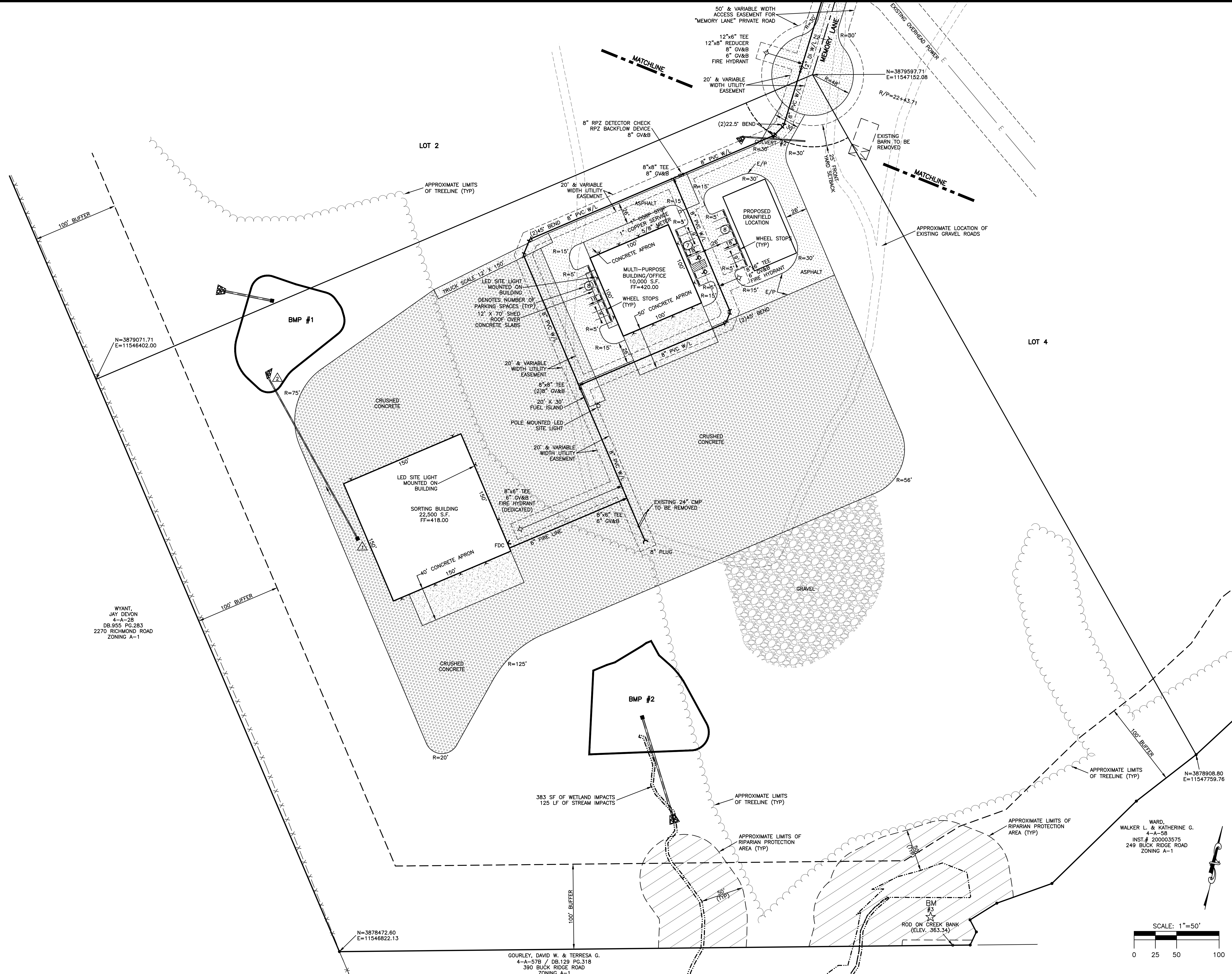
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 CAD FILE: AH3_



SHEET 7 OF 28



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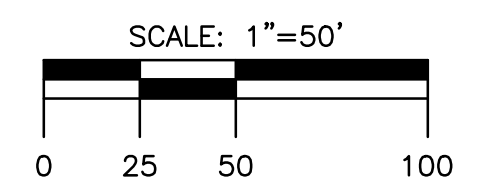


WYANT, JAY DEVON
4-A-28
DB:955 / PG:283
2270 RICHMOND ROAD
ZONING A-1

N=3878472.60
E=11546822.13

GOURLEY, DAVID W. & TERRESA G.
4-A-57B / DB:129 PG:318
390 BUCK RIDGE ROAD
ZONING A-1

WARD, WALKER L. & KATHERINE G.
4-A-58
INST. # 200003575
249 BUCK RIDGE ROAD
ZONING A-1



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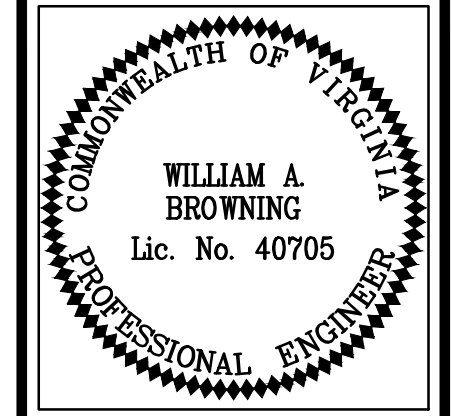
LAYOUT & UTILITIES

DATE: APRIL 19, 2024

DATE	NOTES

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CHECKED BY: WAB

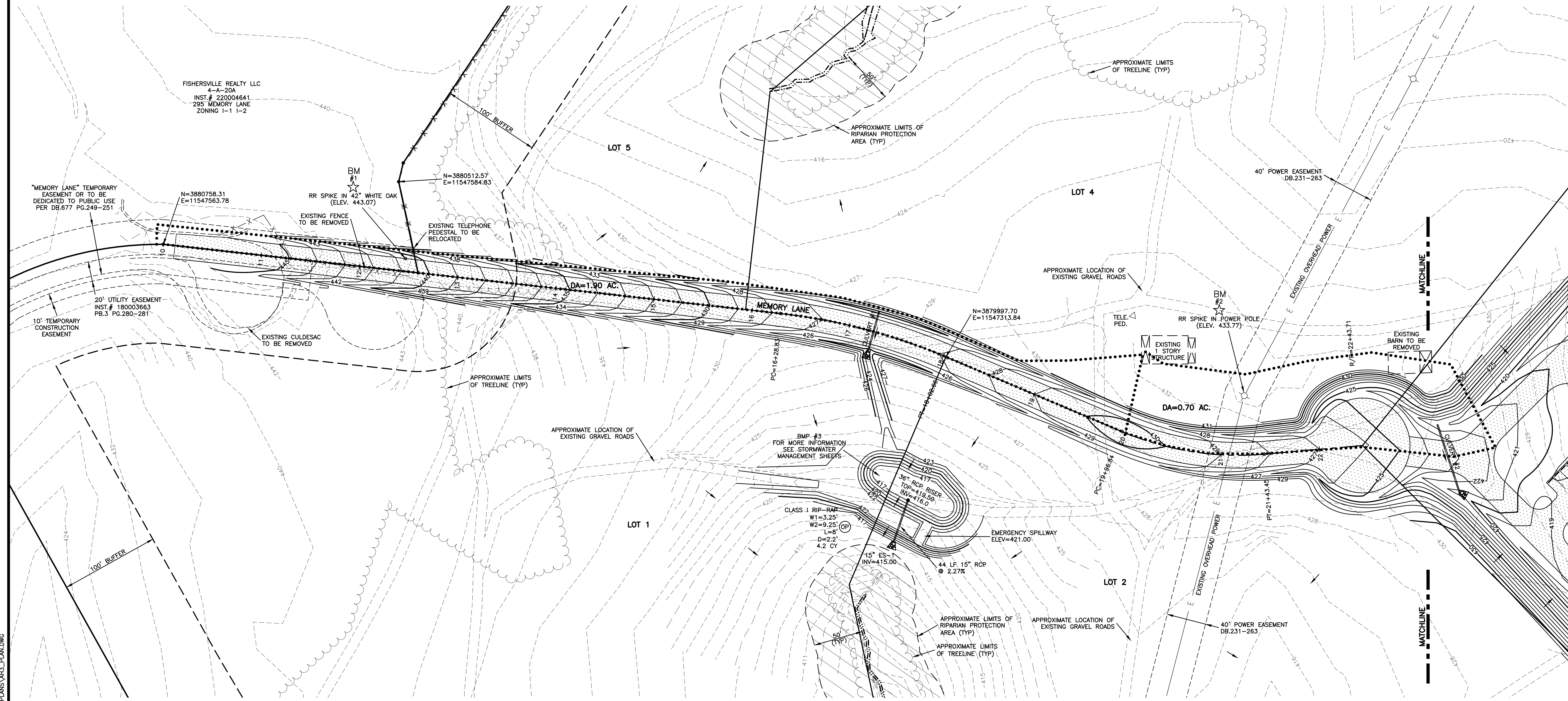
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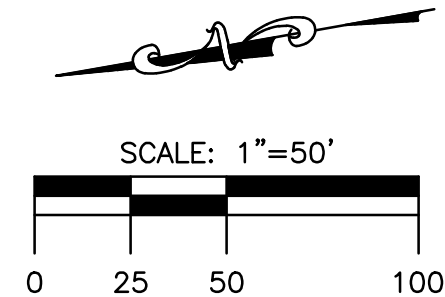
SHEET 8 OF 28

DRAINAGE STRUCTURE DESCRIPTIONS	
NUMBER (Δ)	DETAILS
CULVERT #1	41 LF 18" RCP @ 0.50% INV IN(18")=424.00 INV OUT(18")=423.80
CULVERT #2	72 LF 15" RCP @ 0.50% INV IN(15")=420.80 INV OUT(15")=420.44

△ = STRUCTURE
 ALL RCP PIPES TO BE CLASS III.
 ST-1 TO BE INSTALLED FOR ALL STRUCTURES OVER 4' DEEP.



NOTES:
 1. TOPOGRAPHIC INFORMATION PER FIELD TAKEN AND FLUVANNA COUNTY GIS.
 2. ALL FILL WITHIN BUILDABLE AREA TO BE COMPACTED STRUCTURAL FILL.
 3. CD-2 TO BE INSTALLED AT ALL SAGS.
 4. UD-4 TO BE INSTALLED ALONG ALL ROADS.



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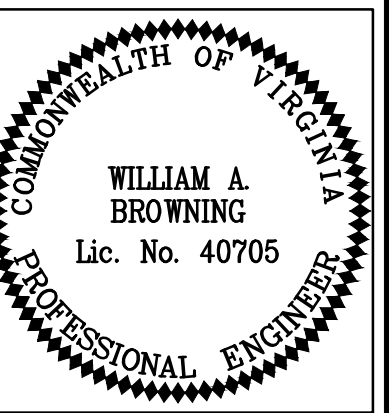
GRADING & DRAINAGE

DATE: APRIL 19, 2024

REVISIONS	
NO.	DATE

DESIGNED BY: ANW
 DRAWN BY: MDS
 CHECKED BY: WAB

J.N.: 628-01-001
 CAD FILE: AH3_

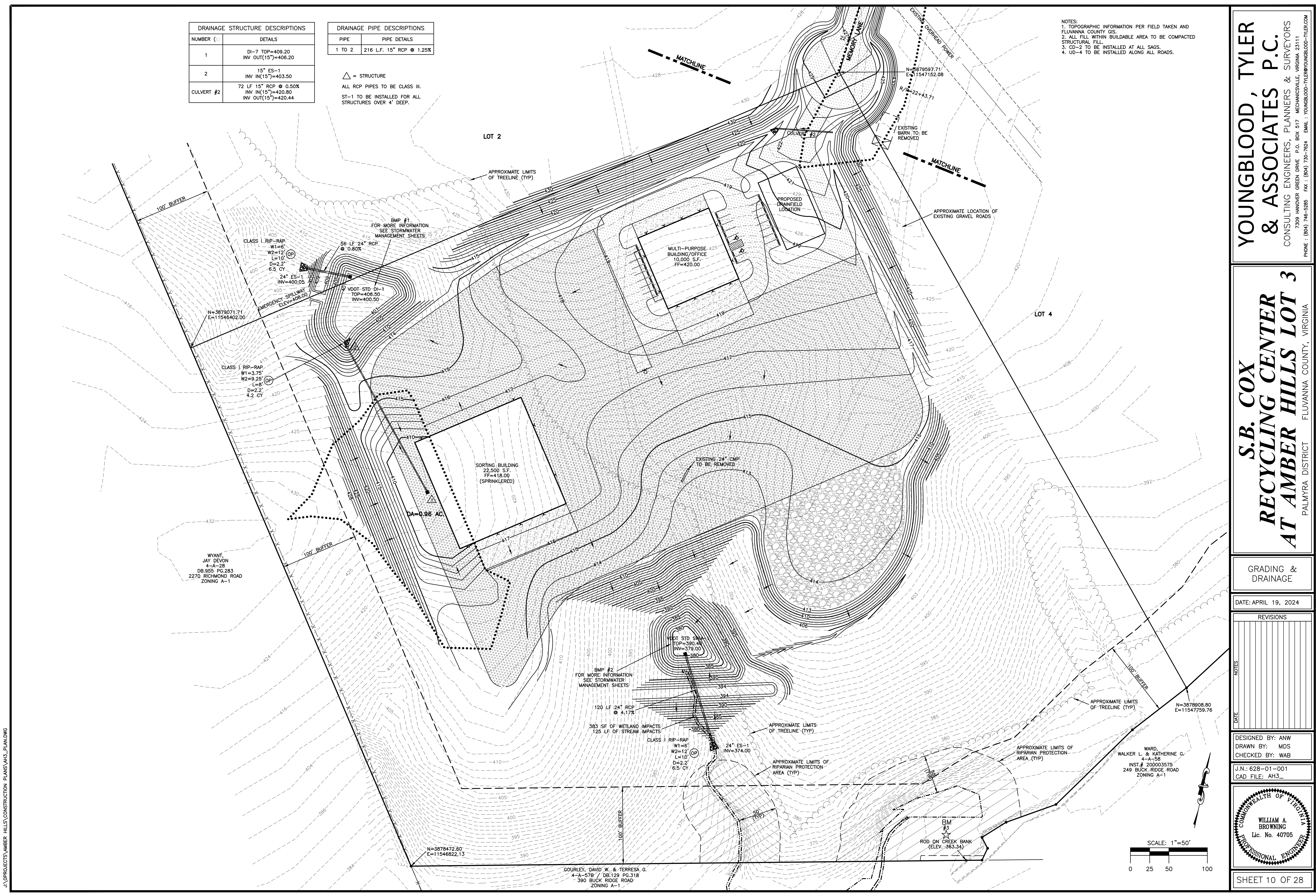


DRAINAGE STRUCTURE DESCRIPTIONS	
NUMBER (C)	DETAILS
1	DI-7 TOP=409.20 INV OUT(15")=406.20
2	15" ES-1 INV IN(15")=403.50
CULVERT #2	72 LF 15" RCP @ 0.50% INV IN(15")=420.80 INV OUT(15")=420.44

DRAINAGE PIPE DESCRIPTIONS	
PIPE	PIPE DETAILS
1 TO 2	216 LF. 15" RCP @ 1.25%

△ = STRUCTURE
 ALL RCP PIPES TO BE CLASS III.
 ST-1 TO BE INSTALLED FOR ALL STRUCTURES OVER 4' DEEP.

- NOTES:
 1. TOPOGRAPHIC INFORMATION PER FIELD TAKEN AND FLUVANNA COUNTY GIS.
 2. ALL FILL WITHIN BUILDABLE AREA TO BE COMPACTED STRUCTURAL FILL.
 3. CD-2 TO BE INSTALLED AT ALL SAGS.
 4. UD-4 TO BE INSTALLED ALONG ALL ROADS.



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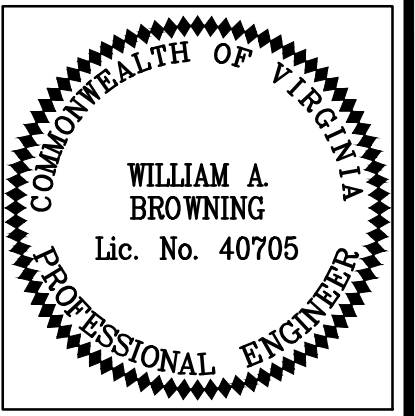
GRADING & DRAINAGE

DATE: APRIL 19, 2024

REVISIONS	
DATE	NOTES

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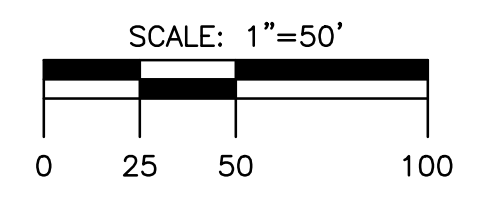
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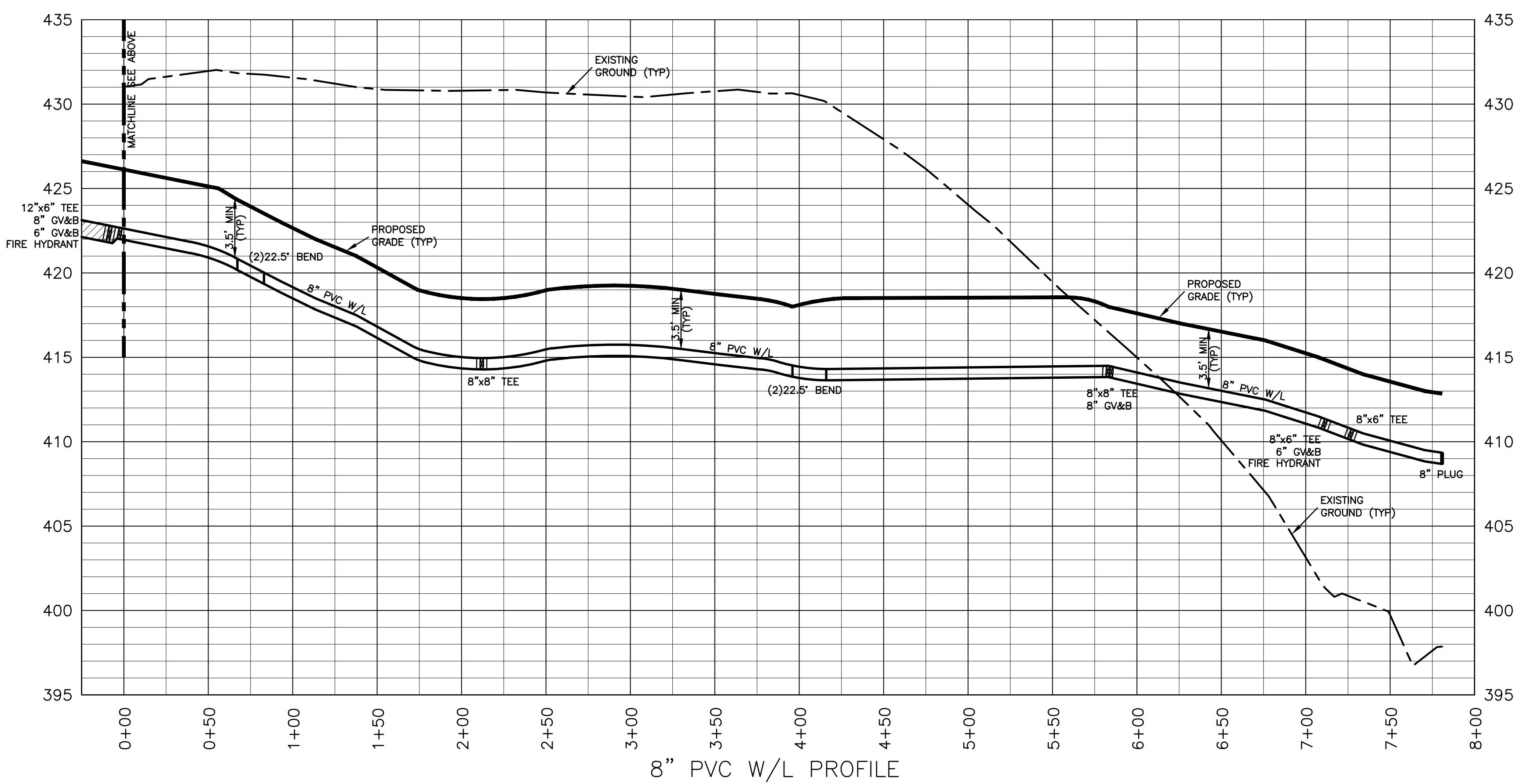
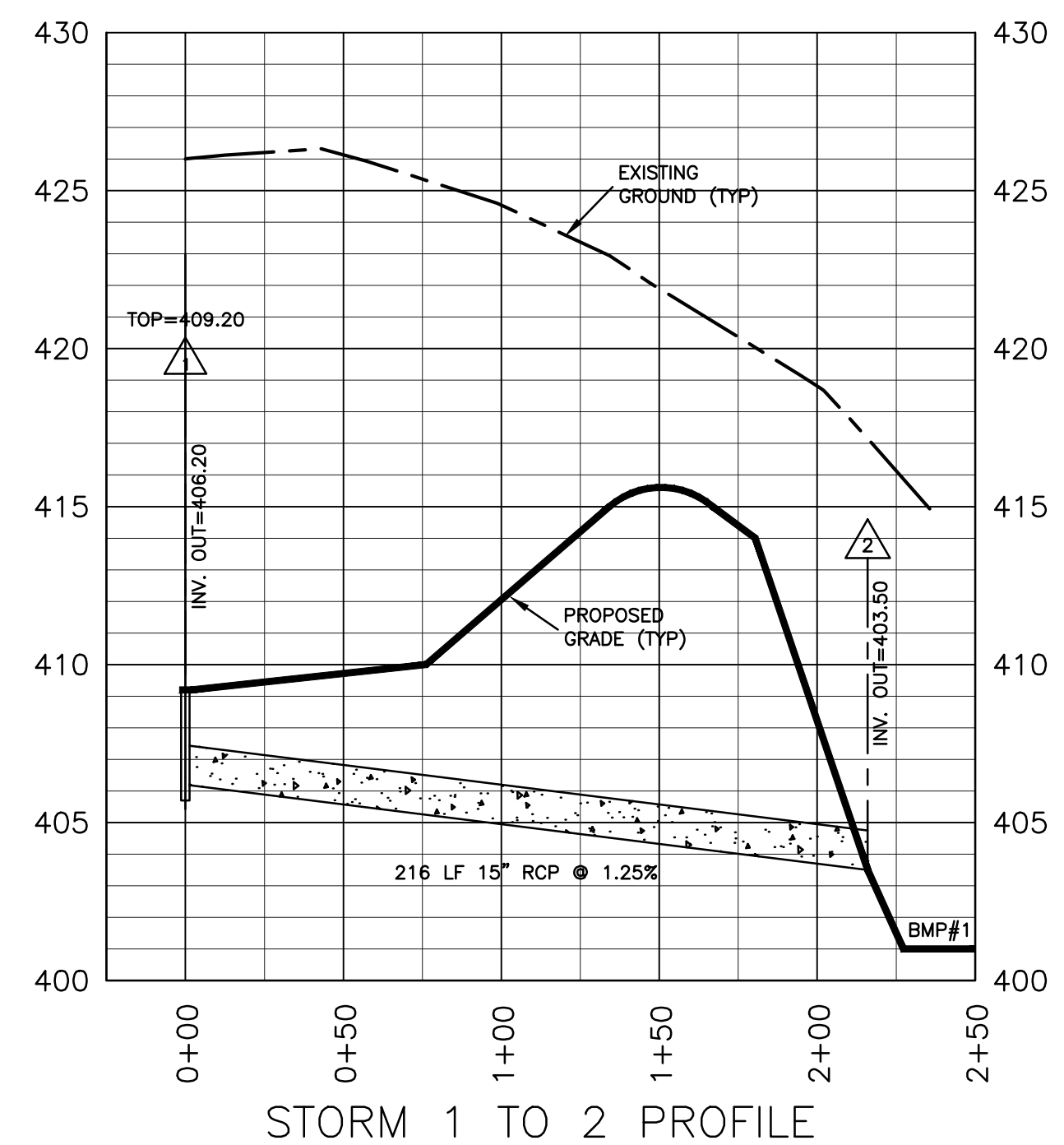
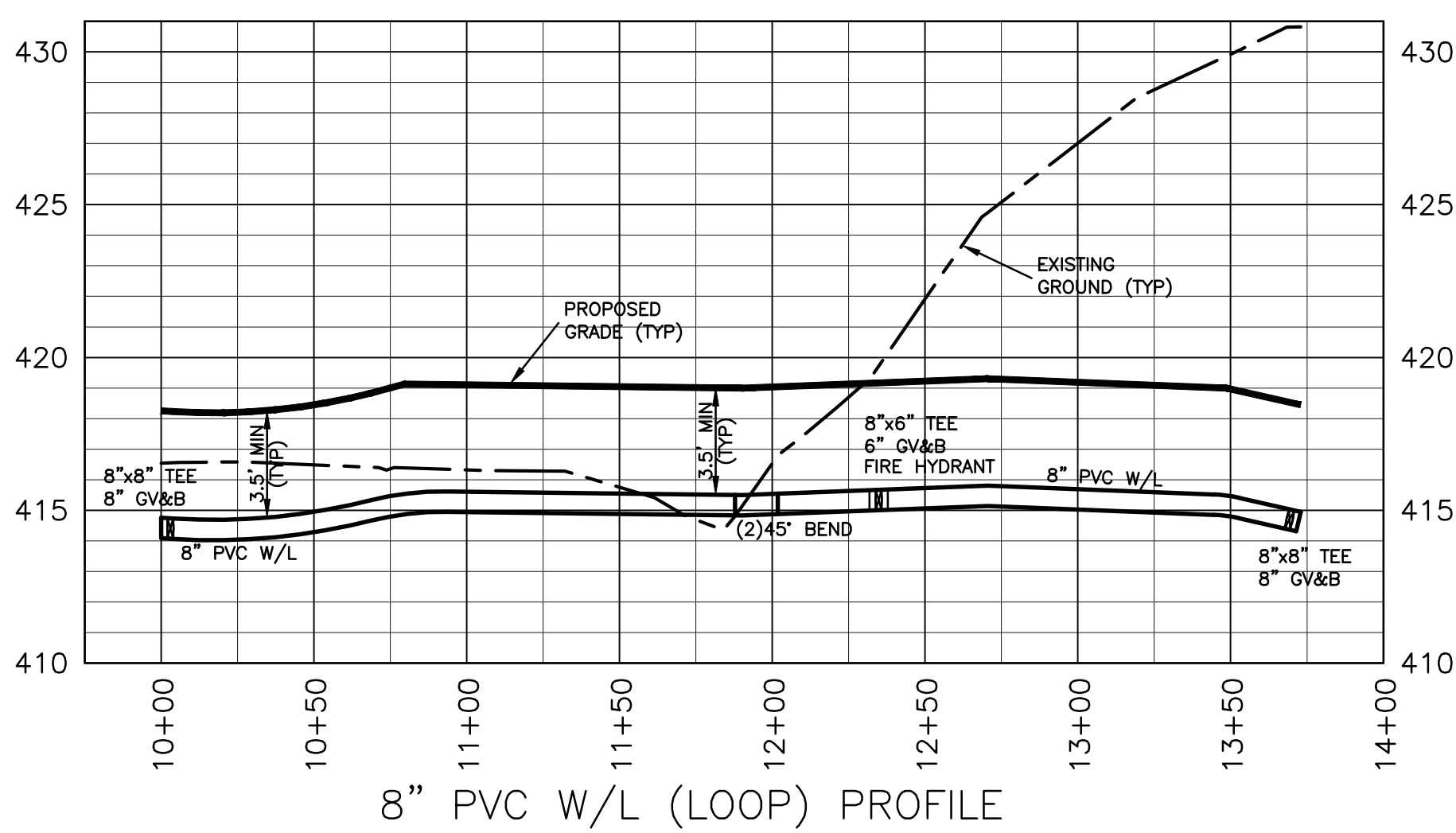
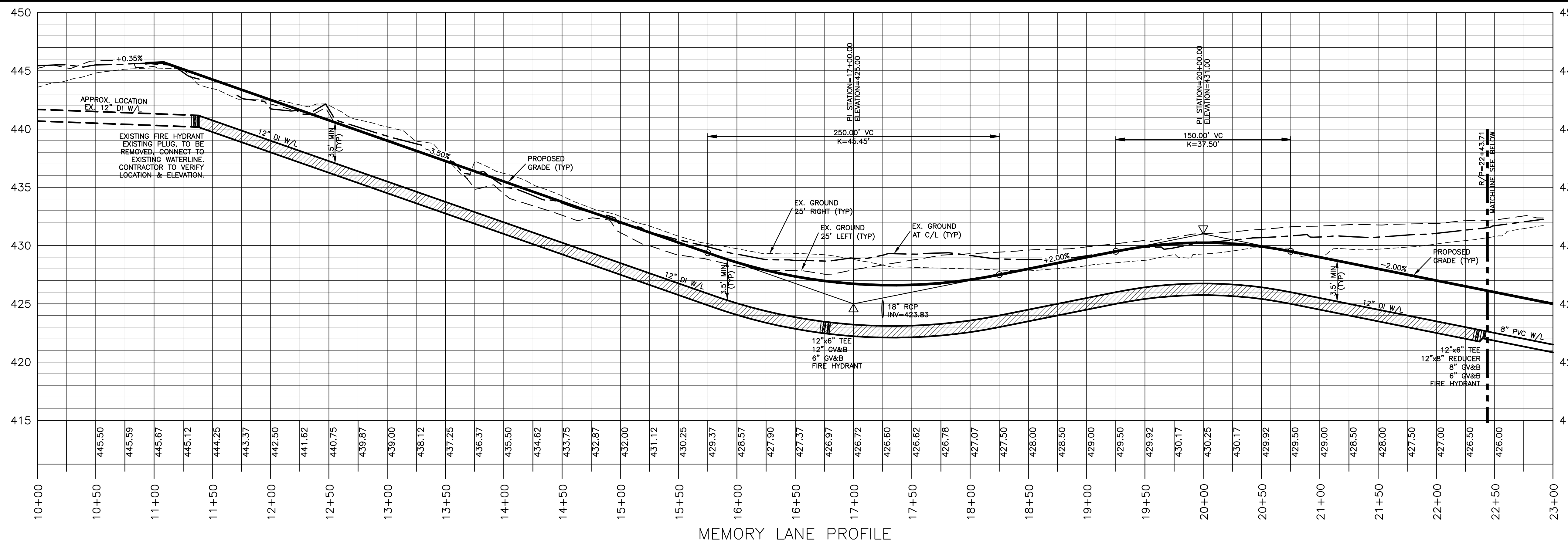
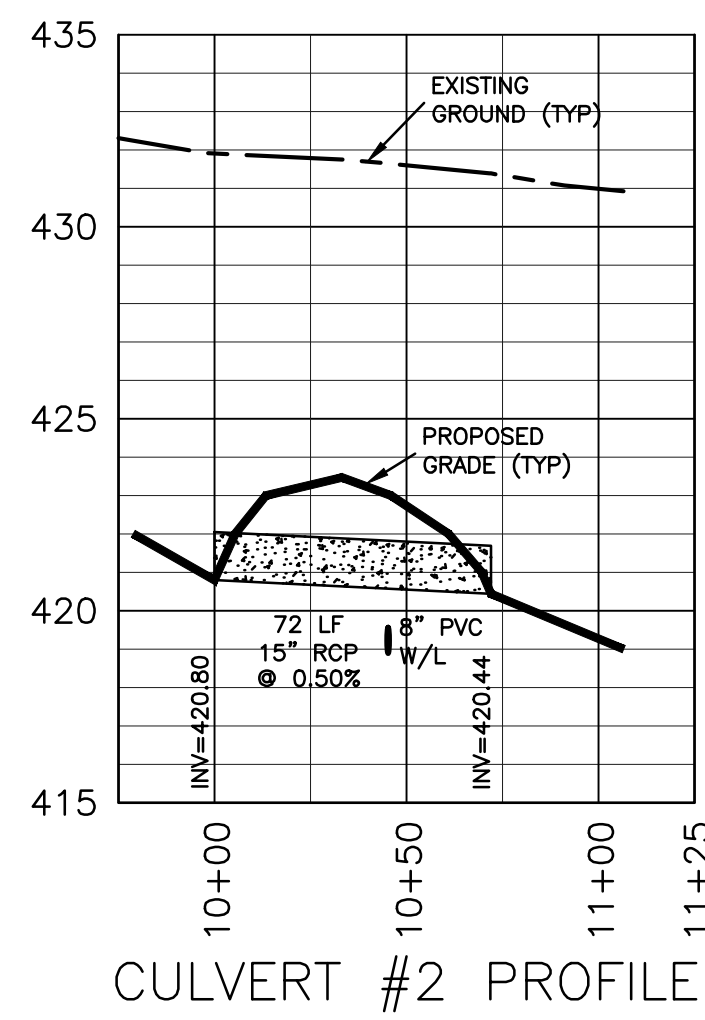
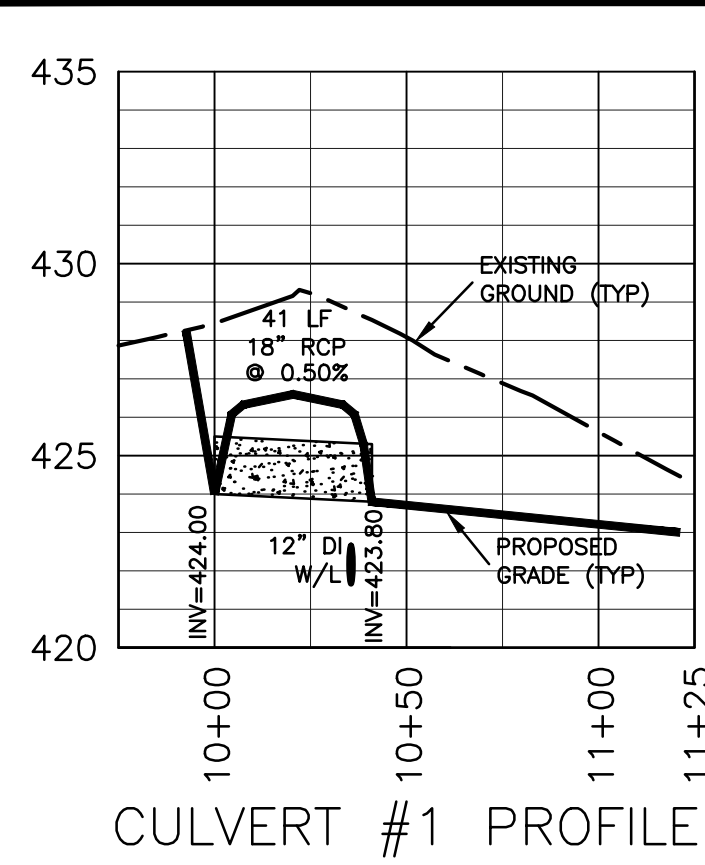


SHEET 10 OF 28

J:\PROJECTS\AMBER_HILLS\CONSTRUCTION PLANS\AH3_PLAN.DWG

GOURLEY, DAVID W. & TERRESA, G.
 4-A-57B / DB.129 PG.318
 390 BUCK RIDGE ROAD
 ZONING A-1





SCALE:
 1"=50' HORZ.
 1"=5' VERT.

LEGEND:
 - - - EX. C/L
 - - - EX. 25' LEFT
 - - - EX. 25' RIGHT
 ——— PROP. GRADE

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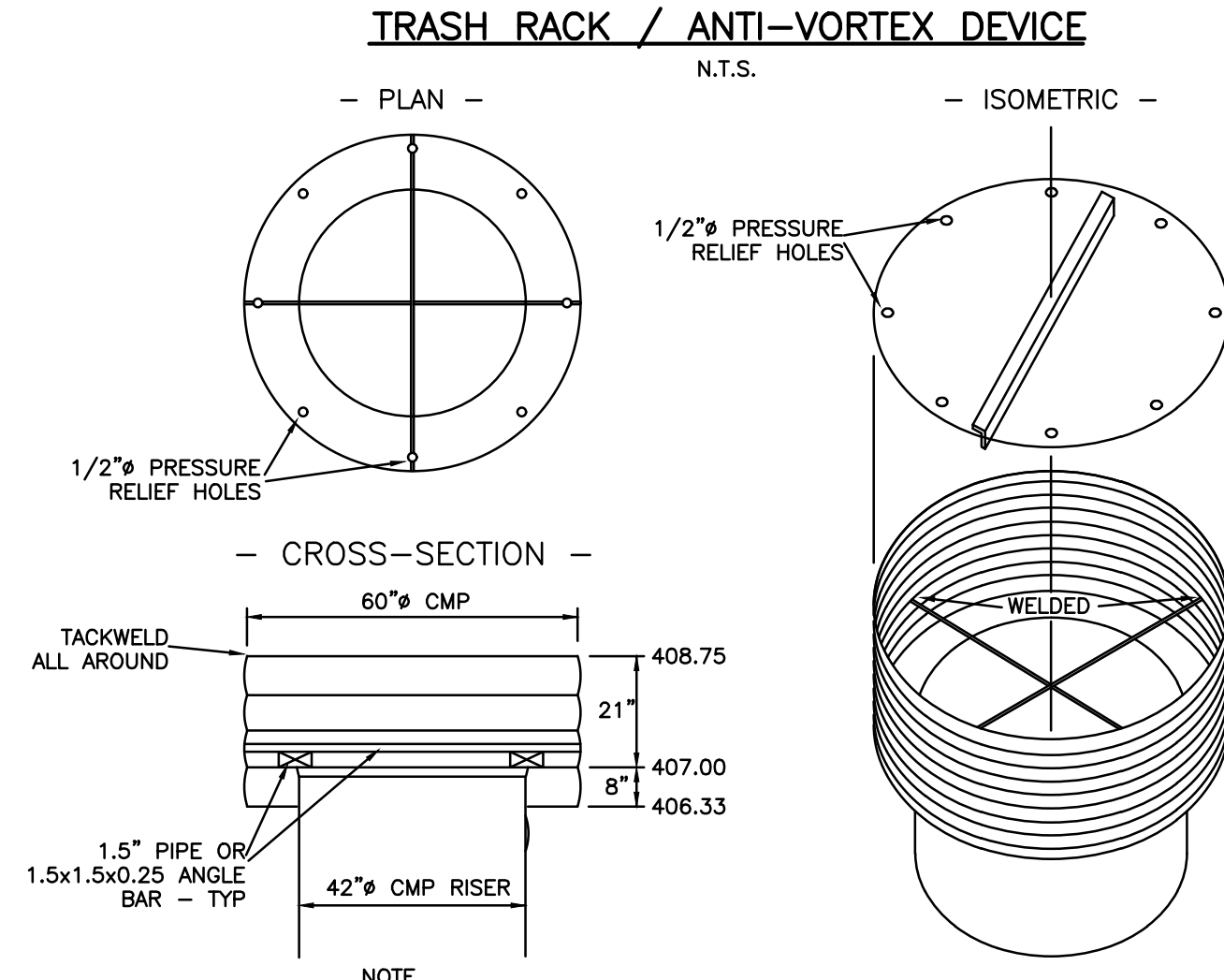
PROFILES
 DATE: APRIL 19, 2024
 REVISIONS
 NOTES
 DESIGNED BY: ANW
 DRAWN BY: MDS
 CHECKED BY: WAB
 J.N.: 628-01-001
 CAD FILE: AH3_

SHEET 11 OF 28

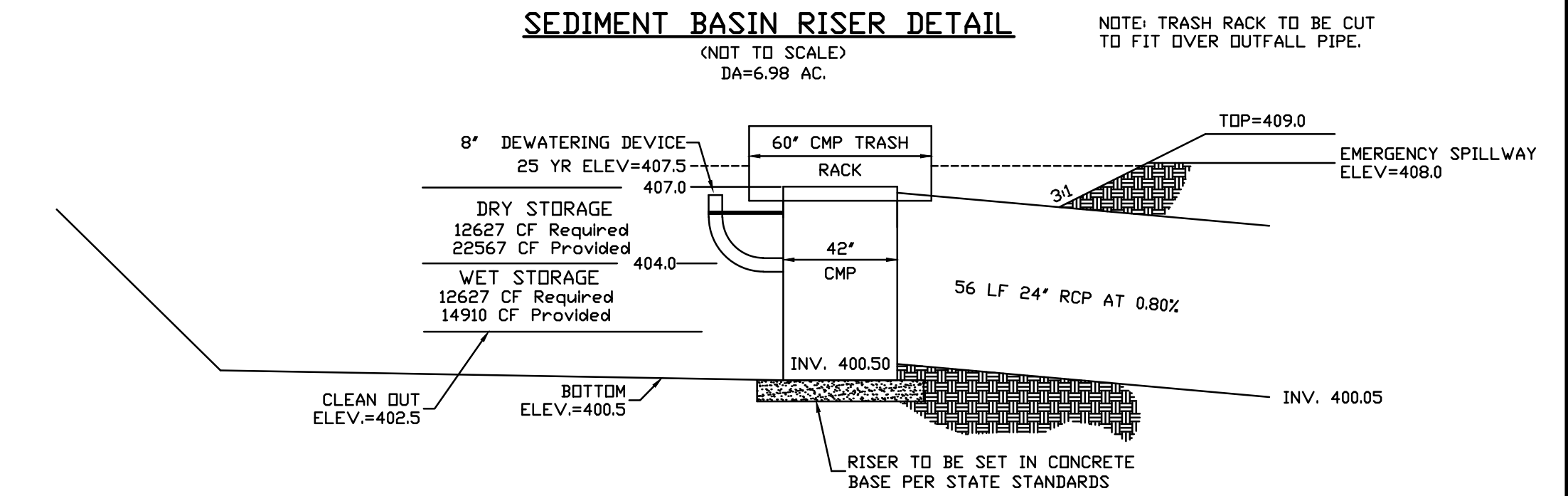
Virginia Erosion and Sediment Control Plan Minimum Standards (MS) Checklist
August 30, 2013

Yes	N/A	4VAC60-60-40 Minimum Standards	Describe how MS is addressed on plan	MS Instructions for Contractor (this column optional)
✓		MS1: Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 14 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.	ESC PLAN	
✓		MS2: During construction of the project, soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.	ESC PLAN	
✓		MS3: A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion.	ESC PLAN	
✓		MS4: Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place.	ESC PLAN	
✓		MS5: Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.	ESC PLAN	
✓		MS6: Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin. a. The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres. b. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a 25-year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.	ESC PLAN	
✓		MS7: Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.	ESC PLAN	
✓		MS8: Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.	DRAINAGE PLAN	
✓		MS9: Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.	ESC PLAN	
✓		MS10: All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.	ESC PLAN	
✓		MS11: Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.	ESC PLAN	
✓		MS12: When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.	N/A	
✓		MS13: When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided.	N/A	
✓		MS14: All applicable federal, state and local chapters pertaining to working in or crossing live watercourses shall be met.	N/A	
✓		MS16: The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.	N/A	
✓		MS16: Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria: a. No more than 500 linear feet of trench may be opened at one time. b. Excavated material shall be placed on the uphill side of trenches. c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property. d. Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization. e. Restabilization shall be accomplished in accordance with this chapter. f. Applicable safety chapters shall be complied with.	UTILITY PLAN	
✓		MS17: Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to larger land-disturbing activities.	ESC PLAN	
✓		MS18: All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the VESCP authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.	ESC PLAN	
✓		MS19: Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria. Stream restoration and relocation projects that incorporate natural channel design concepts are not man-made channels and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels: a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream analyses at the outlet of the pipe or pipe system shall be performed. b. Adequacy of all channels and pipes shall be verified in the following manner: 1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or 2) (a) Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks and cause erosion of channel bed or banks. (b) All previously constructed man-made channels shall be analyzed by the use of a ten-year storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and (c) Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will be contained within the pipe or system. c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall: 1) Improve the channels to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion to channel the bed or banks; or 2) Improve the pipe or pipe system to a condition where the ten-year storm is contained within the appurtenances; 3) Develop a site design that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the predevelopment peak runoff rate from a ten-year storm to increase when runoff outfalls into a manmade channel; or 4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the VESCP authority to prevent downstream erosion. d. The applicant shall provide evidence of permission to make the improvements. e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development condition of the subject project. f. If the applicant chooses an option that includes stormwater detention, he shall obtain approval from the VESCP of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance. g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipators shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel. h. All on-site channels must be verified to be adequate. i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility. j. In applying these stormwater management criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations. k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of rivers, streams and other waters of the state. l. Any plan approved prior to July 1, 2014, that provides for stormwater management that addresses any flow rate capacity and velocity requirements for natural or man-made channels shall satisfy the flow rate capacity and velocity requirements for natural or man-made channels if the practices are designed to: i. detain the water quality volume and to release it over 48 hours; ii. detain and release over a 24-hour period the expected rainfall resulting from the one year, 24-hour storm; and iii. reduce the allowable peak flow rate resulting from the 1.5, 2, and 10-year, 24-hour storms to a level that is less than or equal to the peak flow rate from the site assuming it was in a good forested condition, achieved through multiplication of the forested peak flow rate by a reduction factor that is equal to the runoff volume from the site when it was in a good forested condition divided by the runoff volume from the site in its proposed condition, and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels as defined in any regulations promulgated pursuant to § 10.1-562 or 10.1-570 of the Act. m. For plans approved on and after July 1, 2014, the flow rate capacity and velocity requirements of § 10.1-561 A of the Act and this subchapter shall be satisfied by compliance with water quantity requirements in the Stormwater Management Act (§ 10.1-603.2 et seq. of the Code of Virginia) and attendant regulations, unless such land-disturbing activities are in accordance with 4VAC60-60-48 of the Virginia Stormwater Management Program (VSMMP) Permit Regulations. n. Compliance with the water quantity minimum standards set out in 4VAC60-60-66 of the Virginia Stormwater Management Program (VSMMP) Permit Regulations shall be deemed to satisfy the requirements of Minimum Standard 19.	SWM PLAN	

SEDIMENT BASIN #1 DETAILS

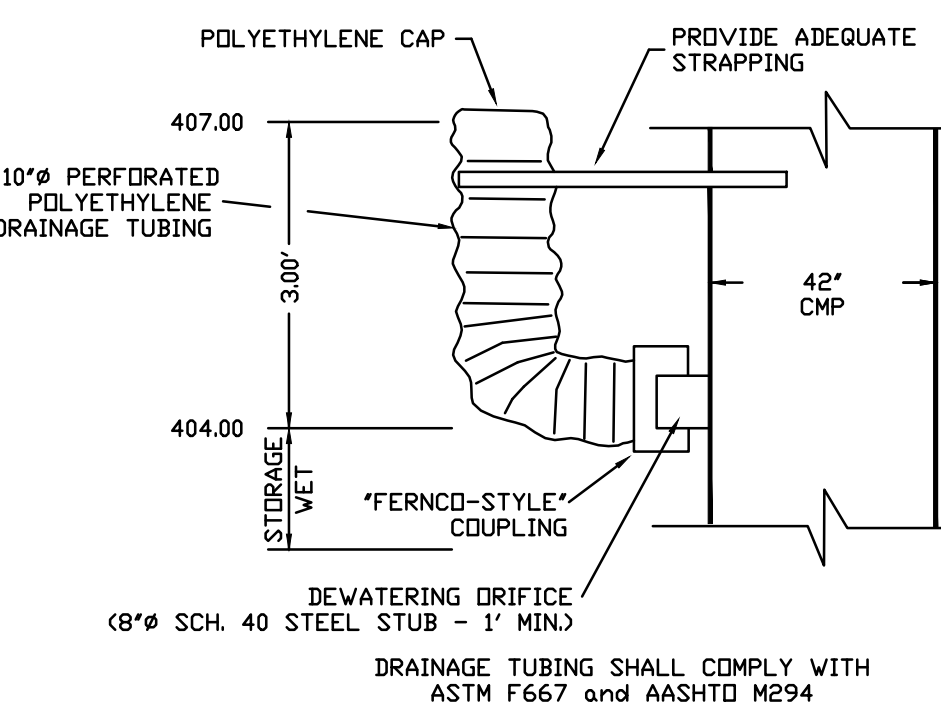


NOTE:
1. TOP IS 16 GAGE CORRUGATED METAL or 1/8" STEEL PLATE. PRESSURE RELIEF HOLES MAY BE OMITTED, IF ENDS OF CORRUGATIONS ARE LEFT FULLY OPEN WHEN THE TOP IS ATTACHED.
2. CYLINDER IS 16 GAGE CORRUGATED METAL PIPE or FABRICATED FROM 1/8" STEEL PLATE.
3. THE CYLINDER MUST BE FIRMLY FASTENED TO THE TOP OF THE RISER.
4. SUPPORT BARS ARE WELDED TO THE TOP OF THE RISER or ATTACHED BY STRAPS BOLTED TO TOP OF RISER.

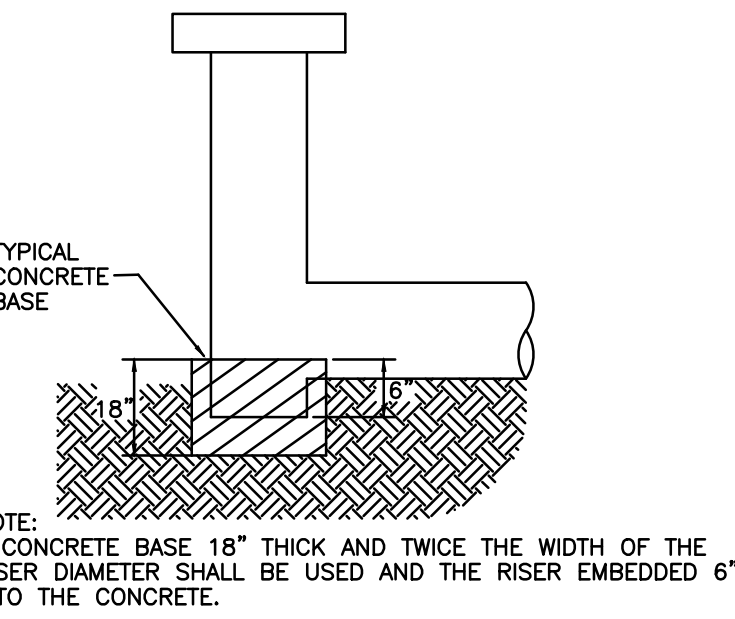


ELEV.	SURF AREA (SF)	INC-STORAGE (CF)	CUM-STORAGE (CF)	COMMENTS
400.5	0	0	0	
401.0	3445	861	861	
402.0	4234	3840	4701	
403.0	5089	4662	9362	
404.0	6006	5548	14910	DEWATERING DEVICE
405.0	6979	6493	15855	
406.0	8009	14015	28925	
407.0	9096	8553	37477	RISER CREST ELEVATION
408.0	10239	9668	47145	
409.0	11439	10839	57984	

DEWATERING DETAIL
(NOT TO SCALE)



RISER PIPE CONCRETE BASE



Basin #	Drainage Area (acres)	Wet Storage		Dry Storage		Bottom Elevation	Riser Crest Elevation	Riser Diameter	Dewatering Device Elevation	Dewatering Device Diameter	25-Yr. Storm Elevation	Emergency Spillway Elevation	Anti-Vortex Device Diameter	Top of Dam Elevation	Top of Dam Width	BAFFLE			BARREL			
		Volume Required (Cu. Ft.)	Volume Provided (Cu. Ft.)	Volume Required (Cu. Ft.)	Volume Provided (Cu. Ft.)											Flowlength to Baffle Ratio	Baffle Length	Top of Baffle	Pipe Length	Pipe Diameter	Invert In	Invert Out
1	6.98	12,627	14,910	12,627	22,567	400.5	407.0	42"	404.0	8"	407.5	408.0	60"	409.00	12'	0.8	78'	407.5	96'	24"	400.50	400.02

Basin #	Drainage Area (acres)	Wet Storage Volume (Cu. Ft.)	Dry Storage Volume (Cu. Ft.)	Bottom Elevation	Riser Crest Elevation	Riser Diameter	Dewatering Device Elevation	Dewatering Device Diameter	25-Yr. Storm Elevation	Emergency Spillway Elevation	Anti-Vortex Device Diameter	Top of Dam Elevation	Top of Dam Width	Flowlength to Baffle Ratio	Baffle Length	Top of Baffle	Pipe Length	Pipe Diameter	Invert In	Invert Out
1	6.98	12,627	14,910	400.5	407.0	42"	404.0	8"	407.5	408.0	60"	409.00	12'	0.8	78'	407.5	96'	24"	400.50	400.02

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AT AMBER HILLS LOT 3
PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

EROSION CONTROL NOTES & DETAILS

DATE: APRIL 19, 2024

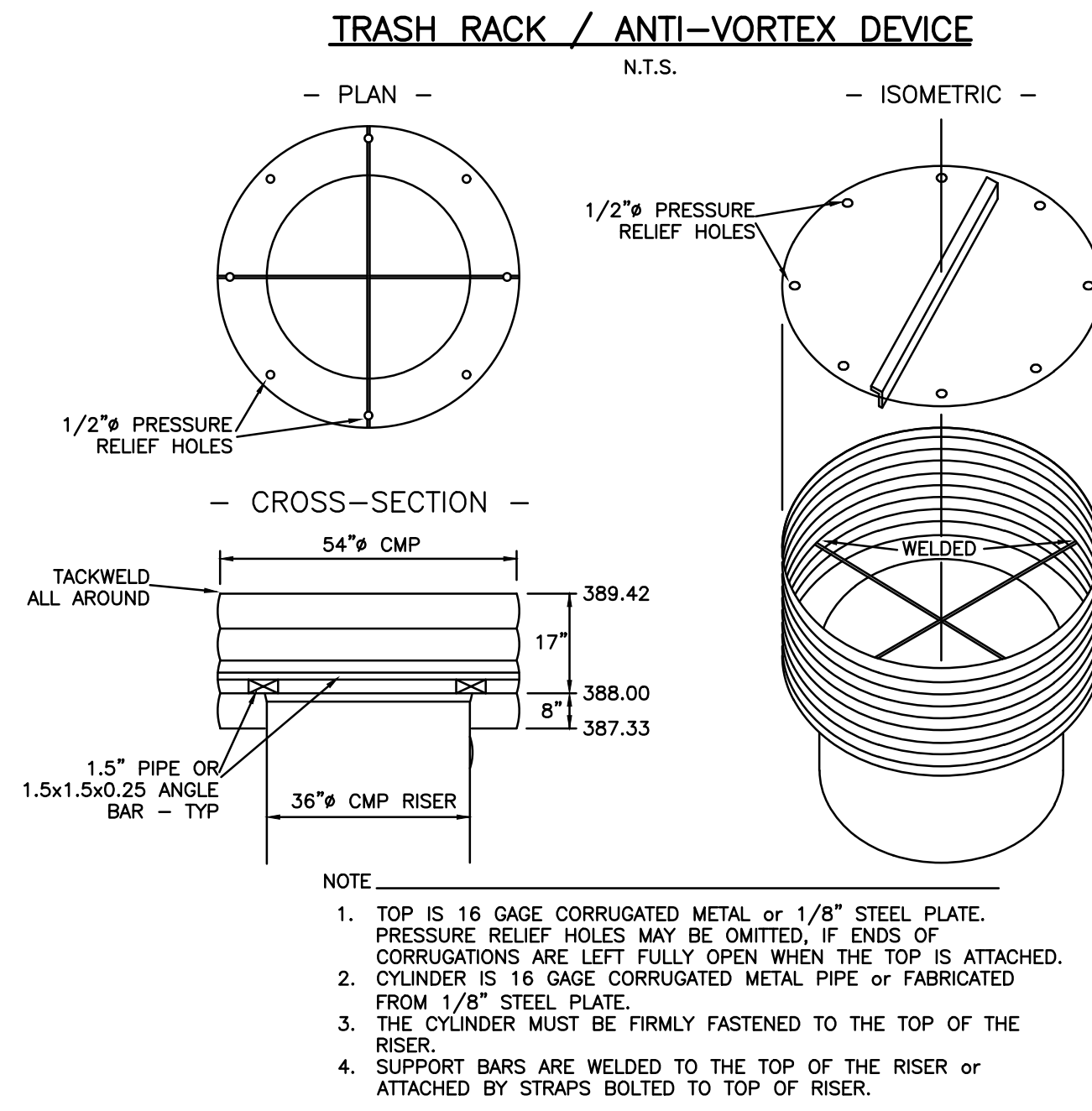
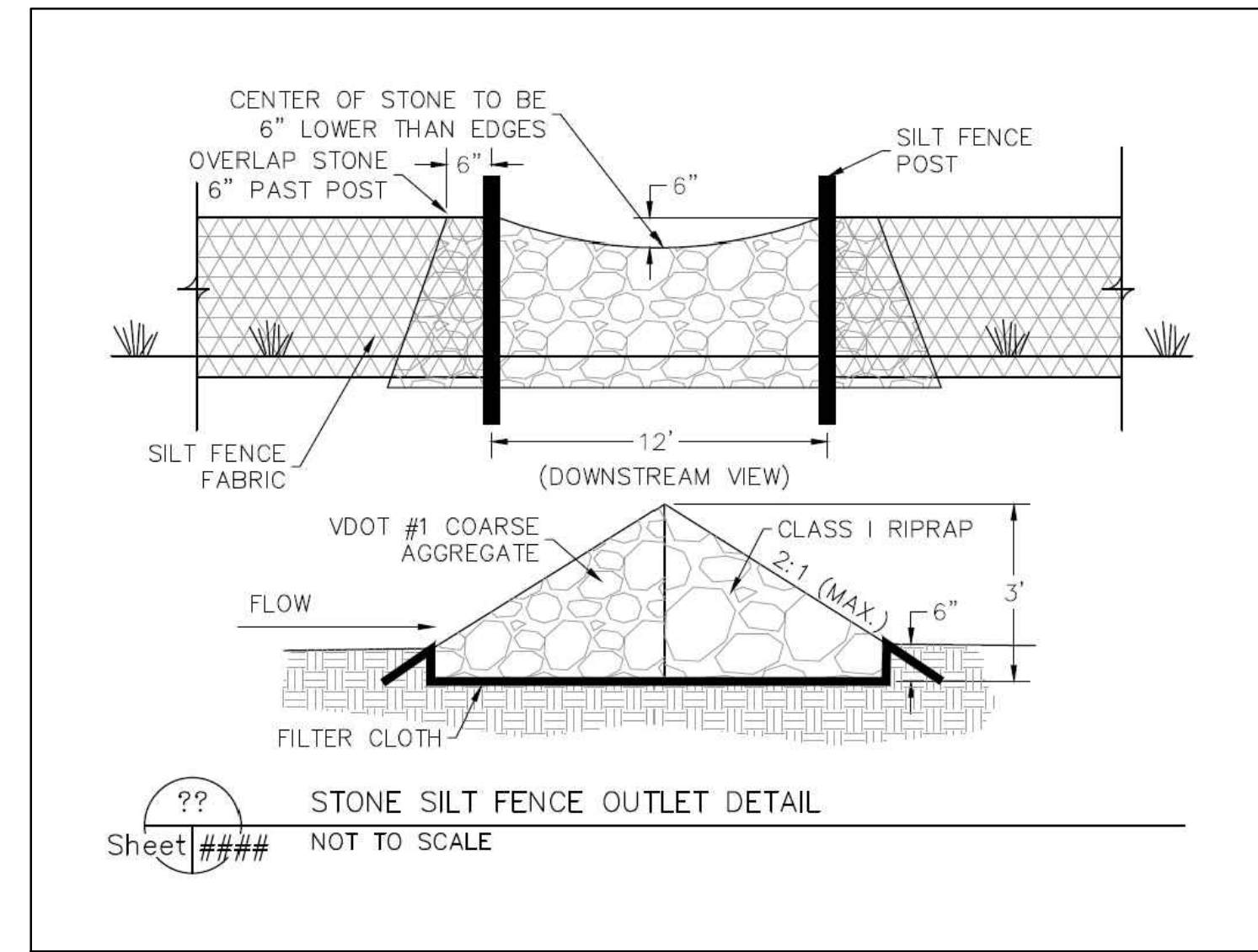
REVISIONS

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DRAWN BY: MDS
CHECKED BY: WAB

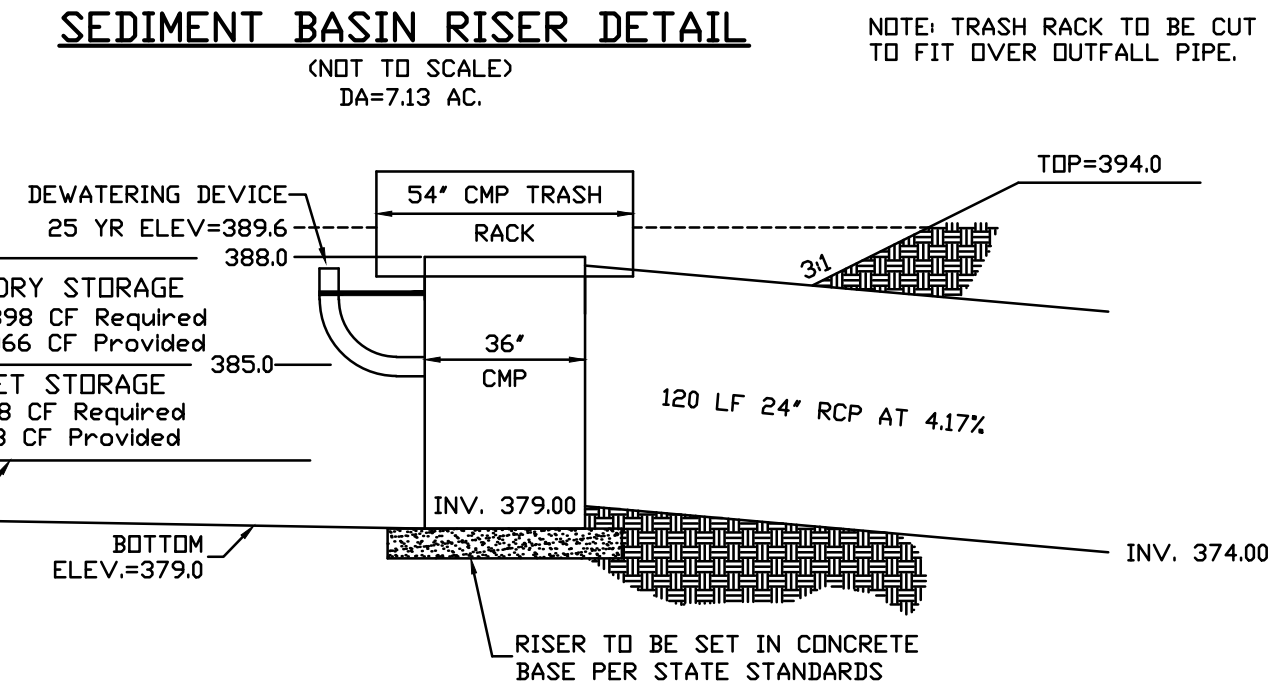
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CAD FILE: AH3

WILLIAM A. BROWNING
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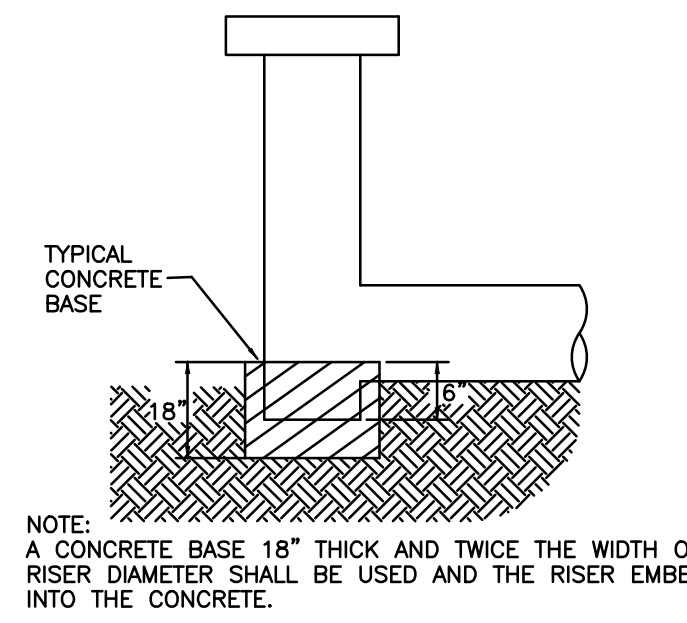
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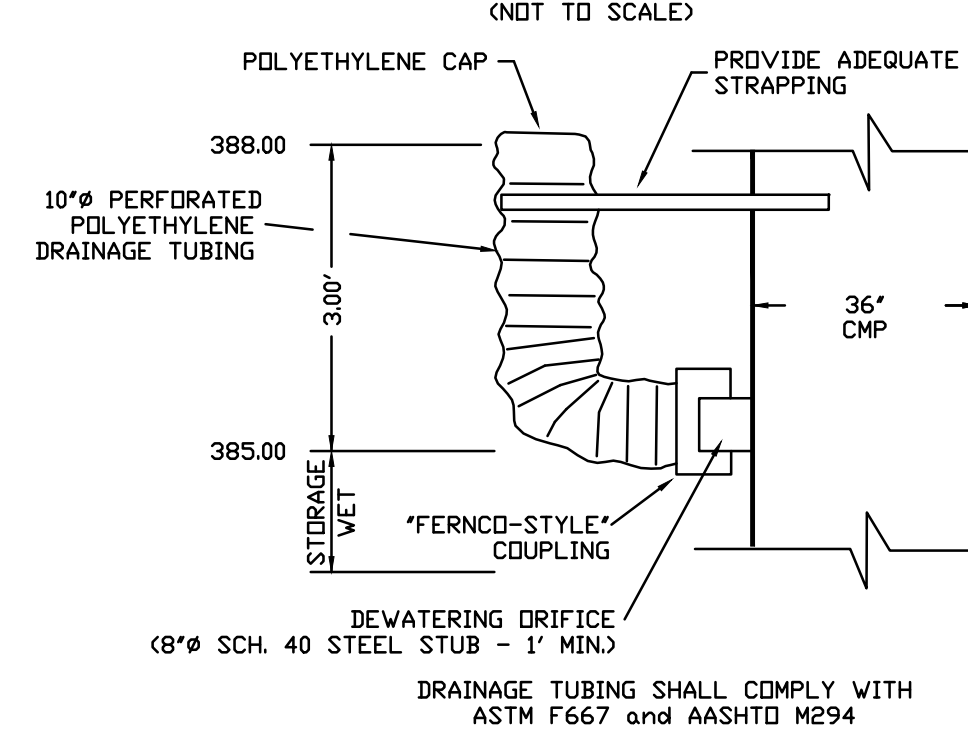
SEDIMENT BASIN #2 DETAILS



RISER PIPE CONCRETE BASE



DEWATERING DETAIL



SEDIMENT BASIN 2				
ELEV	SURF AREA (SF)	INC-STORAGE (CF)	CUM-STORAGE (CF)	COMMENTS
379.0	0	0	0	
380.0	1171	586	586	
381.0	1619	1395	1981	
382.0	2136	1878	3858	
383.0	2724	2430	6288	
384.0	3380	3052	9340	
385.0	4106	6830	13118	DEWATERING DEVICE
386.0	4901	4504	17622	
387.0	5765	5333	22955	
388.0	6694	6230	29184	RISER CREST ELEVATION
389.0	7703	7199	36383	
390.0	9074	8389	44771	
391.0	10386	9730	54501	
392.0	11856	11121	65622	
393.0	14068	12962	78584	
394.0	15940	15004	93588	

Basin #	Drainage Area (acres)	Wet Storage		Dry Storage		Bottom Elevation	Riser Crest Elevation	Riser Diameter	Dewatering Device Elevation	Dewatering Device Diameter	25-Yr. Storm Elevation	Emergency Spillway Elevation	Anti-Vortex Device Diameter	Top of Dam Elevation	Top of Dam Width	BAFFLE			BARREL			
		Volume Required (Cu. Ft.)	Volume Provided (Cu. Ft.)	Volume Required (Cu. Ft.)	Volume Provided (Cu. Ft.)											Flowlength to Width Ratio	Baffle Length	Top of Baffle	Pipe Length	Pipe Diameter	Invert In	Invert Out
2	7.13	12,898	13,118	12,898	16,066	379.0	388.0	36"	385.0	8"	389.6	N/A	54"	394.0	12'	1.0	40'	388.5	120'	24"	379.00	374.00

1992 3.14

TEMPORARY SEDIMENT BASIN DESIGN DATA SHEET
(with or without an emergency spillway)

Project AMBER HILLS

Basin # 2 Location OUTSIDE

Total area draining to basin: 7.13 acres.

Basin Volume Design

Wet Storage:

- Minimum required volume = 67 cu. yds. x Total Drainage Area (acres).
67 cu. yds. x 7.13 acres = 477.71 cu. yds.
- Available basin volume = 4859 cu. yds. at elevation 385.0. (From storage - elevation curve)
- Excavate 4559 cu. yds. to obtain required volume*.
* Elevation corresponding to required volume = invert of the dewatering orifice.
- Available volume before cleanout required.
33 cu. yds. x 7.13 acres = 235.29 cu. yds.
- Elevation corresponding to cleanout level = 384.0.
(From Storage - Elevation Curve)
- Distance from invert of the dewatering orifice to cleanout level = 1.8 ft. (Min. = 1.0 ft.)

Dry Storage:

- Minimum required volume = 67 cu. yds. x Total Drainage Area (acres).
67 cu. yds. x 7.13 acres = 477.71 cu. yds.

1992 3.14

- Total available basin volume at crest of riser* = 1080.9 cu. yds. at elevation 388.0. (From Storage - Elevation Curve)
* Minimum = 134 cu. yds./acre of total drainage area.
- Diameter of dewatering orifice = 8 in.
- Diameter of flexible tubing = 10 in. (diameter of dewatering orifice plus 2 inches).

Preliminary Design Elevations

- Crest of Riser = 388.0
Top of Dam = 394.0
Design High Water = 392.0
Upstream Toe of Dam = 380.0

Basin Shape

- Length of Flow Effective Width $L_e = \frac{L}{W_c}$
If > 2, baffles are not required
If < 2, baffles are required

Runoff

- $Q_2 = \frac{14.25}{100} \text{ cfs}$ (From Chapter 5)
- $Q_{25} = \frac{39.64}{100} \text{ cfs}$ (From Chapter 5)

Principal Spillway Design

- With emergency spillway, required spillway capacity $Q_p = Q_2 = \text{_____}$ cfs. (riser and barrel)
Without emergency spillway, required spillway capacity $Q_p = Q_{25} = \frac{39.64}{100} \text{ cfs}$. (riser and barrel)

1992 3.14

- With emergency spillway:
Assumed available head (h) = _____ ft. (Using O_2)
 $h = \text{Crest of Emergency Spillway Elevation} - \text{Crest of Riser Elevation}$
- Without emergency spillway:
Assumed available head (h) = 3.0 ft. (Using O_{25})
 $h = \text{Design High Water Elevation} - \text{Crest of Riser Elevation}$
- Riser diameter (D_r) = 36 in. Actual head (h) = 1.6 ft. (From Plate 3.14-8).
- Note: Avoid orifice flow conditions.
- Barrel length (l) = 120 ft.
Head (H) on barrel through embankment = 11 ft. (From Plate 3.14-7).
- Barrel diameter = 24 in. (From Plate 3.14-B [concrete pipe] or Plate 3.14-A [corrugated pipe]).
- Trash rack and anti-vortex device
Diameter = 24 inches.
Height = 17 inches. (From Table 3.14-D).

Emergency Spillway Design N/A

- Required spillway capacity $Q_e = Q_{25} - Q_p = \text{_____}$ cfs.
- Bottom width (b) = _____ ft.; the slope of the exit channel (s) = _____ ft./foot; and the minimum length of the exit channel (x) = _____ ft. (From Table 3.14-C).

1992 3.14

Anti-Seep Collar Design

- Depth of water at principal spillway crest (Y) = 9 ft.
Slope of upstream face of embankment (Z) = 3 : 1.
Slope of principal spillway barrel (S_p) = 4.17 %
Length of barrel in saturated zone (L_s) = 70 ft.
- Number of collars required = 2 dimensions = 54" x 54" (from Plate 3.14-12).

Final Design Elevations

- Top of Dam = 394.0
Design High Water = 392.0
Emergency Spillway Crest = 417
Principal Spillway Crest = 385.0
Dewatering Orifice Invert = 385.0
Cleanout Elevation = 384.0
Elevation of Upstream Toe of Dam or Excavated Bottom of "Wet Storage Area" (if excavation was performed) = 380.0

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EROSION CONTROL NOTES & DETAILS

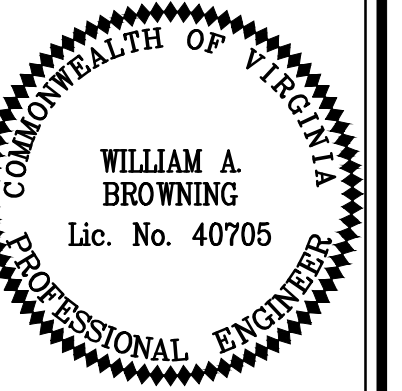
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REVISIONS

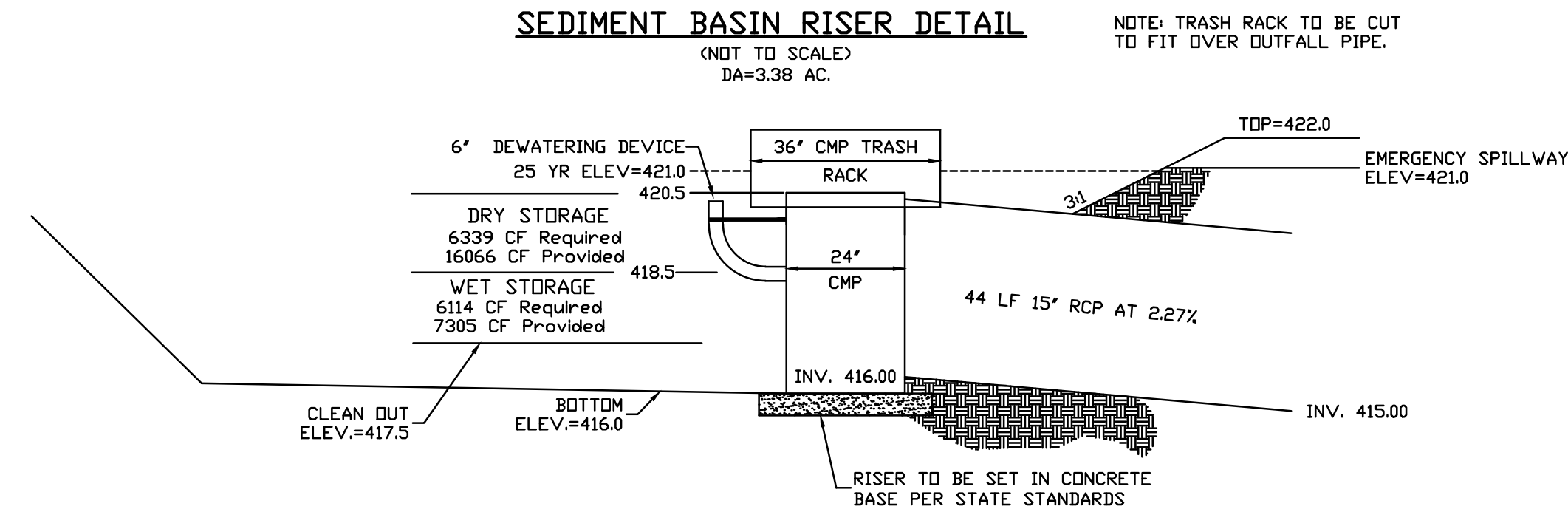
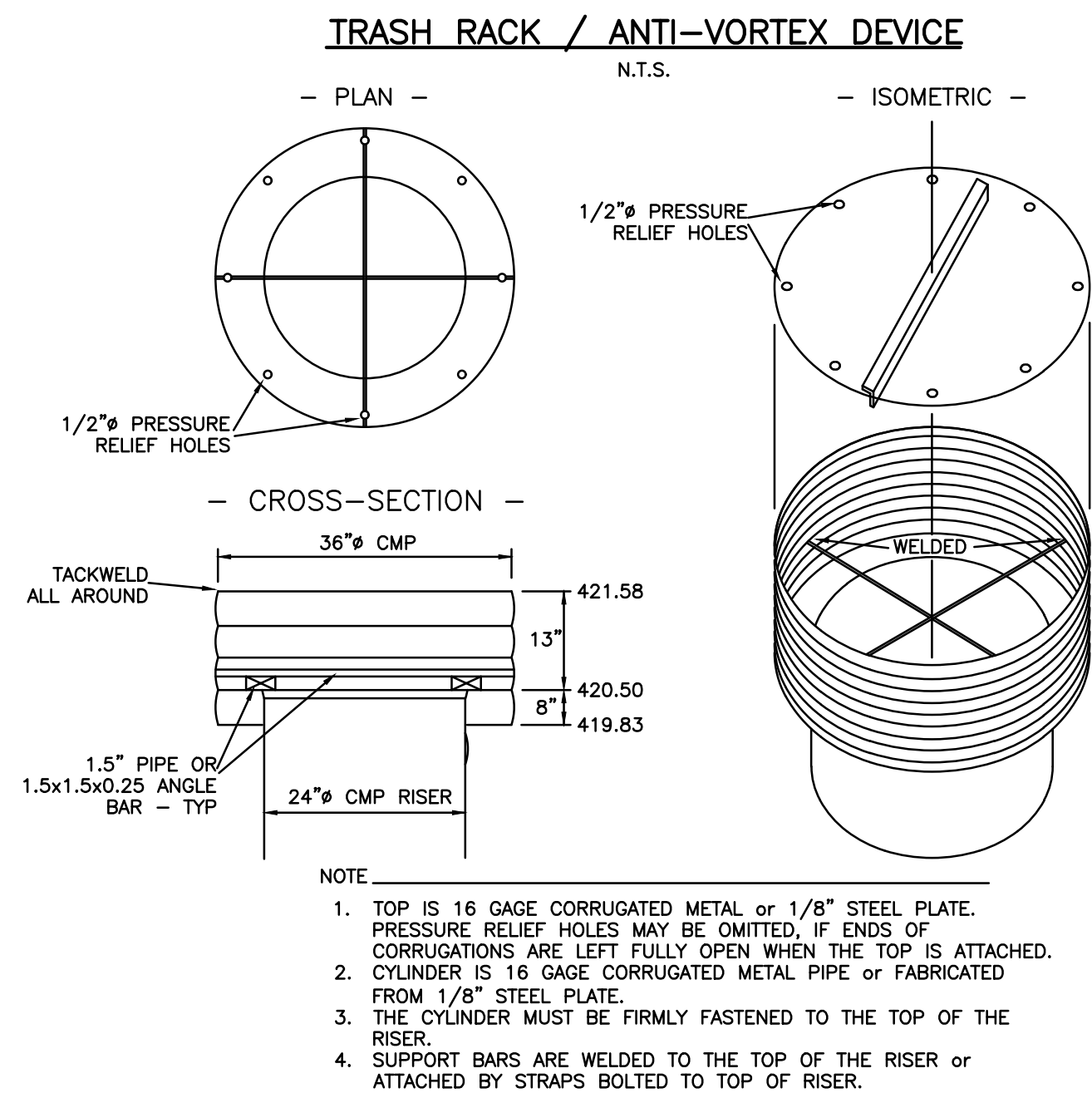
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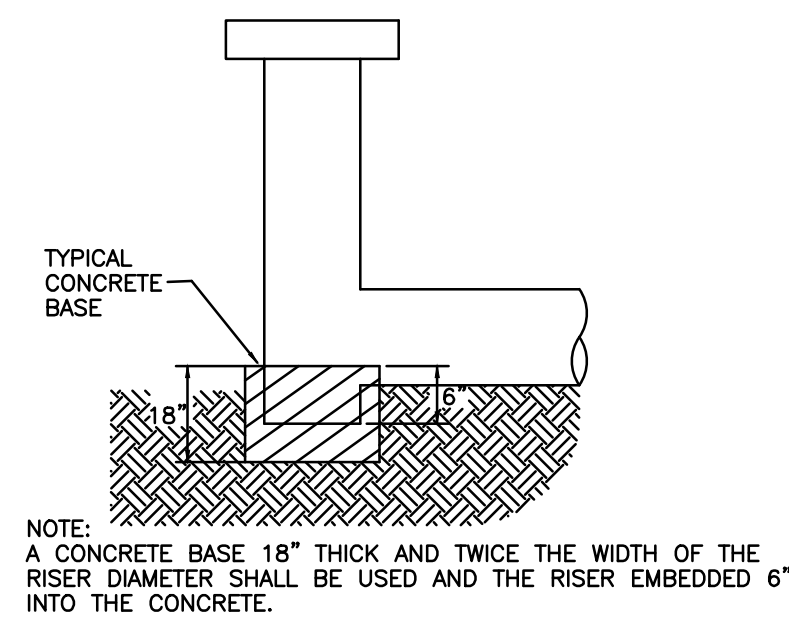
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SEDIMENT BASIN #3 DETAILS



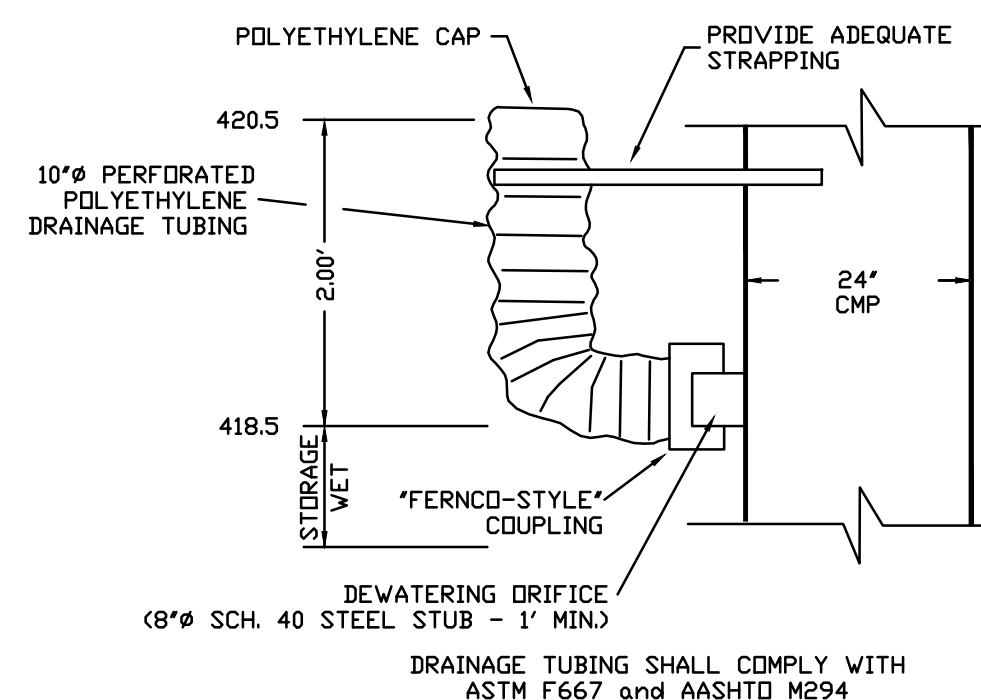
RISER PIPE CONCRETE BASE



SEDIMENT BASIN 3

ELEV	SURF AREA (SF)	INC-STORAGE (CF)	CUM-STORAGE (CF)	COMMENTS
416.0	0	0	0	
417.0	2771	1386	1386	
418.0	3476	3124	4509	
418.5	3845	1830	6339	DEWATERING DEVICE
419.0	4239	2021	8360	
420.0	5058	2324	8664	
420.5	5510	5284	13644	RISER CREST ELEVATION
421.0	5933	2861	11524	
422.0	6865	3200	16844	

DEWATERING DETAIL
(NDT TO SCALE)



Basin #	Drainage Area (acres)	Wet Storage		Dry Storage		Bottom Elevation	Riser Crest Elevation	Riser Diameter	Dewatering Device Elevation	Dewatering Device Diameter	25-Yr. Storm Elevation	Emergency Spillway Elevation	Anti-Vortex Device Diameter	Top of Dam Elevation	Top of Dam Width	BAFFLE			BARREL			
		Volume Required (Cu. Ft.)	Volume Provided (Cu. Ft.)	Volume Required (Cu. Ft.)	Volume Provided (Cu. Ft.)											Flowlength to Width Ratio	Baffle Length	Top of Baffle	Pipe Length	Pipe Diameter	Invert In	Invert Out
3	3.38	6,114	6,339	6,114	7,305	416.0	420.5	24"	418.5	6"	421.0	421.0	36"	422.0	12'	0.5	90'	421.0	44'	15"	416.00	415.00

SEDIMENT BASINS

TEMPORARY SEDIMENT BASIN DESIGN DATA SHEET
(with or without an emergency spillway)

Project Amber Hills
Basin # 3 Location OUTSIDE
Total area draining to basin: 3.38 acres.

Basin Volume Design

Wet Storage:

- Minimum required volume = 67 cu. yds. x Total Drainage Area (acres).
67 cu. yds. x 3.38 acres = 226.46 cu. yds.
- Available basin volume = 234.78 cu. yds. at elevation 421.5. (From storage - elevation curve)
- Excavate 234.78 cu. yds. to obtain required volume*.
* Elevation corresponding to required volume = invert of the dewatering orifice.
- Available volume before cleanout required.
33 cu. yds. x 3.38 acres = 111.54 cu. yds.
- Elevation corresponding to cleanout level = 422.5.
(From Storage - Elevation Curve)
- Distance from invert of the dewatering orifice to cleanout level = 1.0 ft. (Min. = 1.0 ft.)

Dry Storage:

- Minimum required volume = 67 cu. yds. x Total Drainage Area (acres).
67 cu. yds. x 3.38 acres = 226.46 cu. yds.

- Total available basin volume at crest of riser* = 50.53 cu. yds. at elevation 421.5. (From Storage - Elevation Curve)
* Minimum = 134 cu. yds./acre of total drainage area.
- Diameter of dewatering orifice = 6 in.
- Diameter of flexible tubing = 8 in. (diameter of dewatering orifice plus 2 inches).

Preliminary Design Elevations

- Crest of Riser = 420.5
Top of Dam = 422.0
Design High Water = 421.0
Upstream Toe of Dam = 422.0

Basin Shape

- Length of Flow Effective Width L_{we} = 0.5
If > 2, baffles are not required
If < 2, baffles are required

Runoff

- Q_2 = 4.97 cfs (From Chapter 5)
- Q_{25} = 17.47 cfs (From Chapter 5)

Principal Spillway Design

- With emergency spillway, required spillway capacity $Q_p = Q_2 = 4.97$ cfs. (riser and barrel)
Without emergency spillway, required spillway capacity $Q_p = Q_{25} =$ cfs. (riser and barrel)

- With emergency spillway:
Assumed available head (h) = 0.5 ft. (Using Q_2)
h = Crest of Emergency Spillway Elevation - Crest of Riser Elevation

Without emergency spillway:

- Assumed available head (h) = _____ ft. (Using Q_{25})
h = Design High Water Elevation - Crest of Riser Elevation

- Riser diameter (D_r) = 24 in. Actual head (h) = 0.4 ft. (From Plate 3.14-8).
Note: Avoid orifice flow conditions.
- Barrel length (l) = 44 ft.
Head (H) on barrel through embankment = 4.9 ft. (From Plate 3.14-7).
- Barrel diameter = 15 in. (From Plate 3.14-B [concrete pipe] or Plate 3.14-A [corrugated pipe]).
- Trash rack and anti-vortex device
Diameter = 36 inches.
Height = 13 inches. (From Table 3.14-D).

Emergency Spillway Design

- Required spillway capacity $Q_c = Q_{25} - Q_p = 12.74$ cfs.
- Bottom width (b) = 10 ft.; the slope of the exit channel (s) = 0.7 ft./foot; and the minimum length of the exit channel (x) = 8.0 ft. (From Table 3.14-C).

- Anti-Seep Collar Design**
23. Depth of water at principal spillway crest (Y) = 4.5 ft.
Slope of upstream face of embankment (Z) = 3 : 1.
Slope of principal spillway barrel (S_b) = 2.27 %
Length of barrel in saturated zone (L_s) = 35 ft.

- Number of collars required = 1 dimensions = 3' x 3' (from Plate 3.14-12).

Final Design Elevations

- Top of Dam = 422.0
Design High Water = 421.0
Emergency Spillway Crest = 421.0
Principal Spillway Crest = 420.5
Dewatering Orifice Invert = 415.5
Cleanout Elevation = 422.5
Elevation of Upstream Toe of Dam or Excavated Bottom of "Wet Storage Area" (if excavation was performed) = 423.0

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EROSION CONTROL NOTES & DETAILS

DATE: APRIL 19, 2024

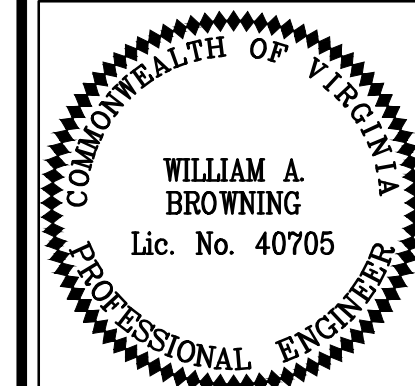
REVISIONS

NOTES

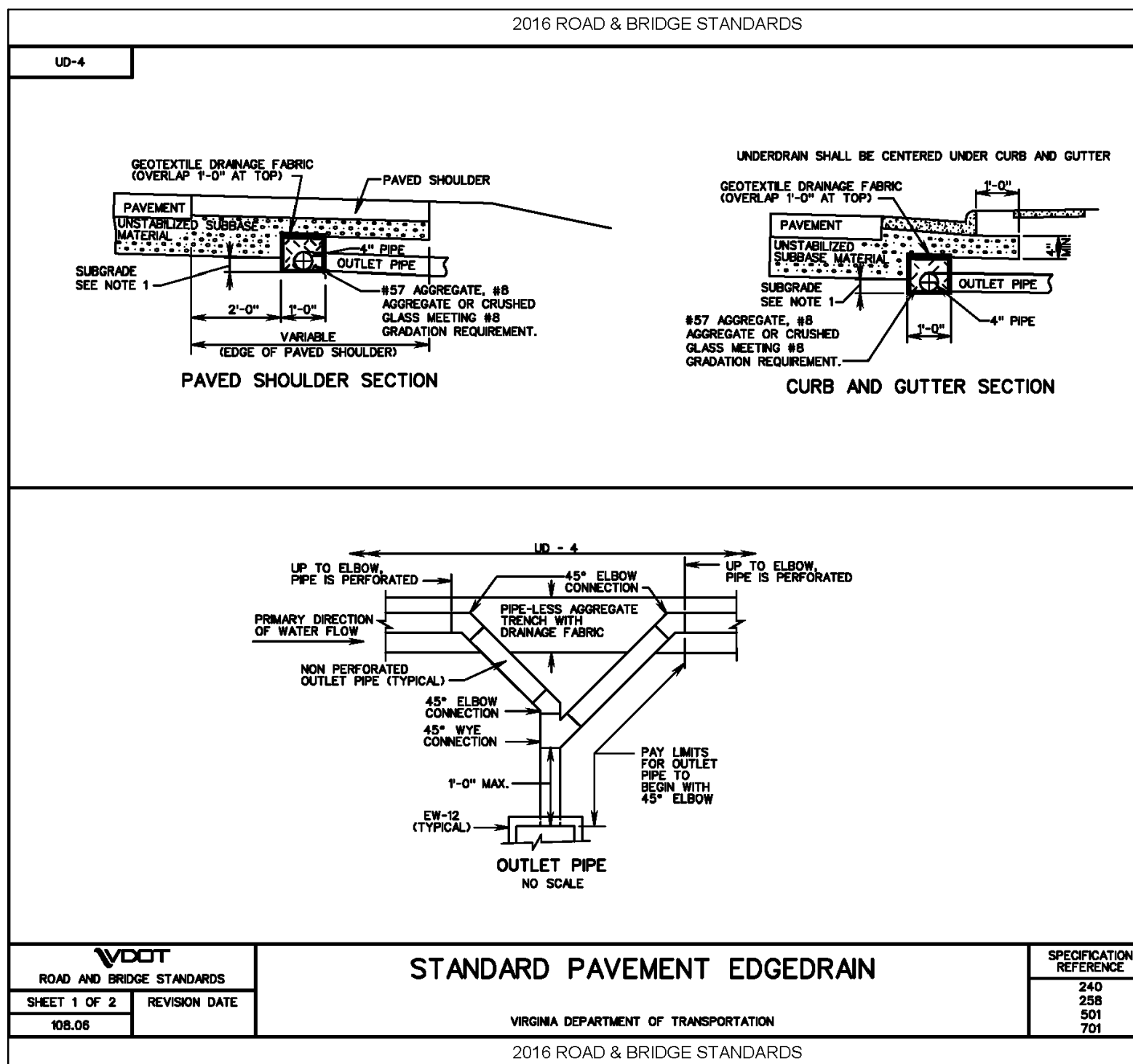
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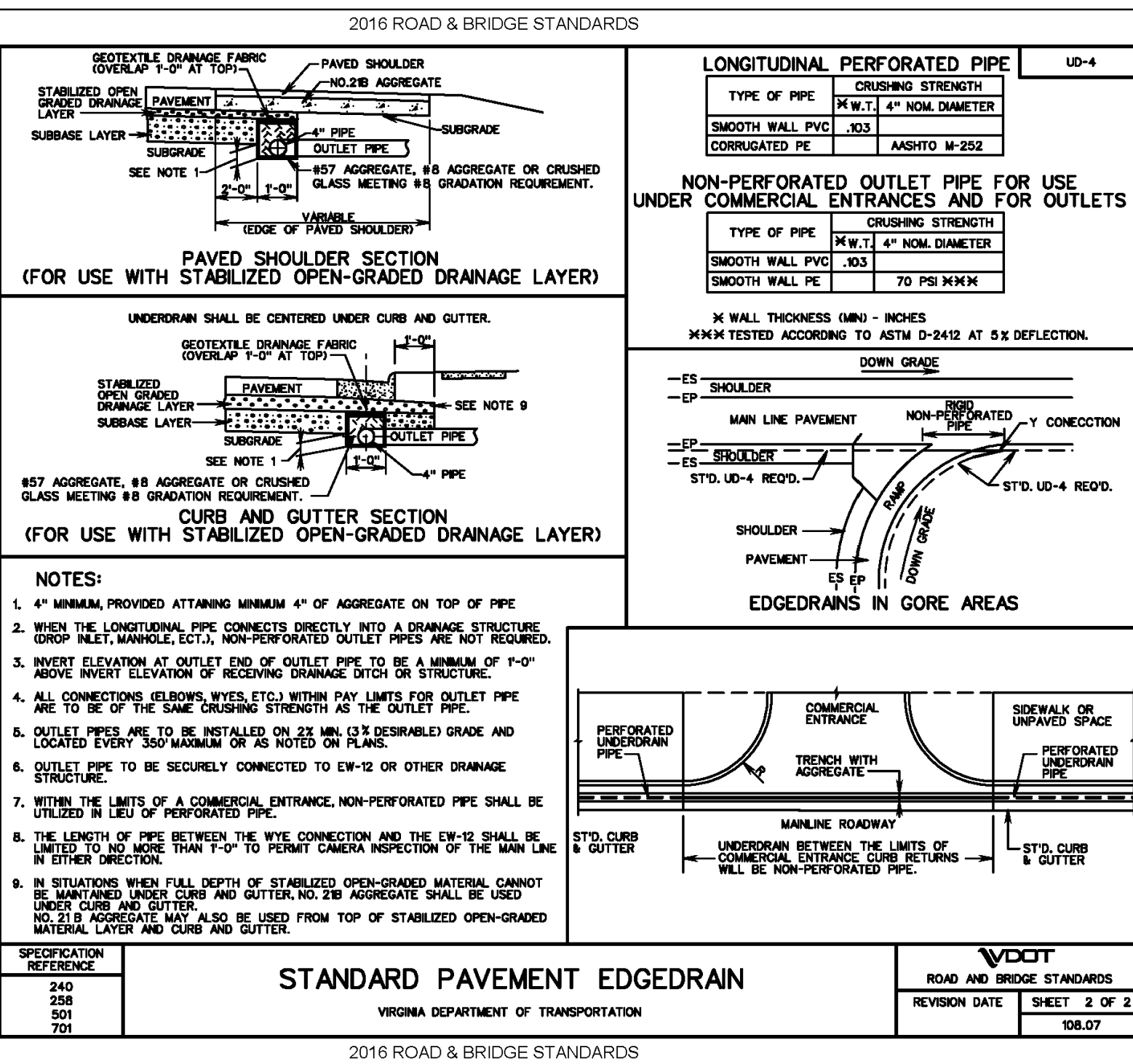
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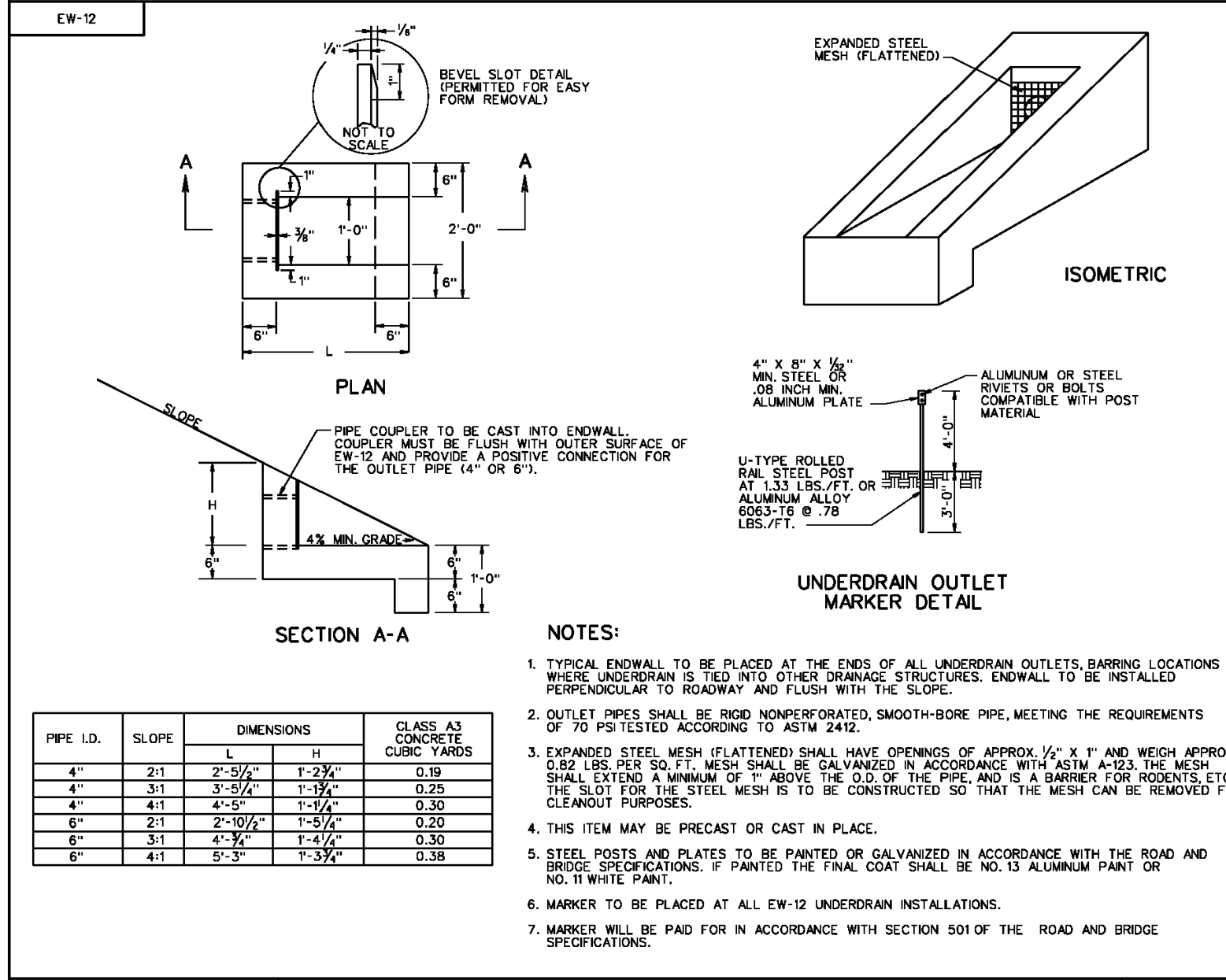
SHEET 14 OF 28



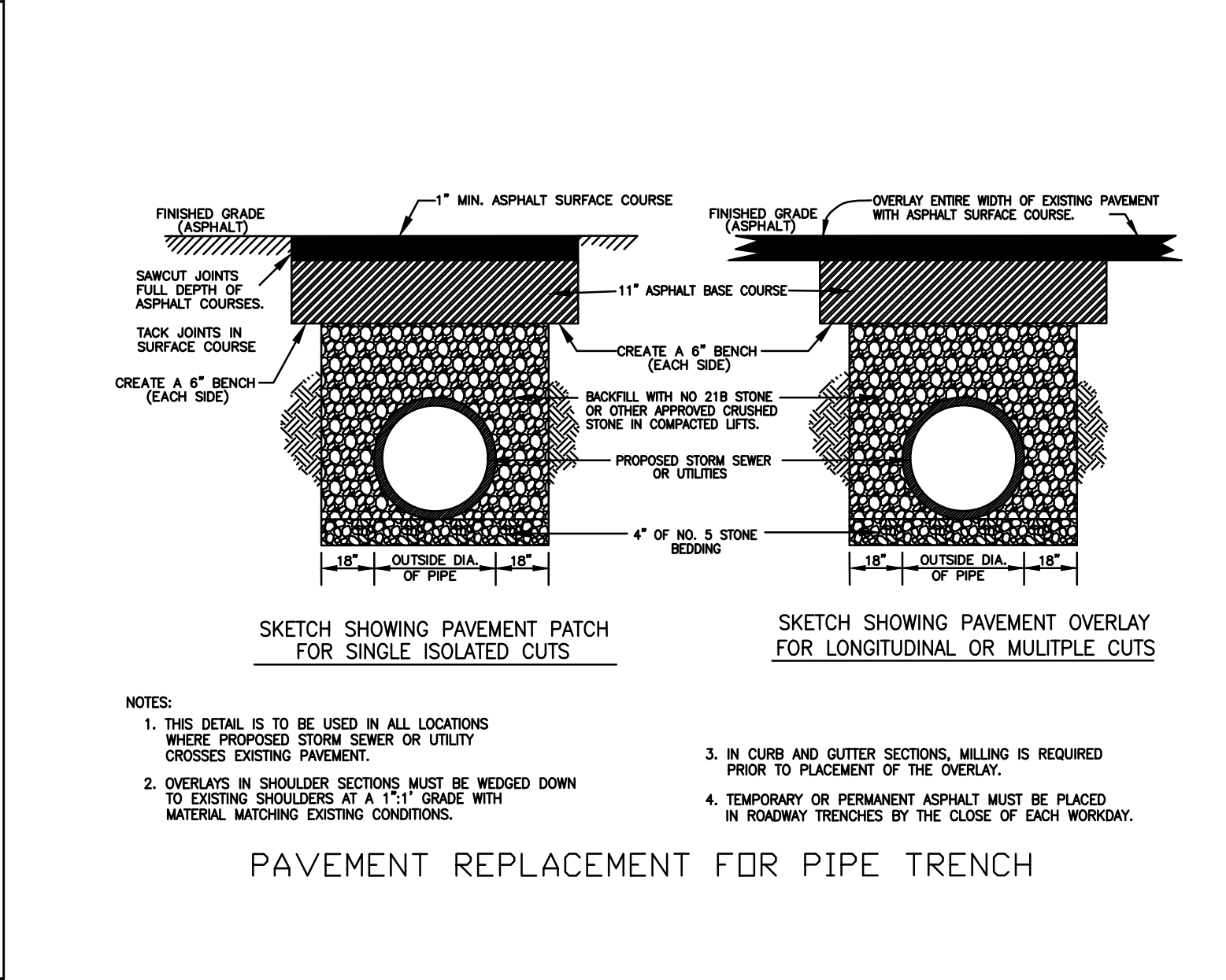
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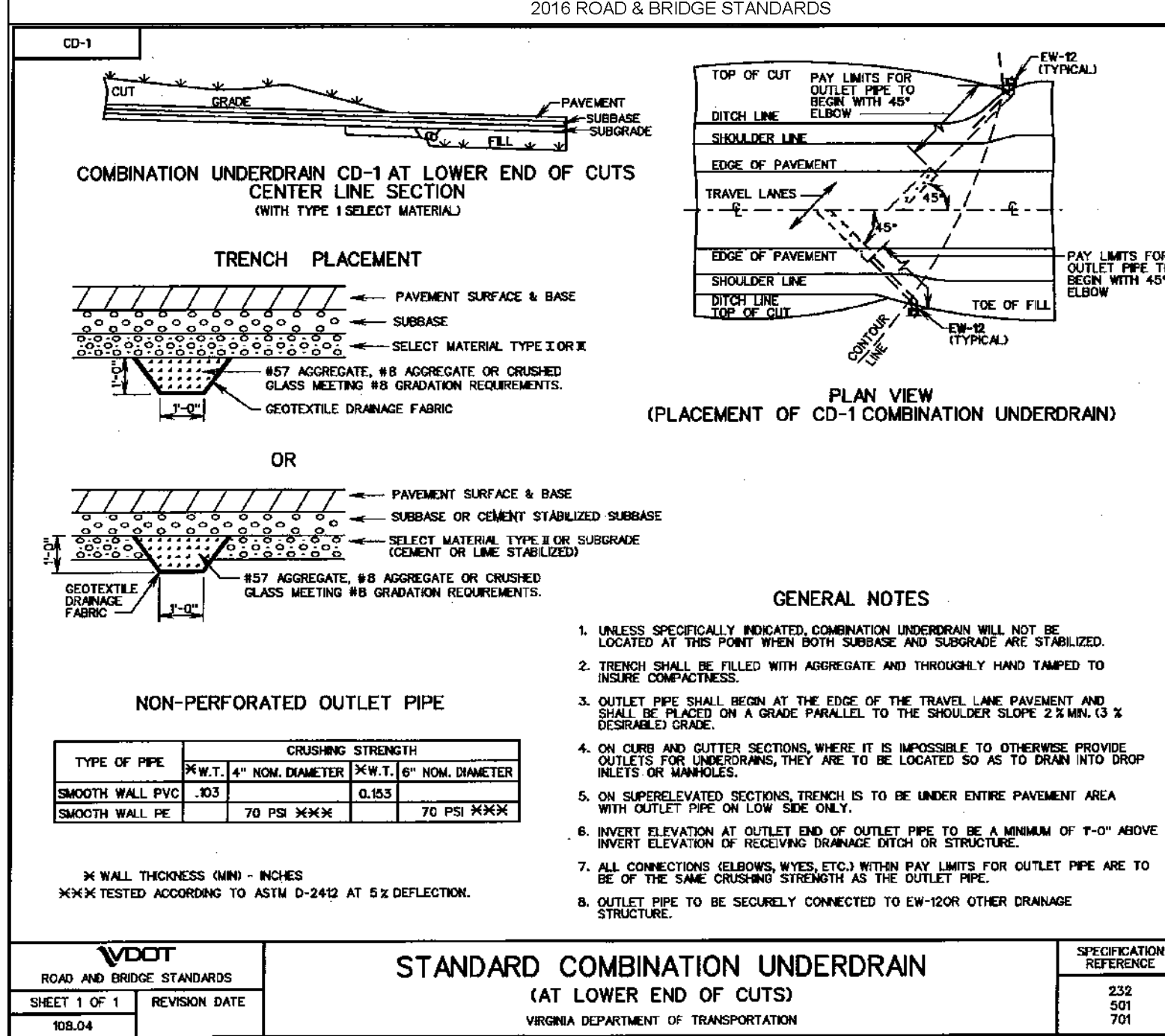
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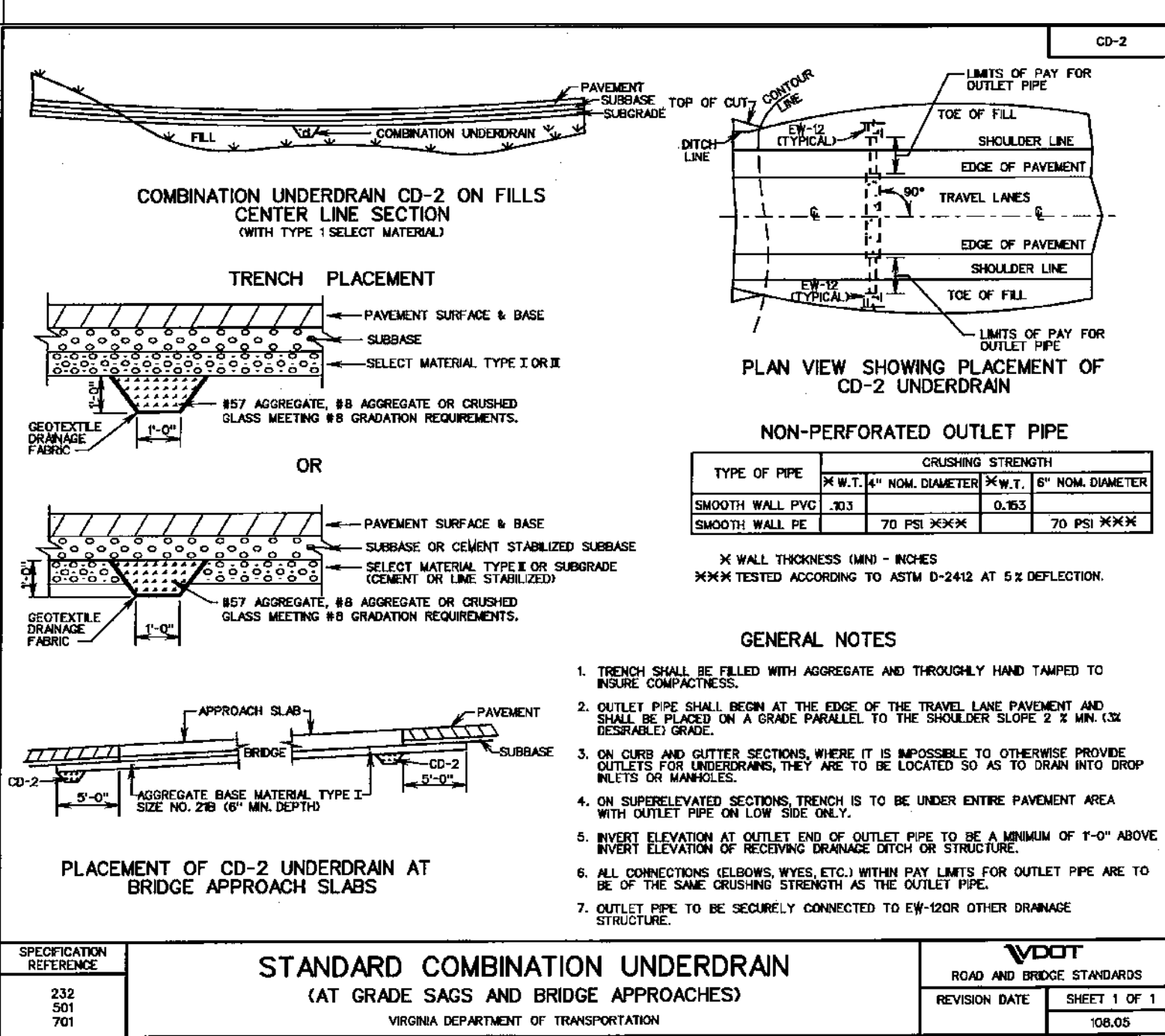
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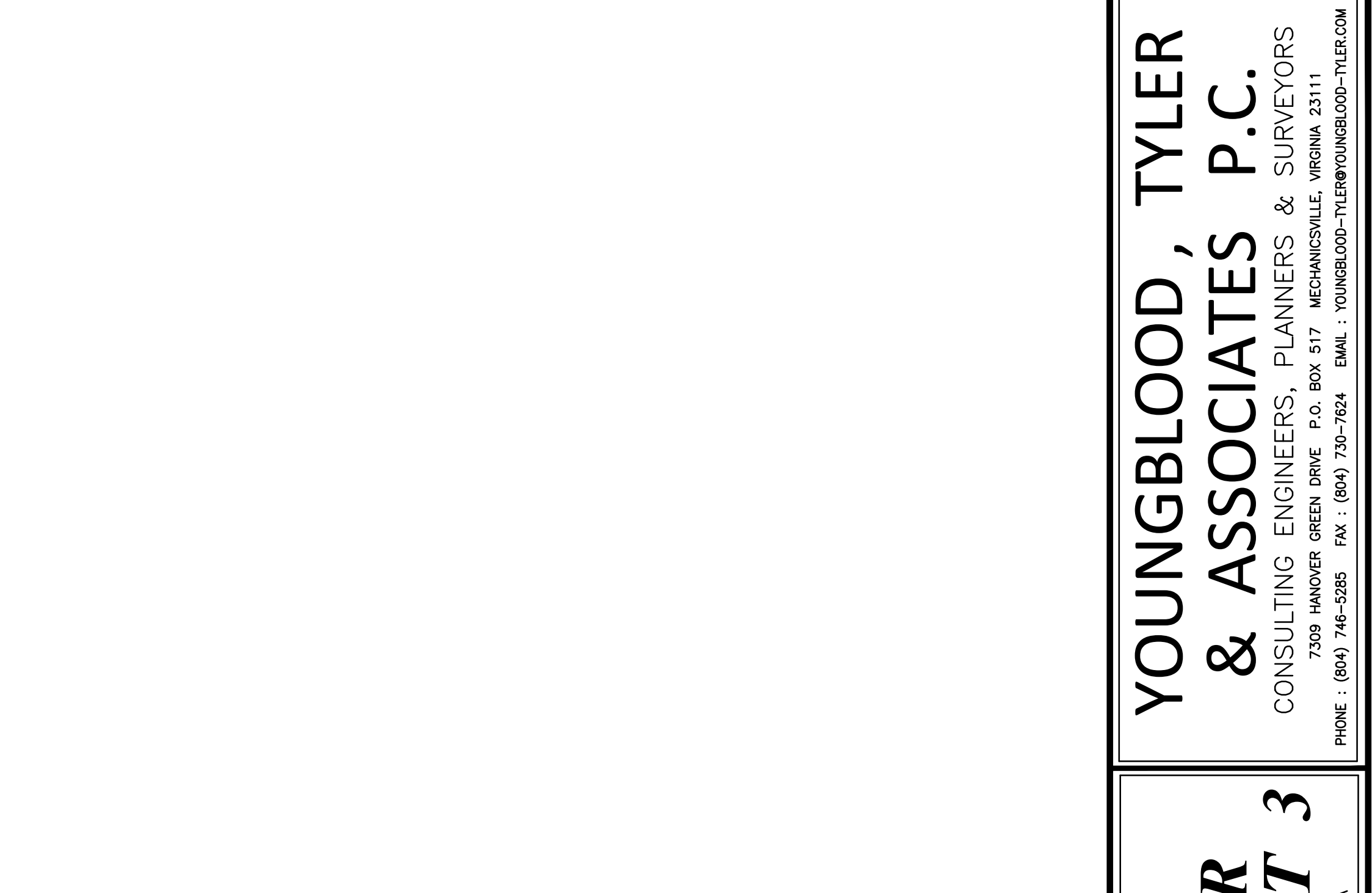
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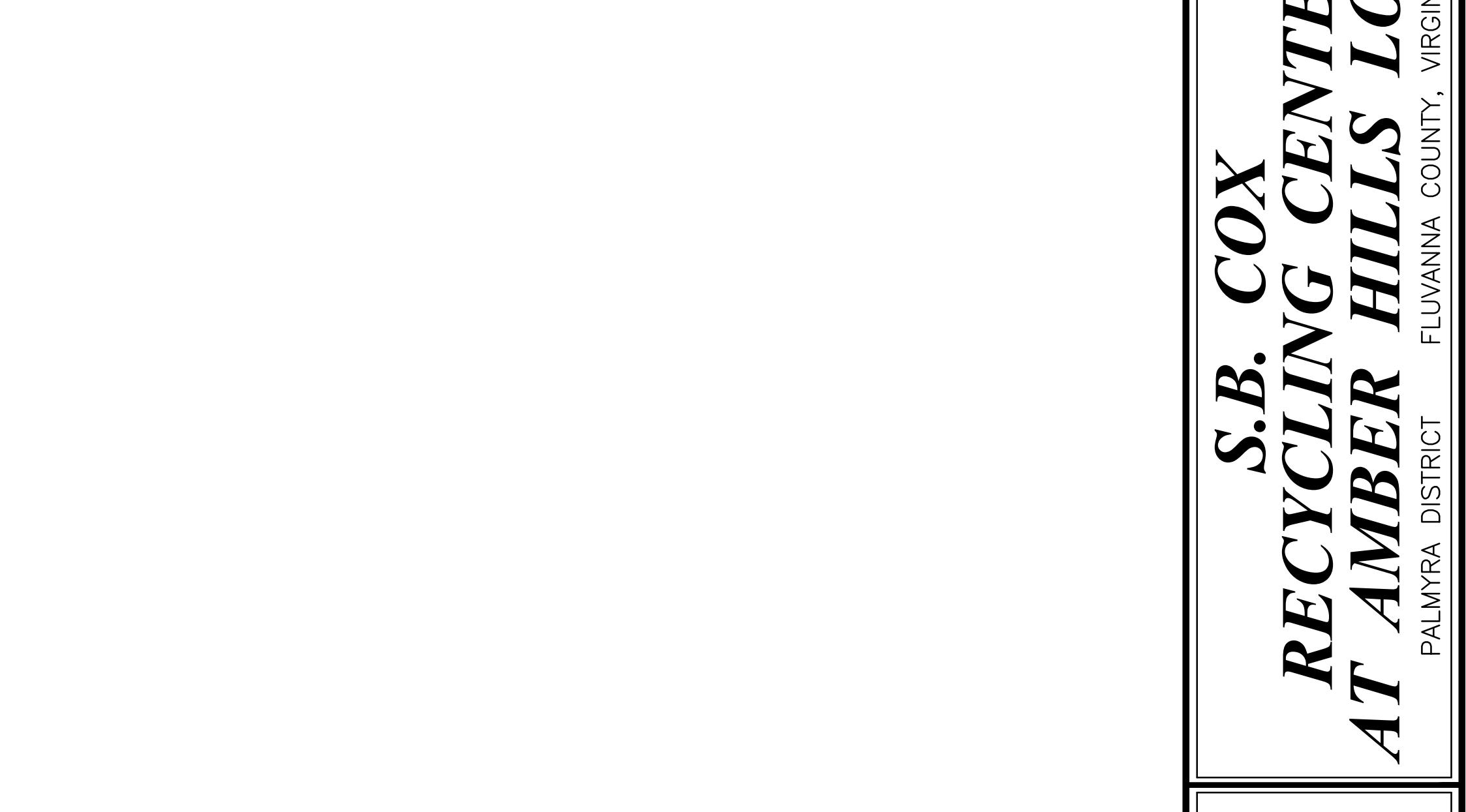
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VDOT ROAD AND BRIDGE STANDARDS SHEET 1 OF 1 REVISION DATE 108.05	STANDARD COMBINATION UNDERDRAIN (AT GRADE SAGS AND BRIDGE APPROACHES) VIRGINIA DEPARTMENT OF TRANSPORTATION 2016 ROAD & BRIDGE STANDARDS	SPECIFICATION REFERENCE 232 501 701
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VDOT ROAD AND BRIDGE STANDARDS SHEET 2 OF 2 REVISION DATE 108.07	LONGITUDINAL PERFORATED PIPE VIRGINIA DEPARTMENT OF TRANSPORTATION 2016 ROAD & BRIDGE STANDARDS	SPECIFICATION REFERENCE 240 240 501 701
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VDOT ROAD AND BRIDGE STANDARDS SHEET 1 OF 1 REVISION DATE 108.05	TYPICAL ROAD SECTION VIRGINIA DEPARTMENT OF TRANSPORTATION 2016 ROAD & BRIDGE STANDARDS	SPECIFICATION REFERENCE 232 501 701
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J:\PROJECTS\AMBER HILLS\CONSTRUCTION PLANS\AH3_CVR.DWG

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.

CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111

PHONE: (804) 746-5285 FAX: (804) 730-7624 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

S.B. COX

RECYCLING CENTER

AT AMBER HILLS LOT 3

PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

NOTES & DETAILS

DATE: APRIL 19, 2024

REVISIONS

NOTES

DATE

DESIGNED BY: ANW
DRAWN BY: MDS
CHECKED BY: WAB

J.N.: 628-01-001
CAD FILE: AH3

COMMONWEALTH OF VIRGINIA

WILLIAM A. BROWNING
Lic. No. 40705

PROFESSIONAL ENGINEER

SHEET 15 OF 28

CULVERT 1

Appendix 8B-1 Culvert Design Form LD-269

LD-269 Rev. May 2016
 Project: Amber Hills Plan Sheet No. _____ Designer _____ Sheet _____ of _____
 Rev. Date _____ Date _____

STATION: _____

HYDROLOGICAL DATA
 D.A. = 1.78 AC

AHW Controls
 100 yr Flood plain elev. _____
 Design AHW depth 2.0 elev. 426.00
 Structures elev. _____ freq. TW elev. _____

Shoulder elev. 422.50 CL elev. 426.00
 Skew _____ Cover ft. _____

DISCHARGES USED
 Q₁₀ = 3.6 CFS
 Q₂ = _____ CFS
 Q₁ = _____ CFS

RISK ASSESSMENT
 ADT _____ Length _____
 Detours Available _____
 Overlapping Stage _____
 Flood Plain Management _____
 Criteria and Significant Impact _____

Inv. El. 424.00 S₀ = 0.05 Inv. El. 422.50
 Orig. Gr. Elev. _____ L_s = _____ Orig. Gr. Elev. _____

CULVERT TYPE & SIZE	Q	Q/B	INLET CONTROL				OUTLET CONTROL				CONT. HW. ELEV.	OUTLET VELOCITY C.M. Smooth	End Treat	COMMENTS
			H/W/D	H/W	K _e	d _c	(d _c +D)/2	h _o	H	L _{so}				
<u>15" Dia. 10' Pipe</u>	<u>3.6</u>	<u>0.4</u>	<u>1.5</u>	<u>1.5</u>	<u>0.5</u>	<u>0.25</u>	<u>0.25</u>	<u>1.25</u>	<u>0.8</u>	<u>1.0</u>	<u>424.00</u>	<u>4.5</u>	<u>422.50</u>	<u>422.50 = 422.50</u>

SUMMARY & RECOMMENDATIONS:
 Design Flood Exceed. Prob. Elev. _____
 Overtop Flood Exceed. Prob. Elev. _____
 Base Flood 1% Exceed. Prob. Elev. _____

1 of 1 VDOT Drainage Manual

CULVERT 2

Appendix 8B-1 Culvert Design Form LD-269

LD-269 Rev. May 2016
 Project: Amber Hills Plan Sheet No. _____ Designer _____ Sheet _____ of _____
 Rev. Date _____ Date _____

STATION: _____

HYDROLOGICAL DATA
 D.A. = 2.78 AC

AHW Controls
 100 yr Flood plain elev. _____
 Design AHW depth 2.0 elev. 429.72
 Structures elev. _____ freq. TW elev. _____

Shoulder elev. 427.19 CL elev. 429.72
 Skew _____ Cover ft. _____

DISCHARGES USED
 Q₁₀ = 3.7 CFS
 Q₂ = _____ CFS
 Q₁ = _____ CFS

RISK ASSESSMENT
 ADT _____ Length _____
 Detours Available _____
 Overlapping Stage _____
 Flood Plain Management _____
 Criteria and Significant Impact _____

Inv. El. 426.48 S₀ = _____ Inv. El. 427.19
 Orig. Gr. Elev. _____ L_s = _____ Orig. Gr. Elev. _____

CULVERT TYPE & SIZE	Q	Q/B	INLET CONTROL				OUTLET CONTROL				CONT. HW. ELEV.	OUTLET VELOCITY C.M. Smooth	End Treat	COMMENTS
			H/W/D	H/W	K _e	d _c	(d _c +D)/2	h _o	H	L _{so}				
<u>15" Dia. 10' Pipe</u>	<u>3.7</u>	<u>0.4</u>	<u>1.5</u>	<u>1.5</u>	<u>0.5</u>	<u>0.25</u>	<u>0.25</u>	<u>1.25</u>	<u>0.8</u>	<u>1.0</u>	<u>426.48</u>	<u>4.5</u>	<u>427.19</u>	<u>427.19 = 427.19</u>

SUMMARY & RECOMMENDATIONS:
 Design Flood Exceed. Prob. Elev. _____
 Overtop Flood Exceed. Prob. Elev. _____
 Base Flood 1% Exceed. Prob. Elev. _____

1 of 1 VDOT Drainage Manual

Grate Inlet Calculations

Inlet #	Type	Perimeter P (ft)	Area, A (sq ft)	Drainage Area (acres)	C	CA	T _c (min)	I ₁₀ (in/hr)	Q ₁₀ (cfs)	weir d ₁₀ (ft)	orifice d ₁₀ (ft)	Rim Elev.	10-yr WSE
1	DI-7	12.8	3.3	0.96	0.90	0.86	5	7.0	6.0	0.46	0.46	409.20	409.66

Storm Sewer Design - Amber Hills

FROM	TO	STRUCT TYPE	TOP	DRAIN AREA (AC)	RUNOFF COEFF (C)	C x A	T _c	RAINFALL I ₂ (IN/HR)	RAINFALL I ₁₀ (IN/HR)	Q ₂ (CFS)	Q ₁₀ (CFS)	INVERT UPPER	INVERT LOWER	LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	CAPACITY (CFS)	2-YEAR VEL (FPS)	10-YEAR VEL (FPS)	FLOW TIME (seconds)	REMARKS	
1	2	DI-7	409.20	0.96	0.90	0.86	0.86	5	5.3	7.0	4.6	6.0	406.20	403.50	216.00	15	0.0125	7.2	6.2	6.5	33	

AMBER HILLS HYDRAULIC GRADE LINE

Inlet Station	Outlet WS	Do	Q _o	Lo	S _o	H _f	V _o	H _o	Q _i	V _i	Q _i /V _i	V _i ² /2(g)	H _i	Angle	K	H _d delta	H _t	Plunge	1.3H _t	IS-1?	0.5H _t	Final H	Inlet WS	Rim Elev
1	406.44	15	6.0	216	0.86	1.86	6.5	0.16	0.0	0.0	0.0	0.00	0.00	0	0.00	0.00	0.16	Y	0.21	N	0.00	2.08	406.52	409.20

YOUNGBLOOD, TYLER & ASSOCIATES P.C.
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S.B. COX
RECYCLING CENTER
AT AMBER HILLS LOT 3
 PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

NOTES & DETAILS

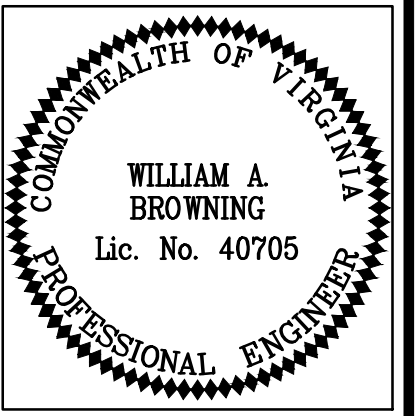
DATE: APRIL 19, 2024

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: ANW
 DRAWN BY: MDS
 CHECKED BY: WAB

J.N.: 628-01-001
 CAD FILE: AH3_



PURPOSE

9VAC25-870-54 of the Virginia Stormwater Management Program (VSMP) Permit Regulations requires that Stormwater Pollution Prevention Plan (SWPPP) be developed for all regulated land disturbing activities.

The plan for implementing pollution prevention measures during construction activities developed on this sheet must be implemented and updated as necessary.

OTHER REFERENCED PLANS

SWPPP requirements may be fulfilled by incorporating, by reference, other plans. All plans incorporated by reference become enforceable under the VSMP Permit Regulations and General Permit VAR10 for Discharges of Stormwater from Construction Activities.

Table with 2 columns: Independent Plans Incorporated by Reference, Date Approved. Rows include Stormwater Management Plans, Spill Prevention, Control, and Countermeasure Plans, Off-Site Stockpile, Off-Site Borrow Area.

POTENTIAL POLLUTANT SOURCES

The following sources of potential pollutants must be addressed in the Pollution Prevention Plan. Various controls and/or measures designed to prevent and/or minimize pollutants in stormwater discharges from the project site must be applied to the sources found on the site.

LEAKS, SPILLS, AND OTHER RELEASES

- The operator(s) shall ensure procedures are in place to prevent and respond to all leaks, spills and other releases of pollutants.
The operator(s) shall ensure all leaks, spills and other releases of pollutant are contained and cleaned immediately upon discovery.

Table with 4 columns: Date, Shown on Plan Sheet #, Location, Operator(s) Initials. Approved Plan 3, WEST OF CUL-DE-SAC.

- The operator(s) shall notify the Department of Environmental Quality of leaks, spills, and other releases that discharge to or have the potential to discharge to surface waters immediately upon discovery of the discharge but in no case later than 24 after the discovery.

Contact information for Virginia Department of Environmental Quality and Chesterfield County Dept. of Environmental Engineering.

EQUIPMENT / VEHICLE WASHING

- Washing must be conducted in a dedicated area that is located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
All wash water used in vehicle wheel washing must be directed to a sediment basin/trap.

Table with 5 columns: Activity, Location of Dedicated Area(s), Shown on Plan Sheet #, Water Source Location, Operator's Initials. Approved Plan 3, WEST OF CUL-DE-SAC, WATER TRUCK.

VEHICLE FUELING AND MAINTENANCE

- Conduct regular maintenance in a dedicated area that is located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
If fueling is conducted at a dedicated area, the location must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.

Table with 4 columns: Date, Shown on Plan Sheet #, Location of Dedicated Area(s), Operator's Initials. Approved Plan 3, WEST OF CUL-DE-SAC.

- If mobile fueling will be used, the fueling must be done in an area that located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
Spill kits must be readily available at all mobile fueling locations.

DISCHARGE FROM STORAGE, HANDLING, AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTE

- Storage of construction products, materials, and waste is to be conducted in dedicated areas.
The dedicated area must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.

Table with 4 columns: Date, Shown on Plan Sheet #, Location(s) of Dedicated Area(s), Operator(s) Initials. Approved Plan 3, WEST OF CUL-DE-SAC.

Table with 4 columns: Date, Shown on Plan Sheet #, Location(s) of Dedicated Area(s), Operator(s) Initials. Approved Plan 3, WEST OF CUL-DE-SAC.

- Follow all federal, state, and local requirements that apply to the use, handling and disposal of pesticides, herbicides, and fertilizers.
Keep chemicals on-site in small quantities and in closed, well marked containers.

DISCHARGES FROM OTHER POTENTIAL POLLUTANT SOURCES

- Discharges from other pollutant sources (e.g., water line flushing, storm sewer flushing, above ground storage tanks, etc.) not mentioned elsewhere must be addressed.

Table with 2 columns: Other Potential Pollutant Sources, Location(s) of Potential Pollutant Sources.

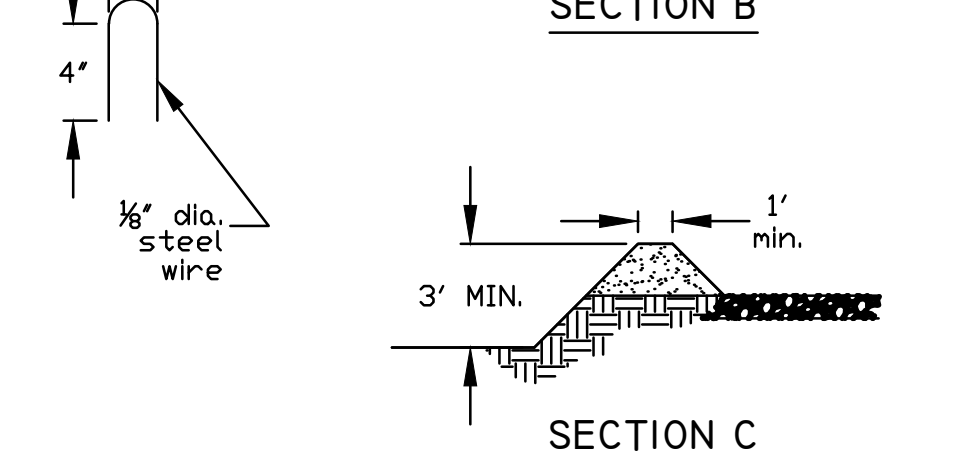
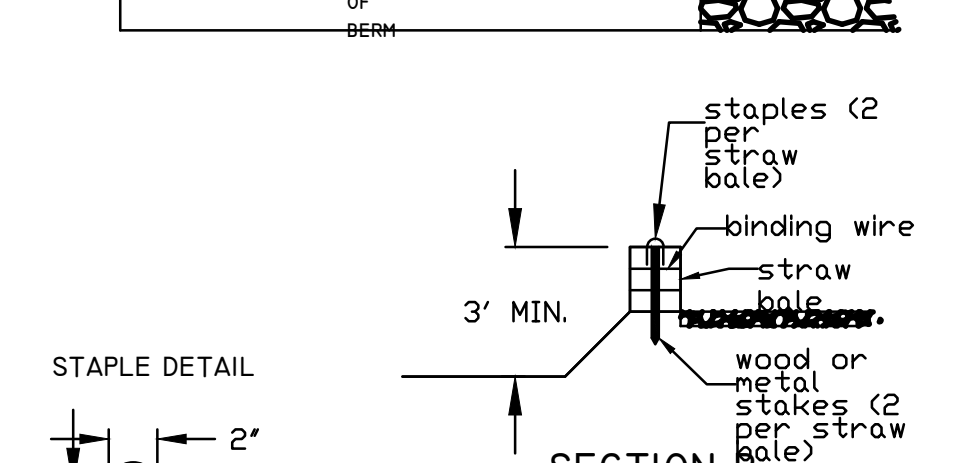
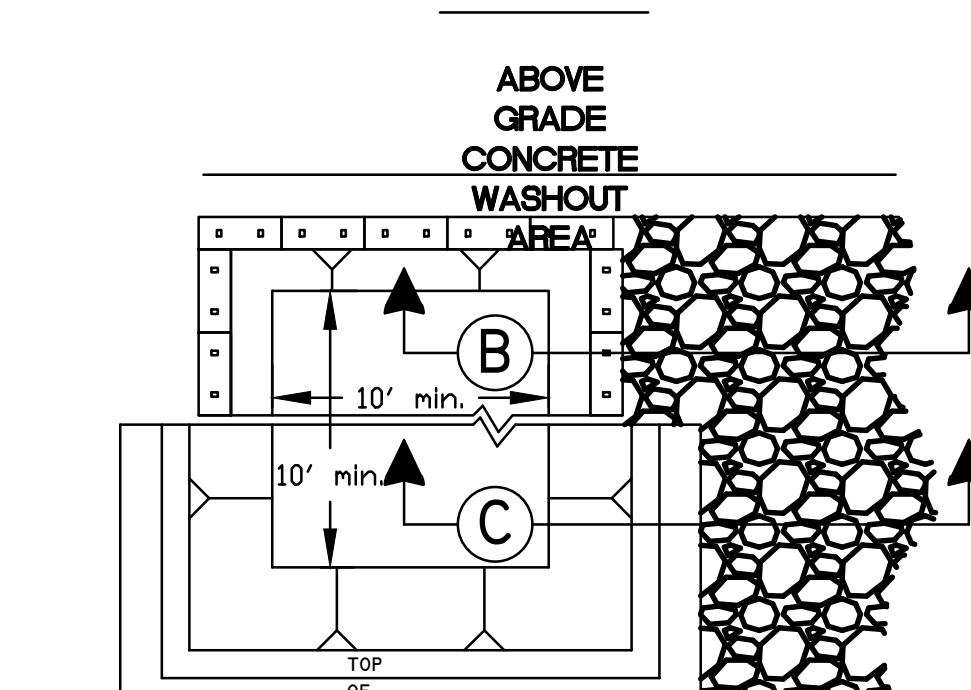
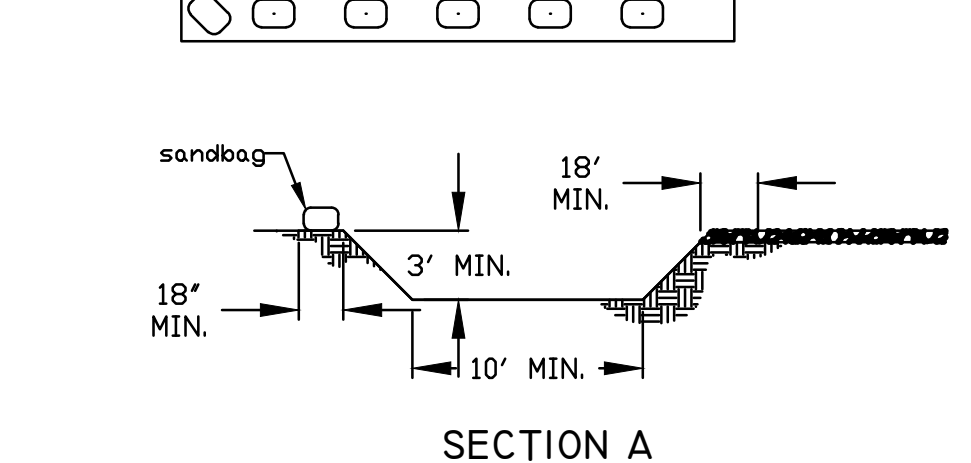
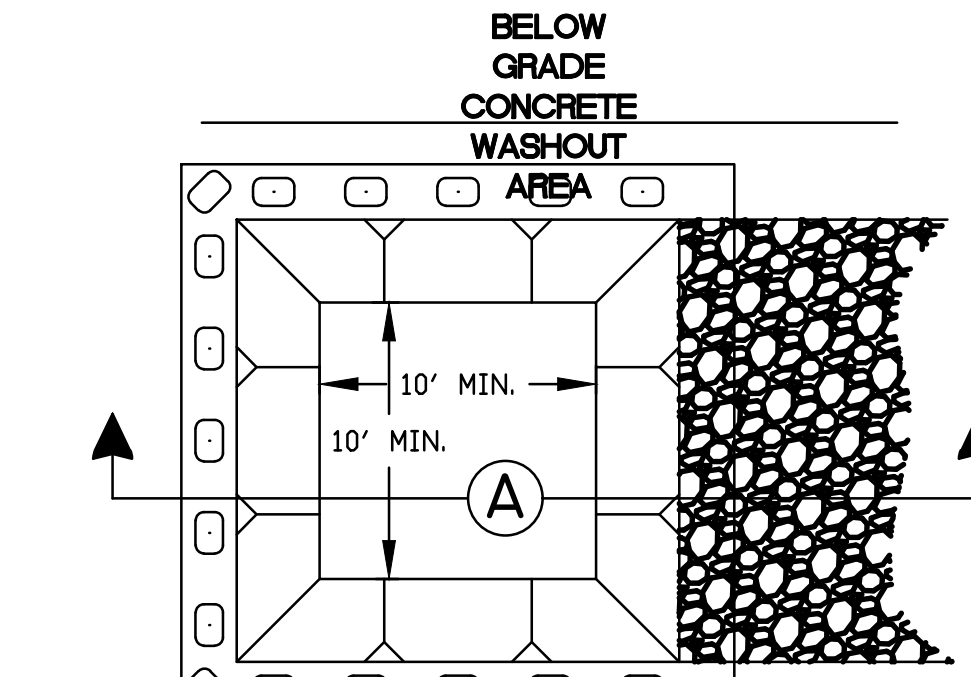
- Above ground oil storage tanks with a storage capacity exceeding 1,320 gallons and have a reasonable expectation of a discharge into or upon Waters of the United States are required to have a Spill Prevention Control and Countermeasure (SPCC) Plan.
The discharge of contaminated flush water and material removed during flushing operations must be collected and disposed of in accordance with appropriate federal, state, and local requirements.

DISCHARGES FROM CONCRETE RELATED WASH ACTIVITIES

- Concrete trucks are not allowed to wash out or discharge surplus concrete or drum wash water on site except in a dedicated area(s) that is located to prevent discharge to storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.

Table with 4 columns: Date, Shown on Plan Sheet #, Location of Dedicated Area(s), Operator's Initials. Approved Plan 3, WEST OF ENTRANCE ROAD.

- Facilities must be cleaned, or new facilities constructed, once the washout area is two-thirds (2/3) full.



CONCRETE WASHOUT AREA NOTES

- The facility must be lined with 10 mil plastic lining that is free from holes, tears, or other defects that might compromise the material's impermeability.
The lining must be anchored with staples (2" spacing) or sandbags.

DISCHARGES OF SOAPS, DETERGENTS, SOLVENTS, AND WASH WATER FROM CONSTRUCTION ACTIVITIES SUCH AS CLEANUP OF STUCCO, PAINT, FORM RELEASE OILS, AND CURING COMPOUNDS

- Washing activities associated with construction activities other than vehicle and equipment washing, such as clean up of stucco, paint, form release oils, and curing compounds are to be conducted in a dedicated area.
The dedicated area must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.

Table with 4 columns: Date, Shown on Plan Sheet #, Location(s) of Dedicated Area(s), Operator(s) Initials. Approved Plan 3, WEST OF CUL-DE-SAC.

- The dedicated area must be covered (e.g., plastic sheeting, temporary roof, etc.) to prevent contact with stormwater.
The contaminated wastewater from the dedicated area must be collected for disposal by a waste hauler or discharged to the sanitary sewer.

DISCHARGES OF HAZARDOUS, TOXIC, AND SANITARY WASTE

- Storage and disposal of hazardous, toxic and sanitary wastes are to be conducted in dedicated areas.
The dedicated areas must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.

Table with 4 columns: Date, Shown on Plan Sheet #, Location(s) of Dedicated Area(s), Operator(s) Initials. Approved Plan 3, WEST OF CUL-DE-SAC.

Table with 4 columns: Date, Shown on Plan Sheet #, Location(s) of Dedicated Area(s), Operator(s) Initials. Approved Plan 3, WEST OF CUL-DE-SAC.

- Consult with local waste management authorities or private firms about the requirements for disposing of hazardous materials and/or soils that may be contaminated with hazardous materials.
Never remove the original product label from the container.

SWPPP MODIFICATIONS AND REVISIONS

The operator(s) shall ensure the SWPPP is modified and/or revised to reflect:

- Changes in qualified personnel, delegated authorities or other personnel required as a condition of the General Construction Permit;
Changes in site conditions;
Changes in the design, construction, operation, or maintenance of the construction site that affect the potential for discharges of pollutants that are not addressed in the normal implementation of the plan; and

Modifications/revisions to the SWPPP shall include additional or modified control measures to address the identified deficiencies.

If the necessary modifications/revisions require approval by the Administrator or DEQ, the modifications/revisions must be implemented no later than seven (7) calendar days following approval.

If the necessary modifications/revisions do not require approval by the Administrator, the modifications/revisions must be implemented prior to the next anticipated storm event or as soon as practicable.

SWPPP UPDATES

The operator(s) shall update the SWPPP to include:

- A record of dates when 1) major grading activities occur, 2) construction activities temporarily or permanently cease on a portion of the site, and 3) stabilization measures are initiated;
Documentation of modifications and revisions to the SWPPP;
Areas that have reached final stabilization where no further SWPPP or inspection requirements apply;

The operator(s) shall update the SWPPP no later than seven (7) days following any of the situations identified above.

OPERATOR INSPECTIONS

The operator(s) identified below shall provide for inspections of the permitted land-disturbing activities by the qualified personnel identified below. The inspections will be conducted (select one the following options):

- at least once every four (4) business days, or
at least once every five (5) business days and no later than 48 hours following any measurable storm event.

Where areas are in a stabilized condition or runoff is unlikely due to winter conditions, the inspection frequency may be reduced to once every 30 days while these conditions exist. Otherwise, the operator(s) shall resume the regular inspection frequency identified above.

The operator(s) shall provide for inspections of the permitted land-disturbing activity to ensure implementation and continued maintenance of all requirements of the Stormwater Pollution Prevention Plan (Erosion and Sediment Control Plan, Stormwater Management Plan, Pollution Prevention Plan, TMDL requirements, etc.).

Records of the required inspections must be maintained and included in the SWPPP binder. The qualified personnel are encouraged to use the Operator Inspection form provided in the SWPPP binder to document the required inspections.

ACKNOWLEDGEMENTS

I certify under penalty of law that the qualified personnel identified below:

- has been designated by the Operator to conduct inspections of the permitted site;
is knowledgeable in the principles and practices of erosion and sediment control and stormwater management;
possesses the skills to assess conditions at the permitted site for the Operator(s) that could impact stormwater quality and quantity;

Table with 2 columns: Name (print), Phone. Includes a note: Additional information is located in Tab 6 of the SWPPP Binder.

As the Operator(s) or Delegated Authority, I/we understand that prior to initiating land disturbance, the potential pollutant sources, appropriate control measures, and all responsible parties (operator, qualified inspection personnel, contractors, etc.) required as a condition of the General Construction Permit (GCP) and the Stormwater Pollution Prevention Plan (SWPPP) must be identified.

I/we certify under penalty of law that I/we have read and understand all requirements of the SWPPP (erosion and sediment control plan, stormwater management plan, pollution prevention plan, TMDL provisions, administrative requirements, etc.) and GCP and that the information herein is, to the best of my knowledge and belief, true, accurate, and complete.

I/we understand that I/we are ultimately responsible for compliance with all conditions and requirements of the SWPPP and GCP and for ensuring all contractors and subcontractors on the permitted site are aware of the conditions and requirements of the SWPPP and GCP.

I/we shall comply with all conditions and requirements of the SWPPP and shall at all times properly operate and maintain all measures and control (and related appurtenances) which are installed or used to achieve compliance with the conditions of the GCP. Proper operation and maintenance also includes adequate funding and adequate staffing.

I/we shall take all reasonable steps to minimize or prevent any discharge in violation of the SWPPP and/or GCP.

I/we understand that if it determined by the Department of Environmental Quality (DEQ) in consultation with the State Water Control Board at any time that stormwater discharges are causing, have reasonable potential to cause, or contribute to and excursion above any applicable water quality standard, the DEQ may, in consultation with the Administrator, take appropriate enforcement action and require:

- Modification of control measures to adequately address water quality concerns;
Submission of valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
Cessation of discharges of pollutants from construction activity and submit an individual permit application according to 9VAC25-870-410.

Table with 3 columns: OPERATOR(S) / DELEGATED AUTHORITY, Name (print), Signature, Date.

Additional contact information can be found in the SWPPP Binder.

YOUNGBLOOD, TYLER & ASSOCIATES P.C. CONSULTING ENGINEERS, PLANNERS & SURVEYORS

S.B. COX RECYCLING CENTER & ASSOCIATES P.C. AT AMBER HILLS LOT 3

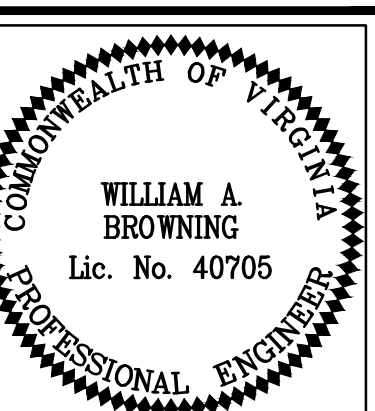
POLLUTION PREVENTION PLAN

DATE: APRIL 19, 2024

Table with 2 columns: REVISIONS, DATE.

DESIGNED BY: ANW DRAWN BY: MDS CHECKED BY: WAB

J.N.: 628-01-001 CAD FILE: AH3_SWM



SHEET 17 OF 28

STORMWATER MANAGEMENT NARRATIVE

PROJECT LOCATION:

THE PROJECT IS LOCATED ALONG MEMORY LANE (STATE ROUTE 698) IN FUVANNA COUNTY, VA.

PROJECT DESCRIPTION:

THE PROPOSED PROJECT WILL BE THE EXTENSION OF MEMORY LANE TO A PROPOSED INDUSTRIAL SITE LOCATED ON LOT 3 OF THE AMBER HILLS COMMERCIAL SUBDIVISION AND THE SITE PLAN ASSOCIATED WITH SAID SITE. THE REMAINING LOTS WITHIN THE COMMERCIAL SUBDIVISION WILL REMAIN UNDEVELOPED FOR NOW. THE TOTAL SITE ACREAGE IS 87.50 ACRES. LAND DISTURBANCE WITH THIS PHASE IS 15.00 ACRES.

SOILS:

THE SITE CONTAINS B AND D SOILS.

FLOODPLAINS:

THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 51065C0060C EFFECTIVE DATE MAY 16, 2008.

WATERSHED:

RUNOFF FROM THE PROJECT SITE FLOWS TO THE RIVANNA RIVER VIA MECHUNK CREEK. THE VA-HUG DESIGNATION FOR THE SITE'S WATERSHED IS JR18.

POINTS OF DISCHARGE:

THE POINTS OF DISCHARGE FOR THE DISTURBED AREA ARE THREE DIFFERENT LOCATIONS ALONG THE CREEK. THEY HAVE BEEN IDENTIFIED AS ANALYSIS POINTS 1, 2, AND 3 ON THE SWM PLAN.

WATER QUALITY:

THE PROJECT SITE AREA IS 87.50 ACRES. THIS INCLUDES THE AREAS OF THE MEMORY LANE EXTENSION, THE PROPOSED LOT 3 SITE PLAN AND THE FUTURE UNDEVELOPED LOTS. BASED ON THE VRRM SPREADSHEET, 6.86 LBS/YR OF PHOSPHOROUS REMOVAL IS NEEDED TO MEET STORMWATER QUALITY REQUIREMENTS. THIS WILL BE MET WITH OFFSITE NUTRIENT CREDIT PURCHASE.

CHANNEL PROTECTION:

FOR ANALYSIS POINT #1, THE SITE WILL DETAIN WITH BMP #1 WHICH HAS BEEN PROPOSED WITH THE ROAD IMPROVEMENTS PLAN TO MEET ENERGY BALANCE REQUIREMENTS. FOR ANALYSIS POINT #2, THE SITE WILL DETAIN WITH BMP#2 TO MEET ENERGY BALANCE REQUIREMENTS. FOR ANALYSIS POINT #3, THE SITE WILL DETAIN WITH BMP#3 TO MEET ENERGY BALANCE REQUIREMENTS.

FLOOD PROTECTION:

FOR ANALYSIS POINT #1, THE SITE WILL DETAIN WITH BMP #1 WHICH HAS BEEN PROPOSED WITH THE ROAD IMPROVEMENTS PLAN TO MEET FLOOD PROTECTION REQUIREMENTS. FOR ANALYSIS POINT #2, THE SITE WILL DETAIN WITH BMP#2 TO MEET FLOOD PROTECTION REQUIREMENTS. FOR ANALYSIS POINT #3, THE SITE WILL DETAIN WITH BMP#3 TO MEET FLOOD PROTECTION REQUIREMENTS.

SOIL SYMBOL	SOIL TYPE	HSG
Mf	MANTED SILT LOAM, ROLLING PHASE	D
M	MIXED ALLUVIAL LAND, POORLY DRAINED	N/A
Nf	NASON SILT LOAM, ROLLING PHASE	B
Ng	NASON SILT LOAM, UNDULATING PHASE	B
Nd	NASON SILT LOAM, ERODED ROLLING PHASE	B
Ne	NASON SILT LOAM, ERODED UNDULATING PHASE	B
Tc	TATUM SILT LOAM, UNDULATING PHASE	B
Wf	WORSHAM SILT LOAM	D

VRRM SPREADSHEET

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2011 Stds & Specs

[Update Summ](#)

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	87.50

[Print Preview](#)

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open (acres)	0.00	30.23	0.00	2.69	32.92
Managed Turf (acres)	0.00	52.00	0.00	0.00	52.00
Impervious Cover (acres)	0.00	2.58	0.00	0.00	2.58
					87.50

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open (acres)	0.00	25.25	0.00	2.24	27.49
Managed Turf (acres)	0.00	51.77	0.00	0.45	52.22
Impervious Cover (acres)	0.00	7.79	0.00	0.00	7.79
					87.50

* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Site T_v and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site R _v	0.21	0.17	0.95	0.17
Treatment Volume (ft ³)	68,013	50,047	17,967	49,720
TP Load (lb/yr)	42.73	31.44	11.29	31.24

Baseline TP Load (lb/yr): 33.7389* **Reduction below new development load limit*

Total TP Load Reduction Required (lb/yr)			
	6.86	-2.29	9.15

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	305.70	226.67

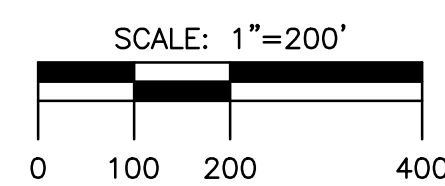
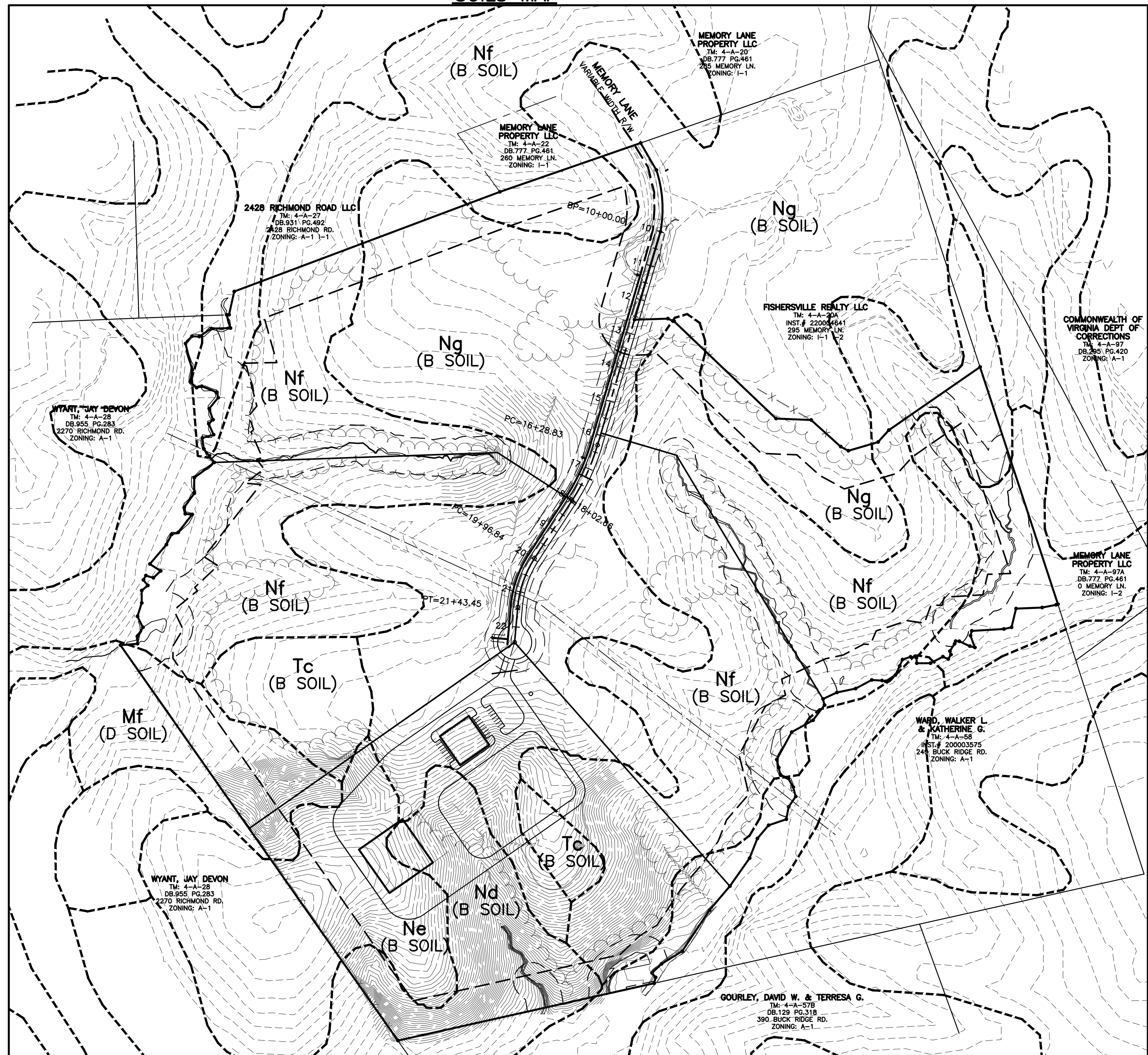
Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
-----------------------------------------------------------	-----

* Note: % Reduction will reduce post-development TP (Required reduction for Post-ReDev. = Post-ReDev TP load)

Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	0.00
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post Development TP Load (lb/yr)	42.73
Remaining TP Load Reduction (lb/yr) Required	6.86

SOILS MAP



YOUNGBLOOD, TYLER & ASSOCIATES P.C.
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S.B. COX
 RECYCLING CENTER
 AT AMBER HILLS LOT 3
 PALMYRA DISTRICT FUVANNA COUNTY, VIRGINIA

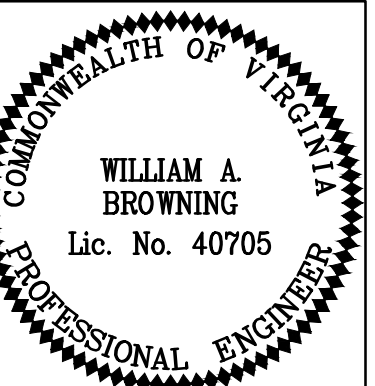
STORMWATER MANAGEMENT PLAN

DATE: APRIL 19, 2024

NO.	DATE	REVISIONS

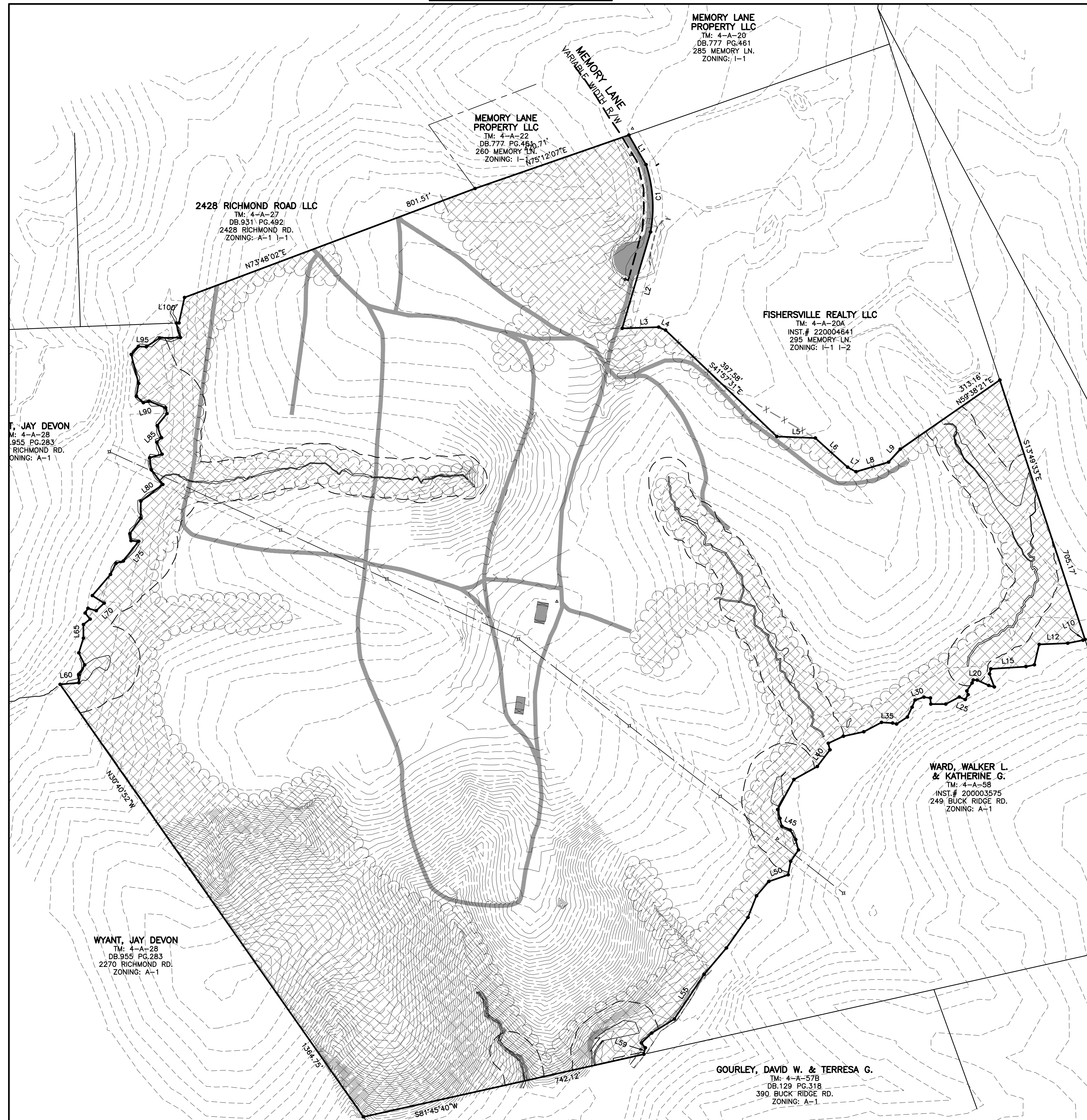
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 DRAWN BY: MDS
 CHECKED BY: WAB

J.N.: 628-01-001
 CAD FILE: AH3_SWM






SHEET 18 OF 28

PRE DEVELOPMENT VRRM MAP



VRRM LEGEND

-  FORESTED OPEN SPACE
-  MANAGED TURF
-  IMPERVIOUS AREA

PRE DEVELOPMENT

TOTAL PROJECT AREA = 87.50 AC.
 B SOILS = 84.81 AC.
 FORESTED OPEN SPACE = 30.23 ACRES
 MANAGED TURF = 52.00 ACRES
 IMPERVIOUS AREA = 2.58 ACRES
 D SOILS = 2.69 AC.
 FORESTED OPEN SPACE = 2.69 ACRES

**YOUNGBLOOD, TYLER
& ASSOCIATES P.C.**
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**S.B. COX
RECYCLING CENTER
AT AMBER HILLS LOT 3**
 PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

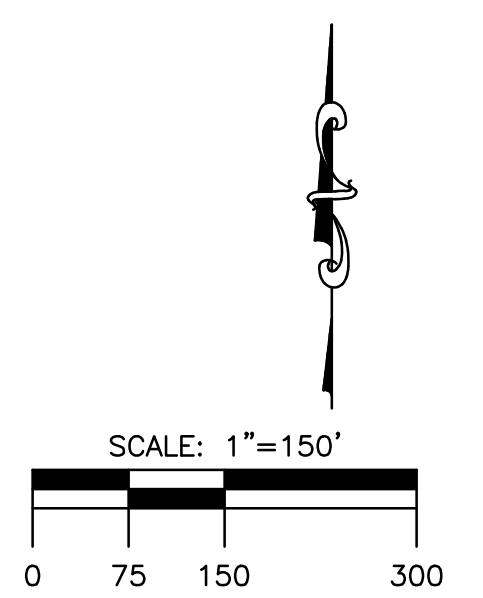
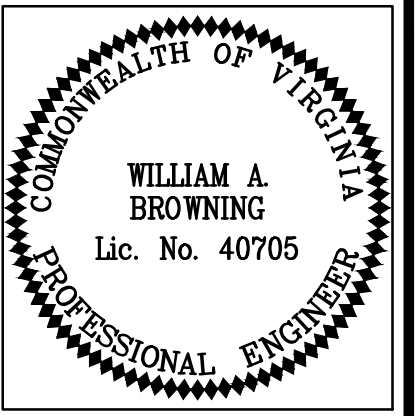
STORMWATER
MANAGEMENT
PLAN

DATE: APRIL 19, 2024

DATE	NOTES

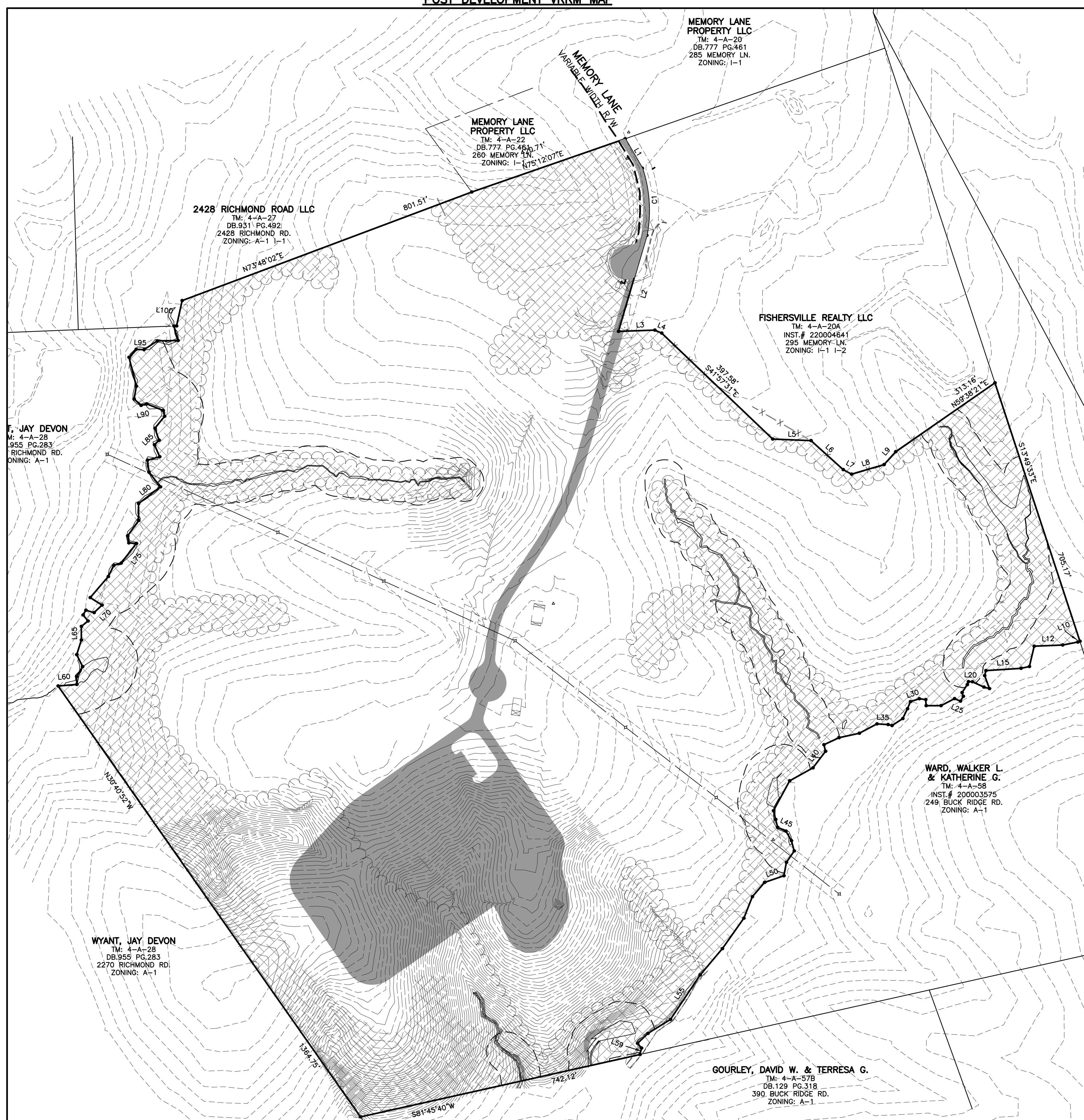
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 CHECKED BY: WAB

J.N.: 628-01-001
 CAD FILE: AH3_SWM



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POST DEVELOPMENT VRRM MAP



MEMORY LANE
PROPERTY LLC
TM: 4-A-20
DB.777 PG.461
285 MEMORY LN.
ZONING: I-1

MEMORY LANE
PROPERTY LLC
TM: 4-A-22
DB.777 PG.461, 71
280 MEMORY LN.
ZONING: I-1

2428 RICHMOND ROAD LLC
TM: 4-A-27
DB.931 PG.492
2428 RICHMOND RD.
ZONING: A-1 I-1

FISHERSVILLE REALTY LLC
TM: 4-A-20A
INST.# 220004641
295 MEMORY LN.
ZONING: I-1 I-2

T. JAY DEVON
M: 4-A-28
DB.955 PG.283
RICHMOND RD.
ZONING: A-1

WARD, WALKER L.
& KATHERINE G.
TM: 4-A-58
INST.# 200003575
249 BUCK RIDGE RD.
ZONING: A-1

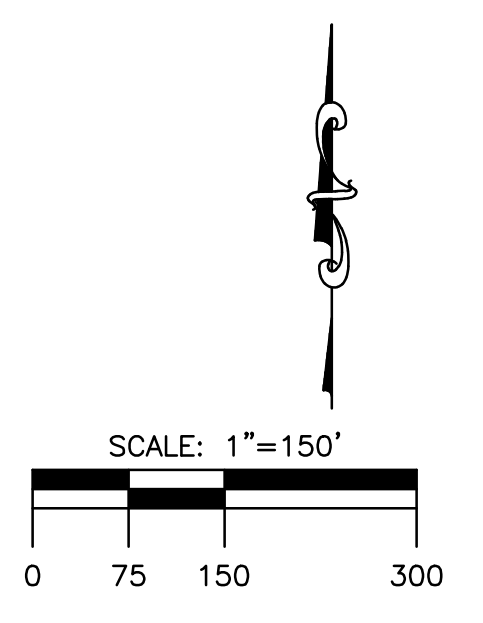
WYANT, JAY DEVON
TM: 4-A-28
DB.955 PG.283
2270 RICHMOND RD.
ZONING: A-1

GOURLEY, DAVID W. & TERRESA G.
TM: 4-A-57B
DB.129 PG.318
390 BUCK RIDGE RD.
ZONING: A-1

- VRRM LEGEND
- FORESTED OPEN SPACE
 - MANAGED TURF
 - IMPERVIOUS AREA

POST DEVELOPMENT

- TOTAL PROJECT AREA = 87.50 AC.
- B SOILS = 84.81 AC.
- FORESTED OPEN SPACE = 25.25 ACRES
- MANAGED TURF = 51.77 ACRES
- IMPERVIOUS AREA = 7.79 ACRES
- D SOILS = 2.69 AC.
- MANAGED TURF = 0.45 ACRES
- FORESTED OPEN SPACE = 2.24 ACRES



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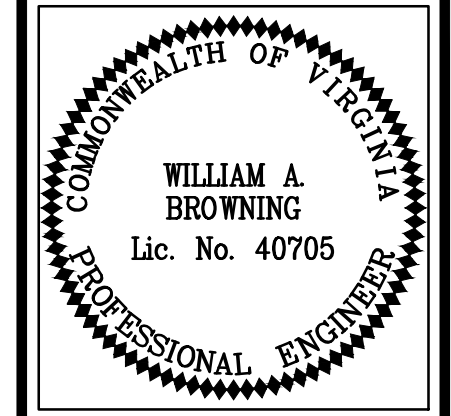
STORMWATER
MANAGEMENT
PLAN

DATE: APRIL 19, 2024

DATE	NOTES

DESIGNED BY: ANW
DRAWN BY: MDS
CHECKED BY: WAB

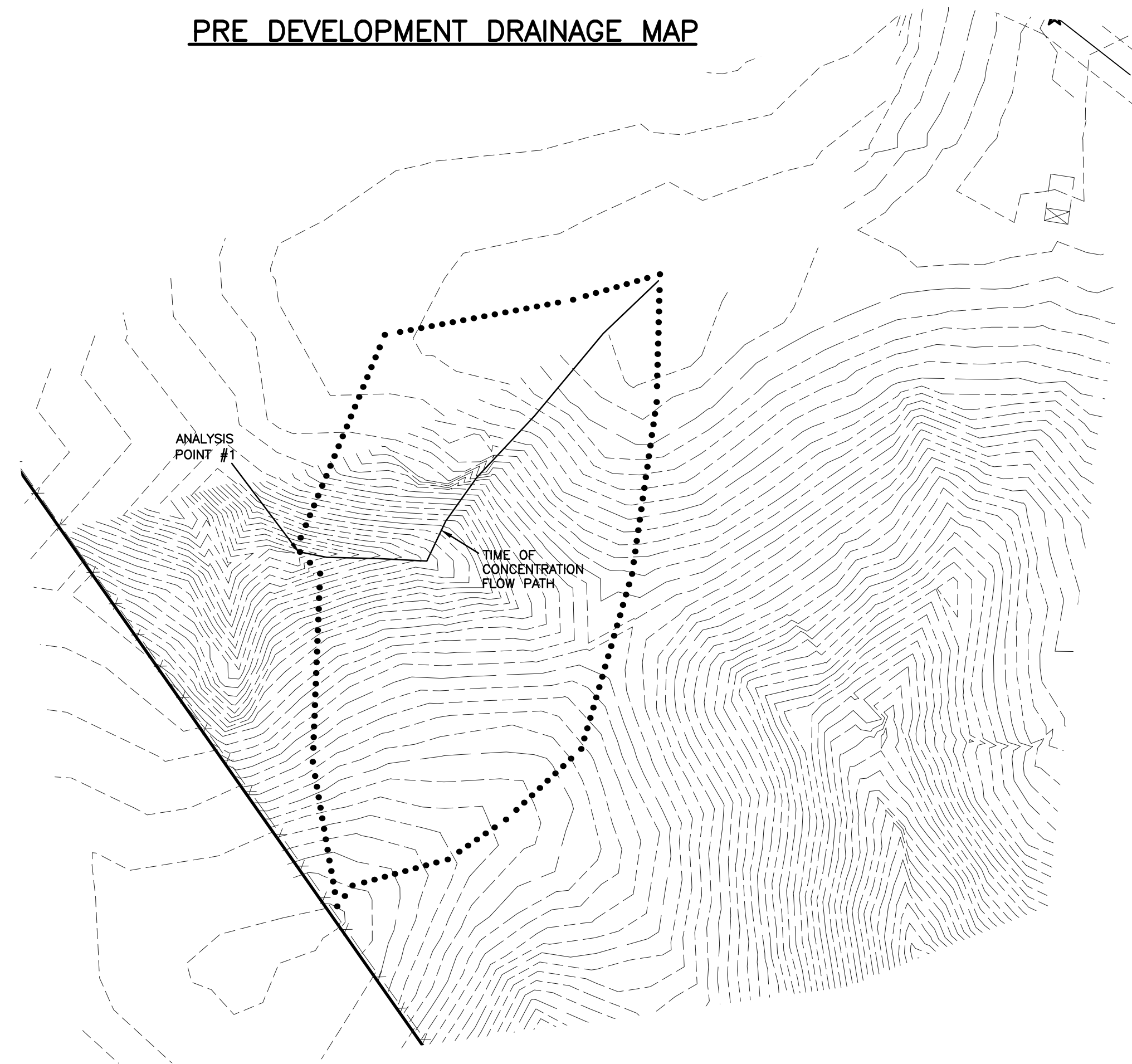
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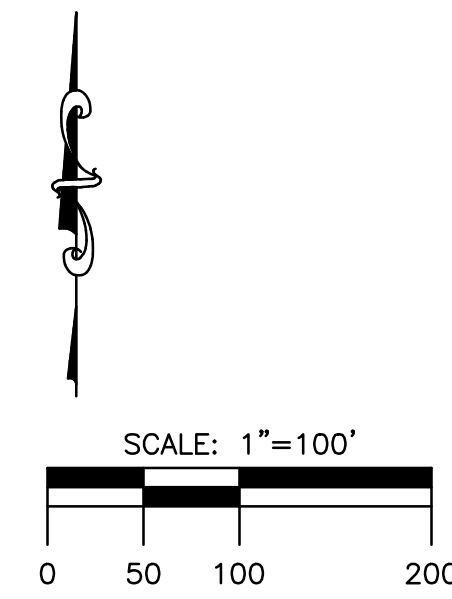
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ANALYSIS POINT #1

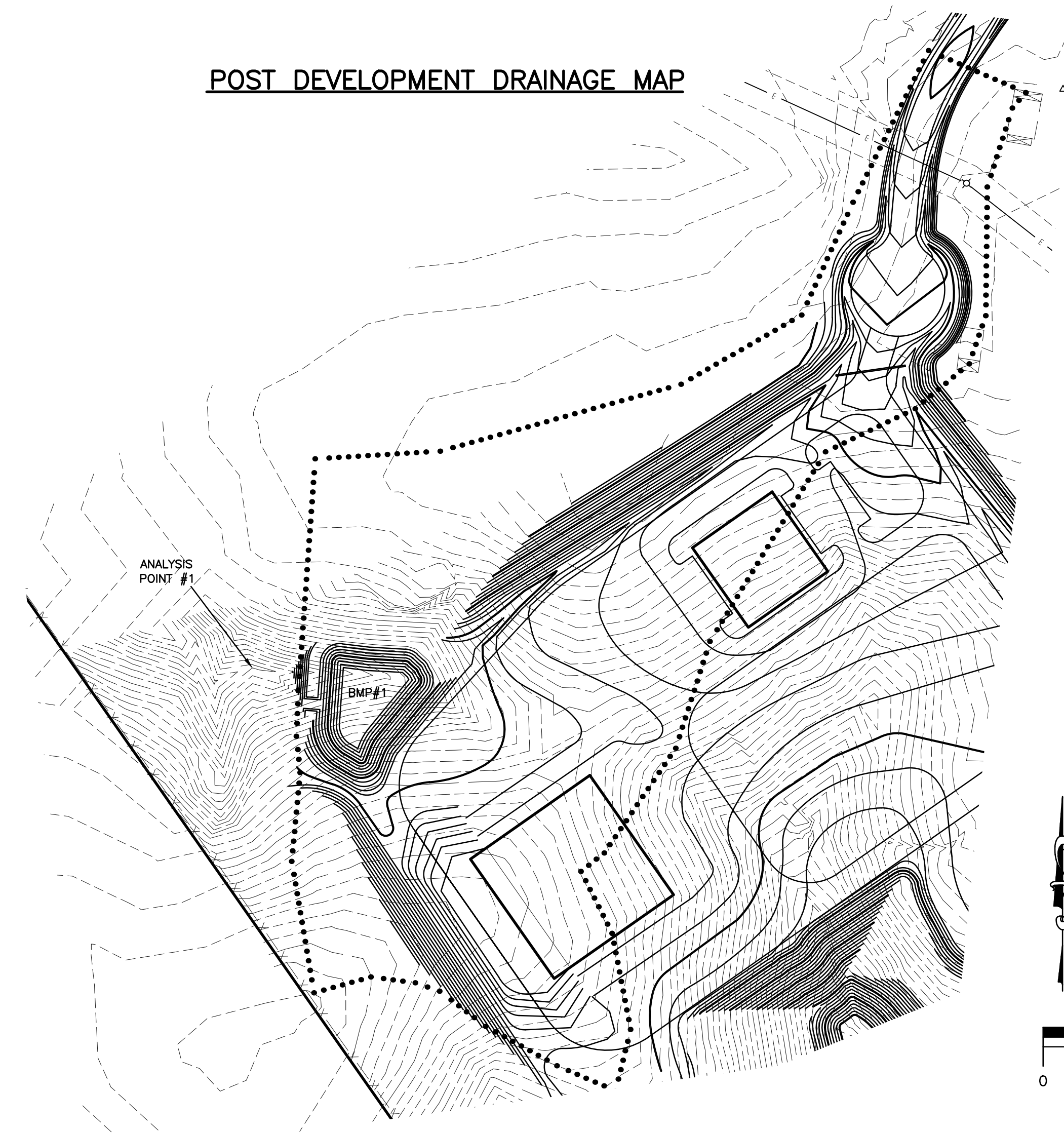
PRE DEVELOPMENT DRAINAGE MAP



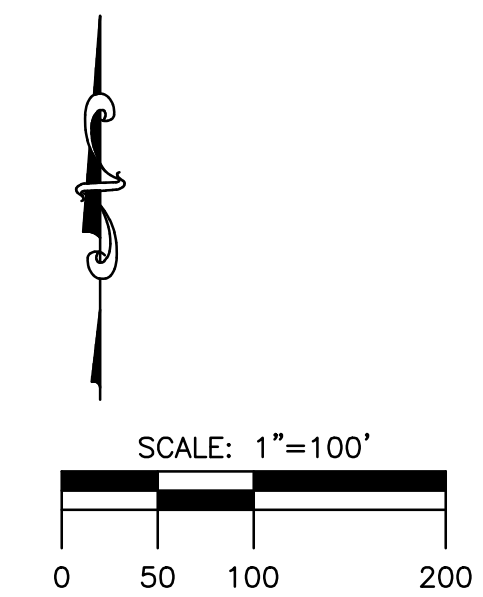
PRE DEVELOPED
 DA=3.14 ACRES
 CN=63
 TC = 21.6 MIN
 SEE TC CALCULATIONS ON SHEET 22



POST DEVELOPMENT DRAINAGE MAP



POST DEVELOPED
 TO BMP #1
 DA=6.98 ACRES
 CN=77
 TC = 12.5 MIN



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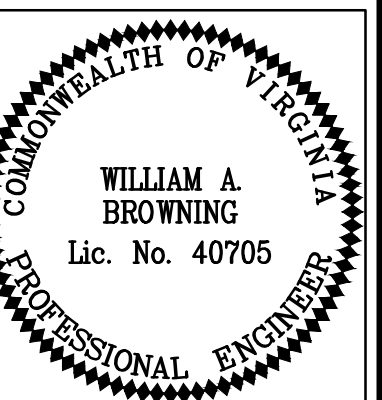
STORMWATER
 MANAGEMENT
 PLAN

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REVISIONS	
DATE	NOTES

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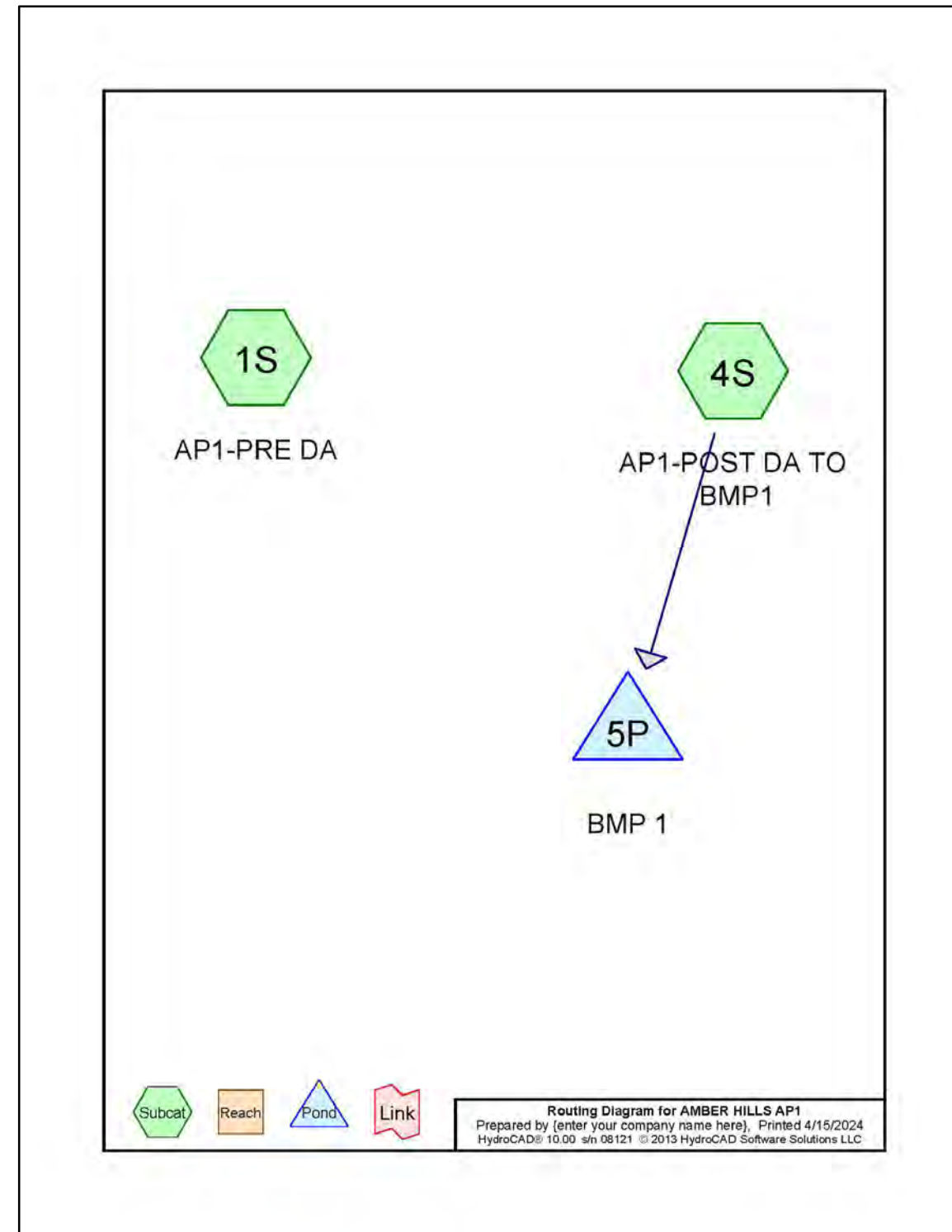
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 CAD FILE: AH3_SWM



ANALYSIS POINT #1

1 YR STORM

ROUTING DIAGRAM



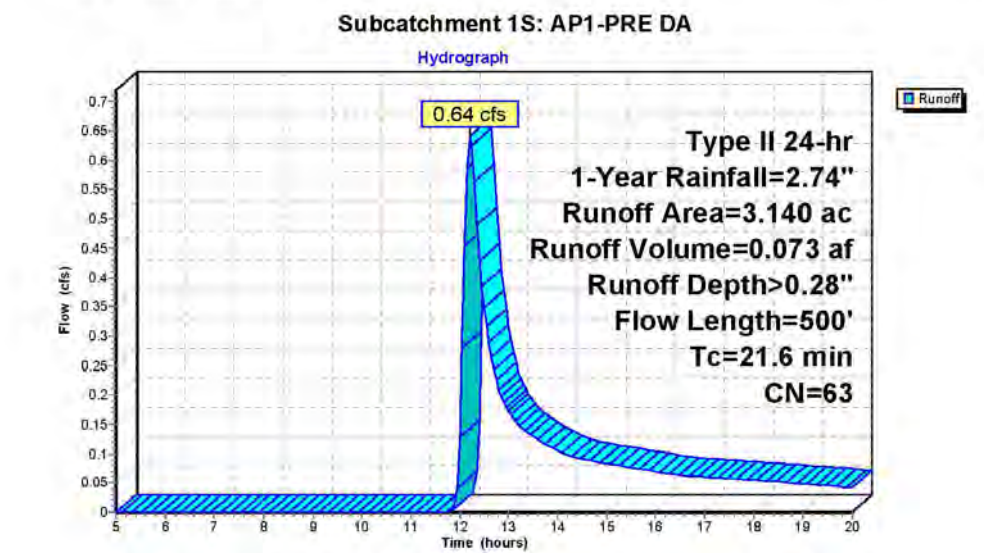
PRE DEVELOPED FLOW

AMBER HILLS AP1 Type II 24-hr 1-Year Rainfall=2.74"
Prepared by (enter your company name here) Printed 4/15/2024
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Summary for Subcatchment 1S: AP1-PRE DA
Runoff = 0.64 cfs @ 12.21 hrs, Volume= 0.073 af, Depth= 0.28"
Runoff by SCS TR-20 method, LH=SCS, Weighted-CN, Time Span= 5:00-20:00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.74"

Area (ac)	CN	Description
0.330	77	Woods, Good, HSG D
2.810	61	>75% Grass cover, Good, HSG B
3.140	83	Weighted Average
3.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	100	0.0100	0.14		Sheet Flow, Grass: Short, n= 0.150 P2= 3.60"
0.9	250	0.1040	4.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
8.5	150	0.0400	0.29	1.46	Channel Flow, Area= 5.0 af Perim= 20.2' n= 0.25' n= 0.400, Sheet flow, Woods+light brush
21.6	500				Total



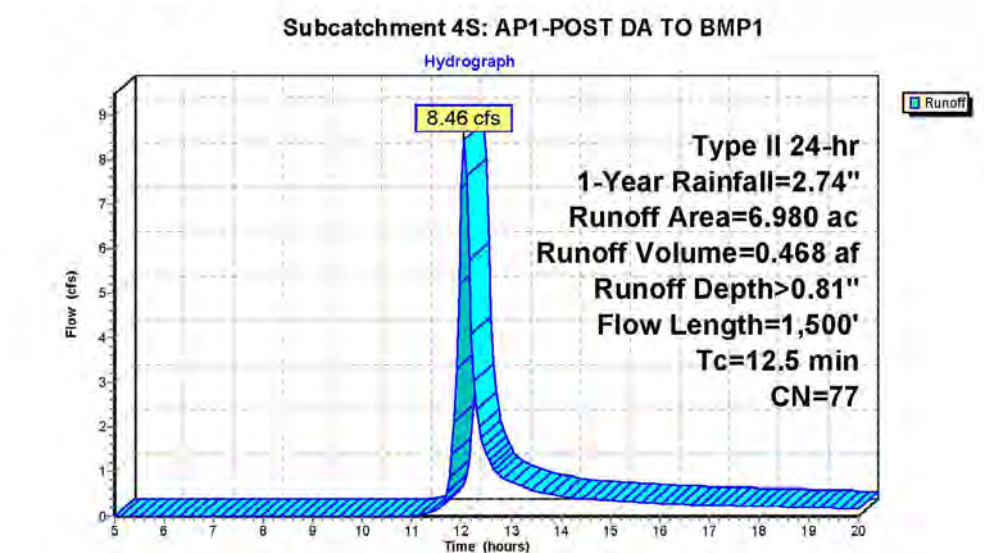
POST DEVELOPED FLOW TO BMP

AMBER HILLS AP1 Type II 24-hr 1-Year Rainfall=2.74"
Prepared by (enter your company name here) Printed 4/15/2024
HydroCAD® 10.00, s/n 08121 © 2013 HydroCAD Software Solutions LLC Page 3

Summary for Subcatchment 4S: AP1-POST DA TO BMP1
Runoff = 8.46 cfs @ 12.05 hrs, Volume= 0.468 af, Depth= 0.81"
Runoff by SCS TR-20 method, LH=SCS, Weighted-CN, Time Span= 5:00-20:00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.74"

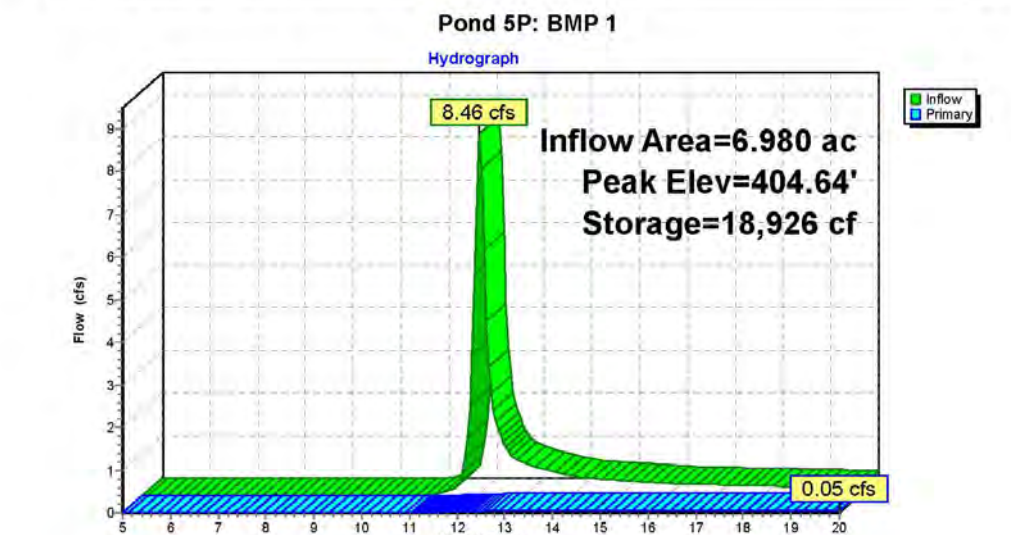
Area (ac)	CN	Description
2.850	98	Paved parking, HSG B
3.800	61	>75% Grass cover, Good, HSG B
0.330	80	>75% Grass cover, Good, HSG D
6.980	77	Weighted Average
4.130		58.17% Pervious Area
2.850		40.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.5	1,500				Direct Entry,



BMP INFORMATION

AMBER HILLS AP1 Type II 24-hr 1-Year Rainfall=2.74"
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1 YR STORM

ENERGY BALANCE

1 YR 24 HOUR STORM EVENT
 $Q_{BMP\ OUTFLOW} \times RV_{POST} \leq Q_{PRE} \times RV_{PRE} \times I.F.$
 $0.05 \times 0.468 \leq 0.64 \times 0.073 \times 0.8$
 $.023 \leq .037$
ENERGY BALANCE MET

10 YR STORM

FLOOD PROTECTION

10 YR 24 HOUR STORM EVENT
 $Q_{POST} \leq Q_{PRE}$
 $3.80 \text{ cfs} \leq 4.76 \text{ cfs}$
FLOOD PROTECTION MET

10 YR STORM

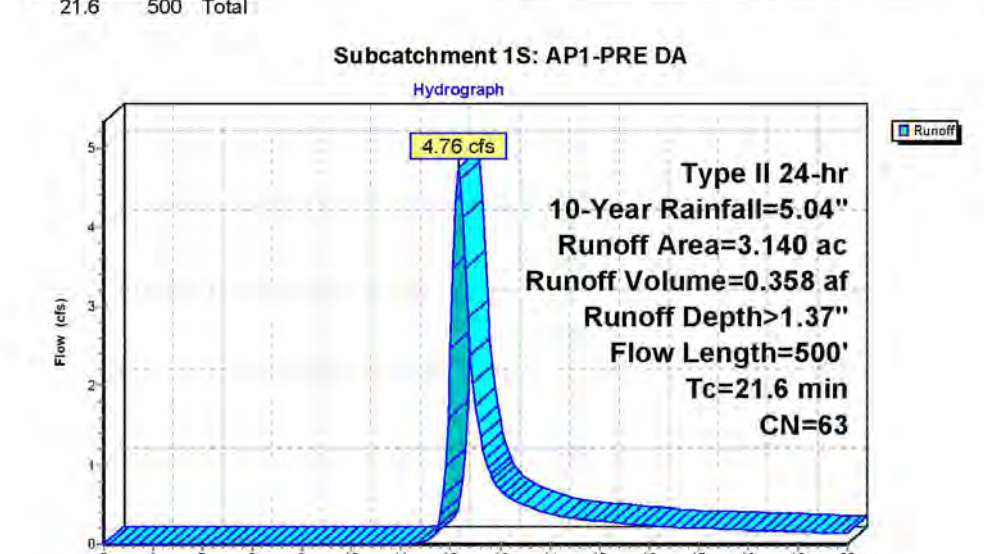
PRE DEVELOPED FLOW

AMBER HILLS AP1 Type II 24-hr 10-Year Rainfall=5.04"
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Summary for Subcatchment 1S: AP1-PRE DA
Runoff = 4.76 cfs @ 12.16 hrs, Volume= 0.358 af, Depth= 1.37"
Runoff by SCS TR-20 method, LH=SCS, Weighted-CN, Time Span= 5:00-20:00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=5.04"

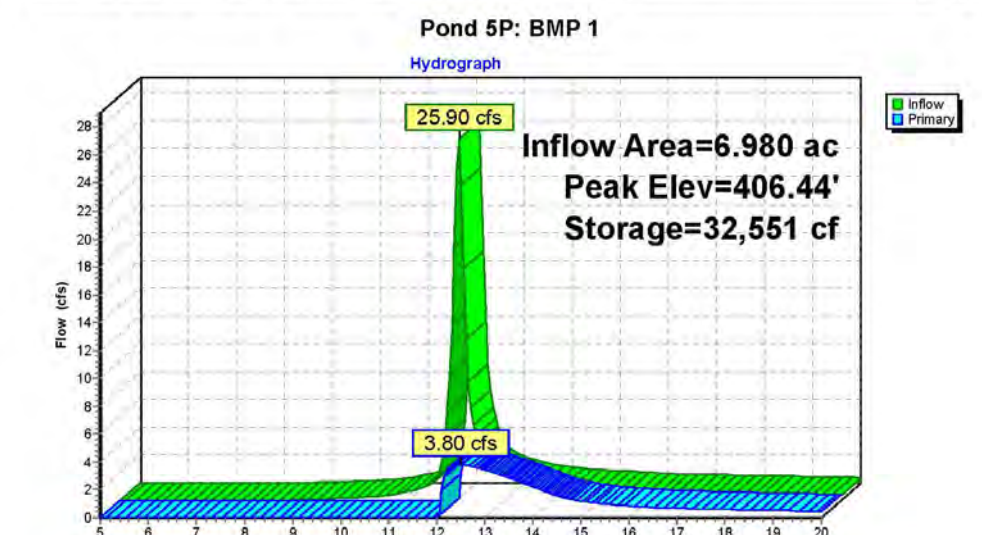
Area (ac)	CN	Description
0.330	77	Woods, Good, HSG D
2.810	61	>75% Grass cover, Good, HSG B
3.140	83	Weighted Average
3.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.2	100	0.0100	0.14		Sheet Flow, Grass: Short, n= 0.150 P2= 3.60"
0.9	250	0.1040	4.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
8.5	150	0.0400	0.29	1.46	Channel Flow, Area= 5.0 af Perim= 20.2' n= 0.25' n= 0.400, Sheet flow, Woods+light brush
21.6	500				Total



BMP INFORMATION

AMBER HILLS AP1 Type II 24-hr 10-Year Rainfall=5.04"
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BMP INFORMATION

AMBER HILLS AP1 Type II 24-hr 10-Year Rainfall=5.04"
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Summary for Pond 5P: BMP 1
Inflow Area = 6.980 ac, 40.83% Impervious, Inflow Depth > 2.45" for 10-Year event
Inflow = 25.90 cfs @ 12.05 hrs, Volume= 1.423 af
Outflow = 3.80 cfs @ 12.49 hrs, Volume= 0.932 af, Atten= 85%, Lag= 26.5 min
Primary = 3.80 cfs @ 12.49 hrs, Volume= 0.932 af
Routing by Stor-Ind method, Time Span= 5:00-20:00 hrs, dt= 0.05 hrs
Peak Elev= 406.44' @ 12.49 hrs Surf Area= 8.461 af Storage= 32,551 cf
Plug Flow detention time= 148.7 min calculated for 0.932 af (66% of inflow)
Control of Mass det. time= 77.0 min (66.9 - 789.9)

Volume #1	Invert	Avail Storage	Storage Description
400.50'		57,955 cf	Custom Stage Data (Prismatic), listed below (Recast)

Elevation (feet)	Surf Area (sq.ft)	Inc Store (cubic-feet)	Cum Store (cubic-feet)
400.50	0	0	0
401.00	3,445	861	861
402.00	4,234	3,840	4,701
403.00	5,068	4,992	9,362
404.00	6,006	5,545	14,910
405.00	6,979	6,493	21,402
406.00	8,009	7,494	28,996
407.00	9,096	8,553	37,449
408.00	10,239	9,988	47,116
409.00	11,439	10,839	57,955

Device	Routing	Invert	Outlet Devices
#1	Primary	400.50'	24" Round Culvert L= 56.0' RCP, square edge headwall, Ken= 0.500 Inlet / Outlet Invert= 400.50' / 400.05' S= 0.0080' / C= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 3.14 af
#2	Device 1	400.50'	1.0' Vert. Orifice/Grate C= 0.600
#3	Device 1	404.75'	12.0" W x 8.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	406.50'	31.0" x 31.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary Outflow Max=3.80 cfs @ 12.49 hrs HW=406.44' (Free Discharge)
1-Culvert (Passes 3.80 cfs of 33.63 cfs potential flow)
2-Orifice/Grate (Orifice Controls 0.95 cfs @ 11.70 fps)
3-Orifice/Grate (Orifice Controls 3.73 cfs @ 5.60 fps)
4-Orifice/Grate (Controls 0.00 cfs)

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PHONE: (804) 746-5285 FAX: (804) 720-7824 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

S.B. COX
RECYCLING CENTER
AT AMBER HILLS LOT 3
PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN

DATE: APRIL 19, 2024

REVISIONS

NOTES

DATE

DESIGNED BY: ANW
DRAWN BY: MDS
CHECKED BY: WAB

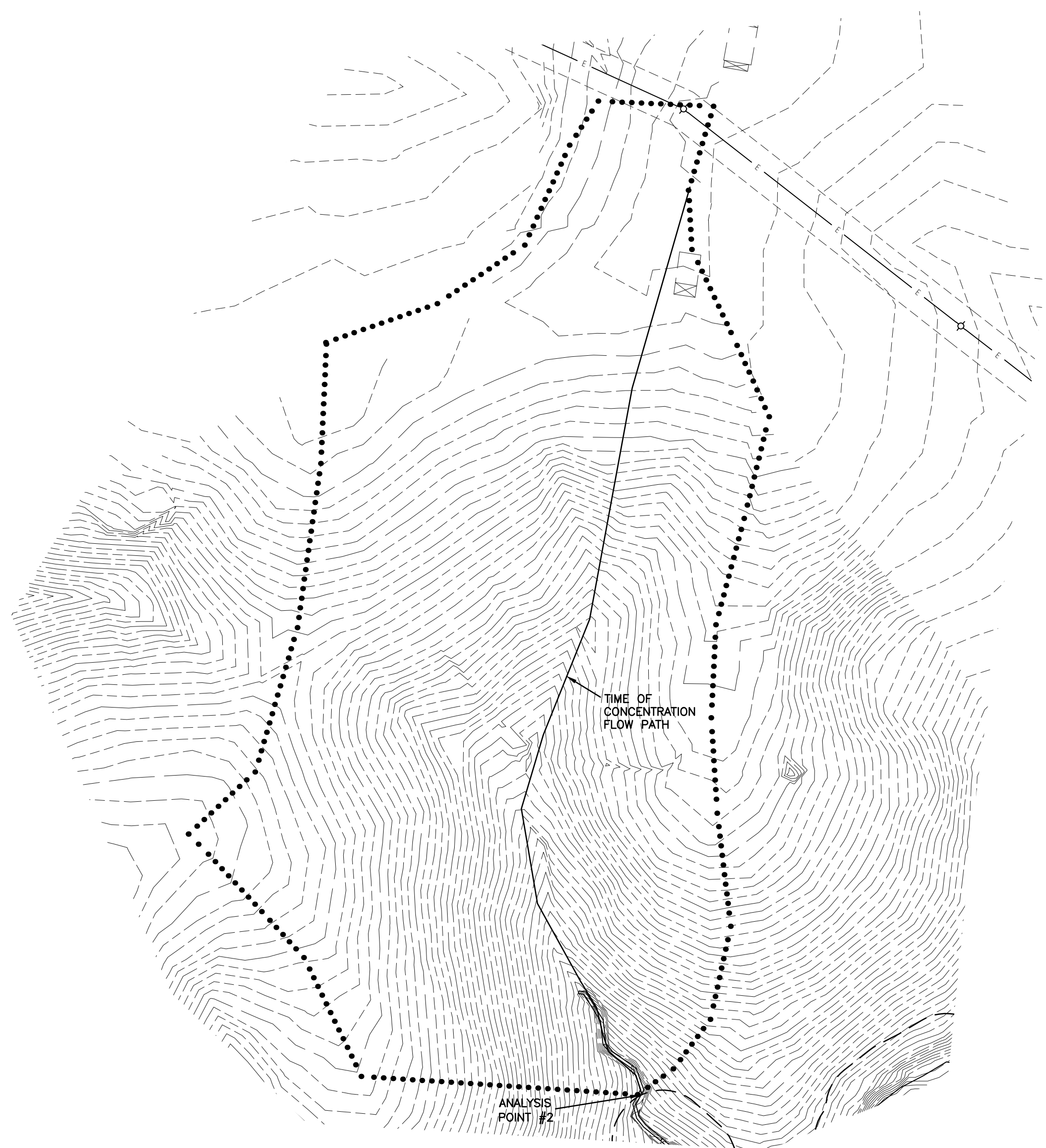
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CAD FILE: AH3_SWM

COMMONWEALTH OF VIRGINIA
WILLIAM A. BROWNING
Lic. No. 40705
PROFESSIONAL ENGINEER

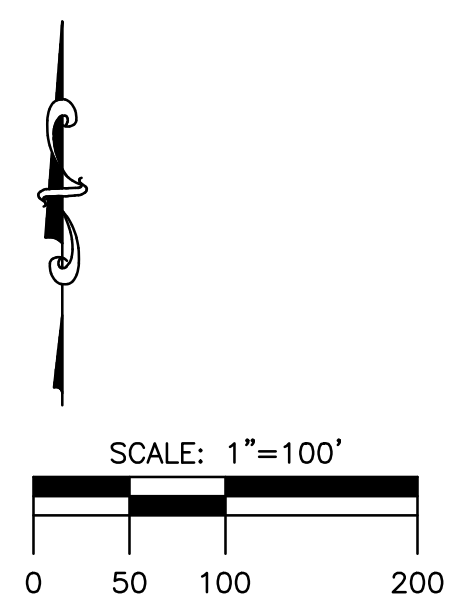
SHEET 22 OF 28

ANALYSIS POINT #2

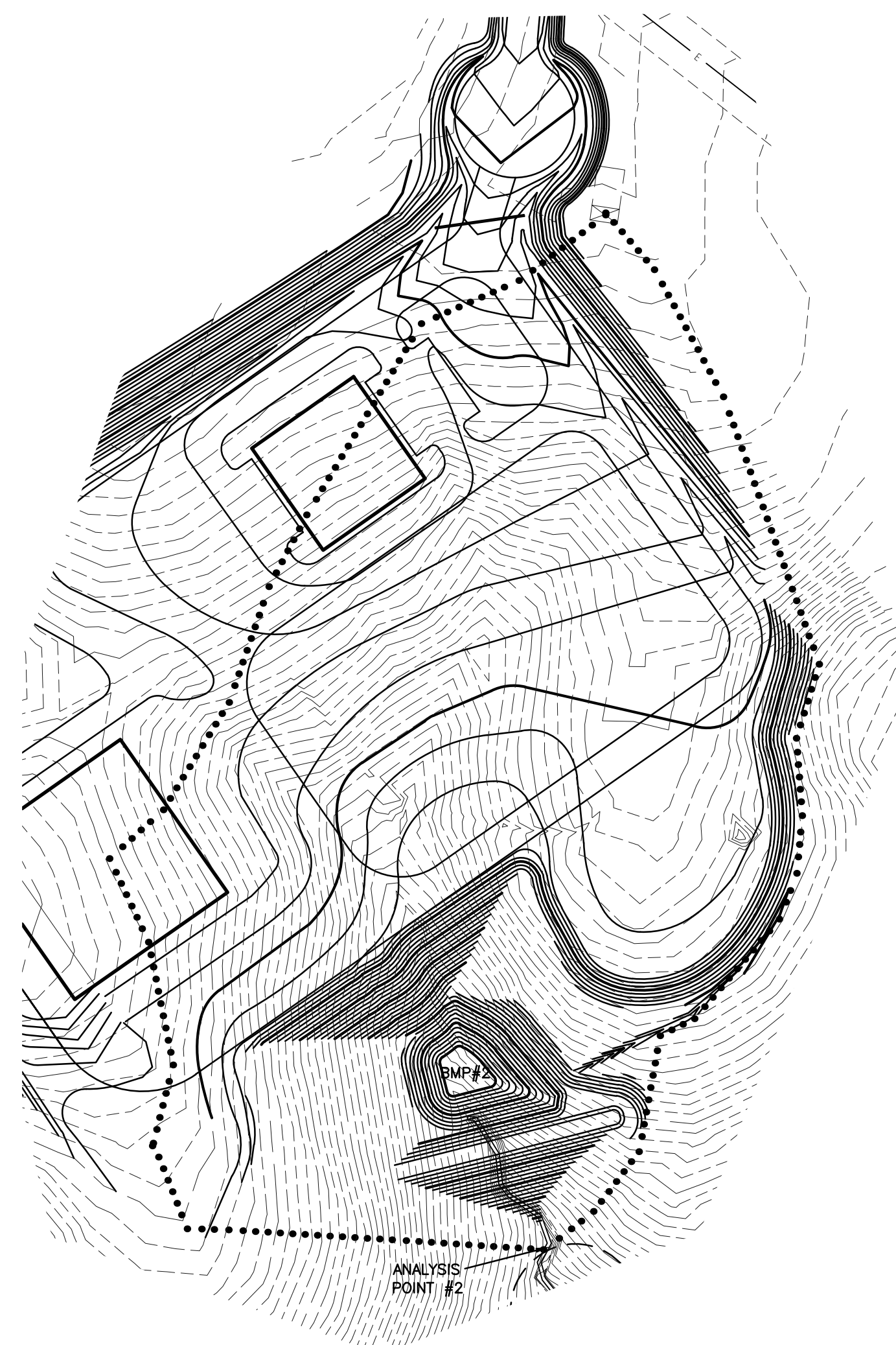
PRE DEVELOPMENT DRAINAGE MAP



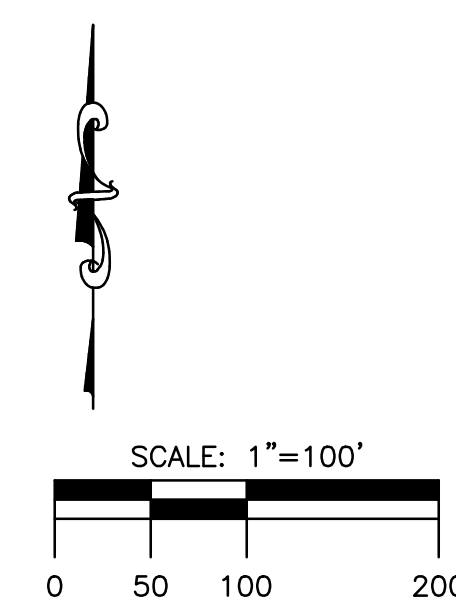
PRE DEVELOPED
 DA=8.41 ACRES
 CN=63
 TC = 34.9 MIN
 SEE TC CALCULATIONS ON SHEET 24



POST DEVELOPMENT DRAINAGE MAP



POST DEVELOPED
 TO BMP #1
 DA=6.98 ACRES
 CN=77
 TC = 12.5 MIN



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AT AMBER HILLS LOT 3
 PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

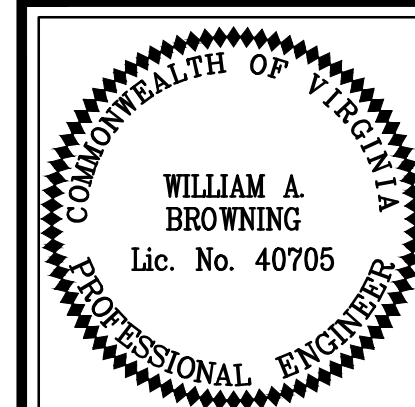
STORMWATER
 MANAGEMENT
 PLAN

DATE: APRIL 19, 2024

DATE	NOTES

DESIGNED BY: ANW
 DRAWN BY: MDS
 CHECKED BY: WAB

J.N.: 628-01-001
 CAD FILE: AH3_SWM

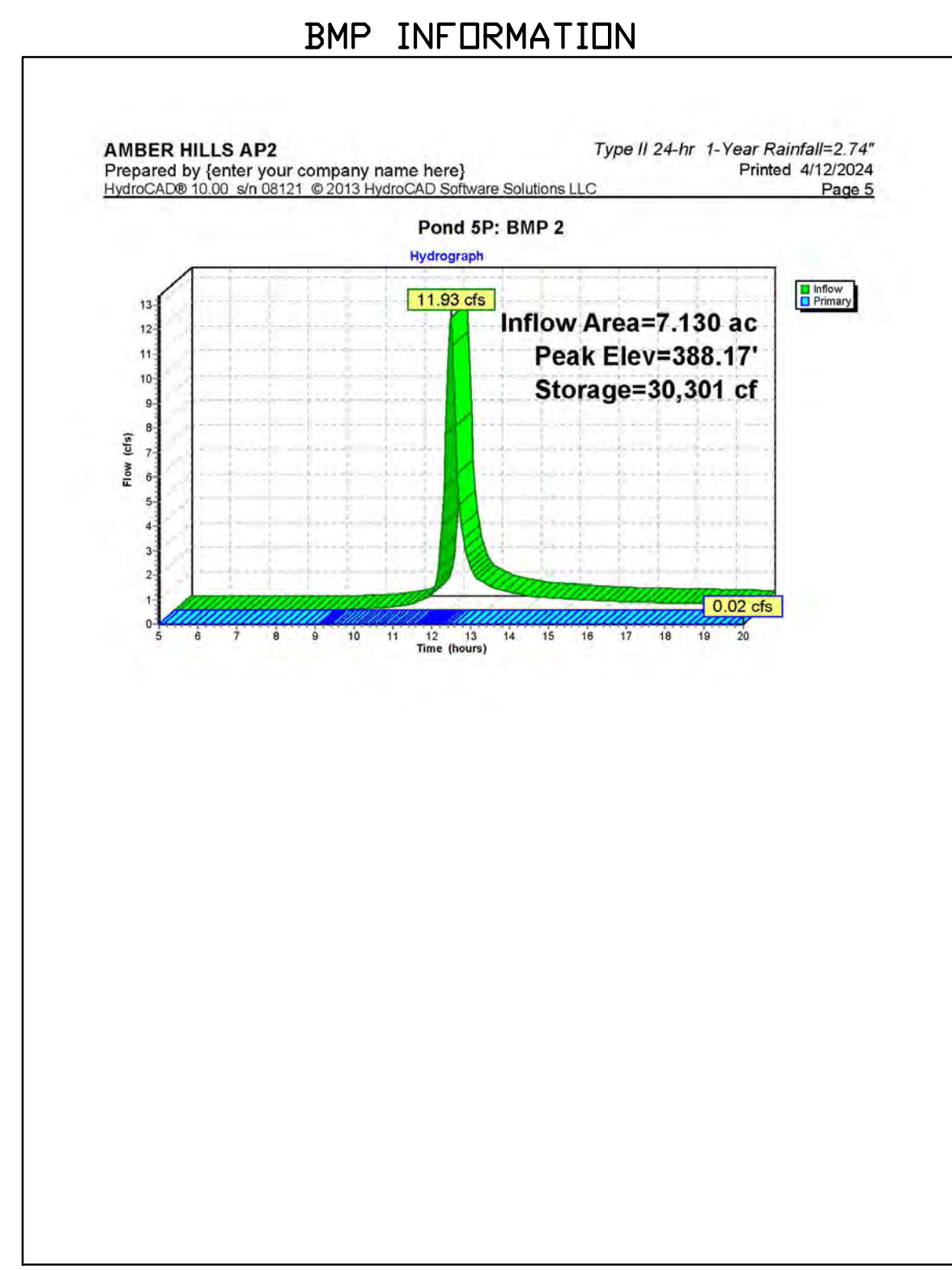
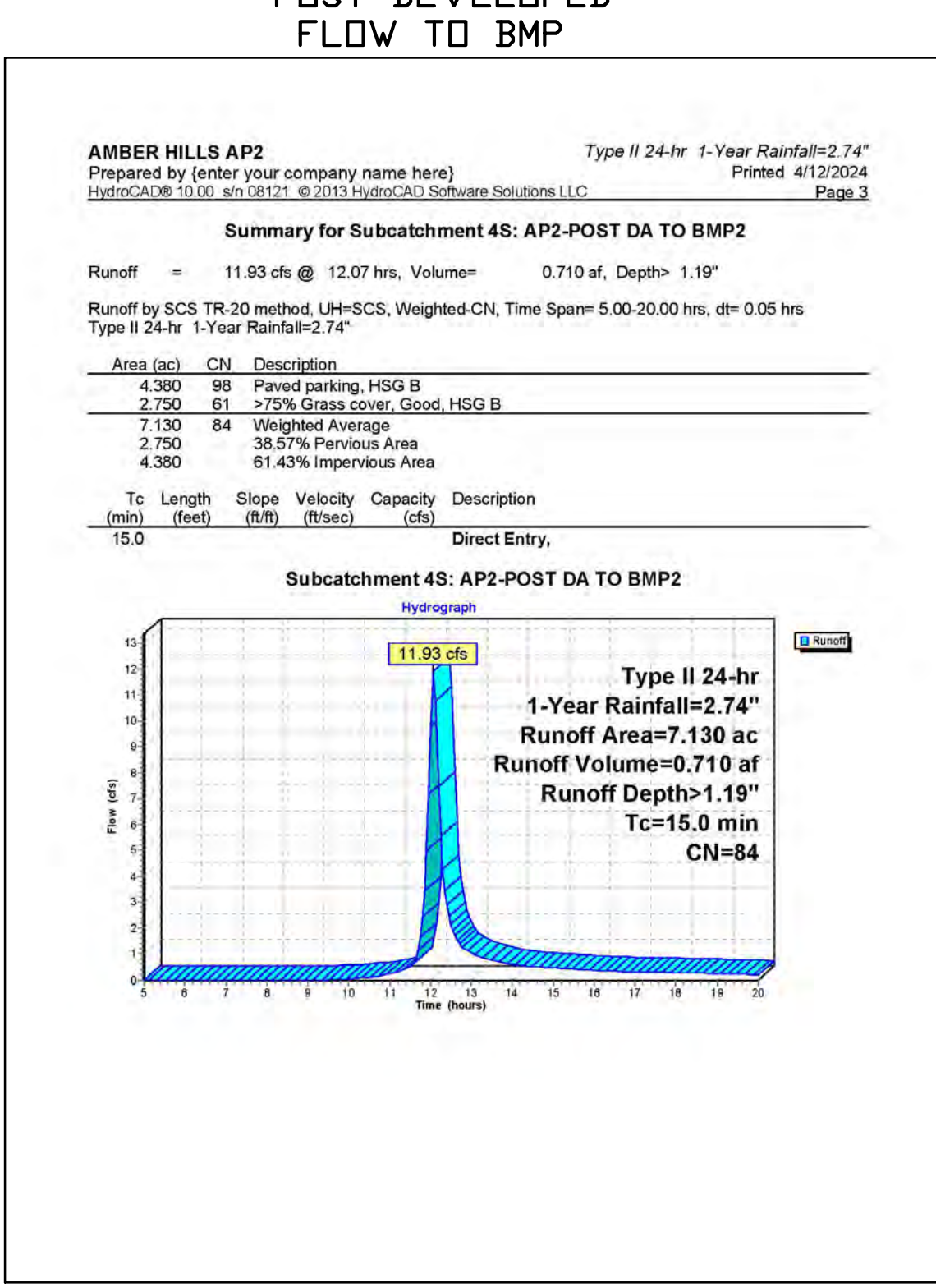
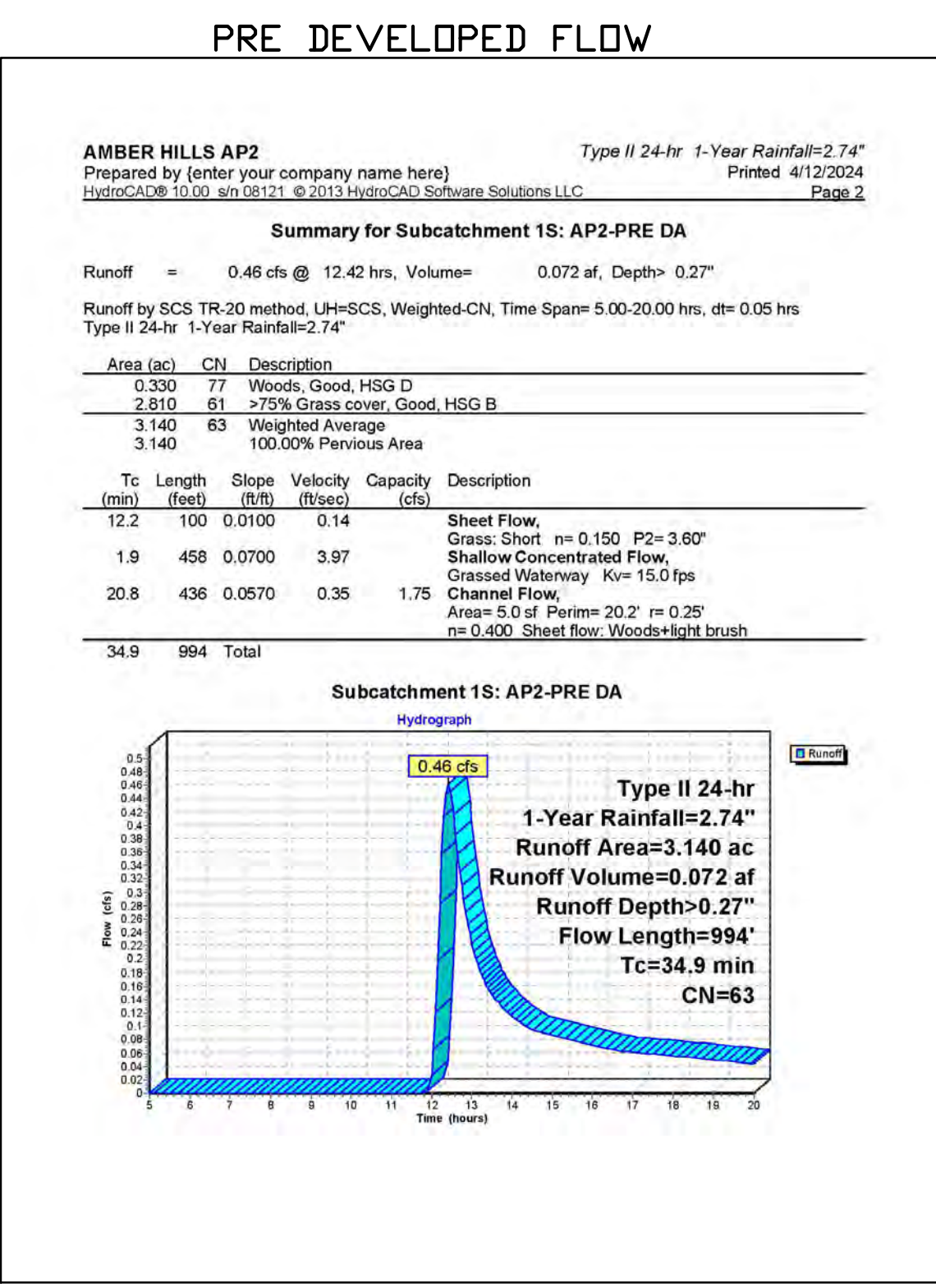
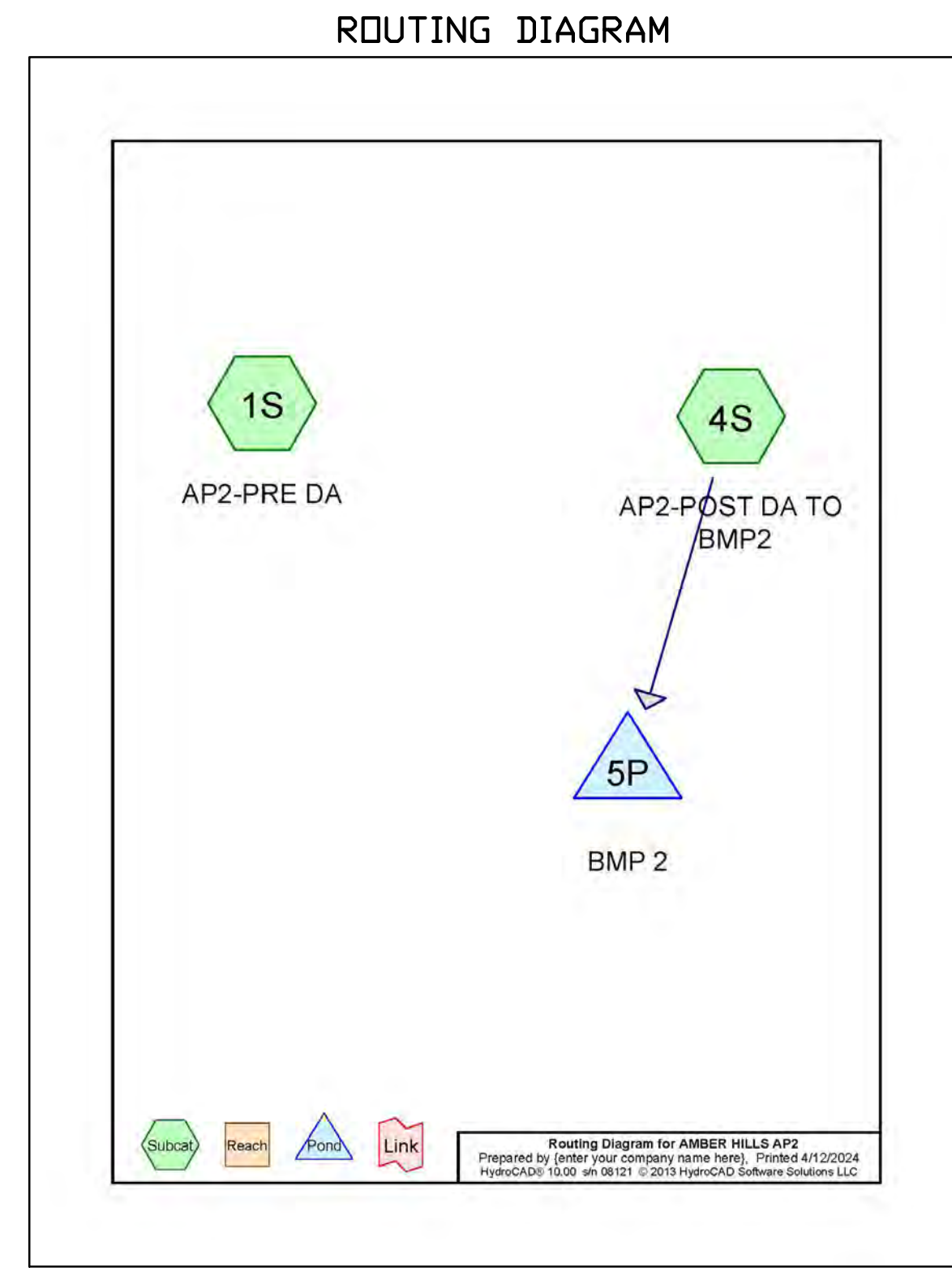


ANALYSIS POINT #2

1 YR STORM

POST DEVELOPED FLOW TO BMP

BMP INFORMATION



1 YR STORM

ENERGY BALANCE

1 YR 24 HOUR STORM EVENT

$$Q_{BMP\ OUTFLOW} \times RV_{POST} \leq Q_{PRE} \times RV_{PRE} \times I.F.$$

$$0.02 \times 0.710 \leq 0.46 \times 0.072 \times 0.8$$

$$.014 \leq .026$$

ENERGY BALANCE MET

10 YR STORM

FLOOD PROTECTION

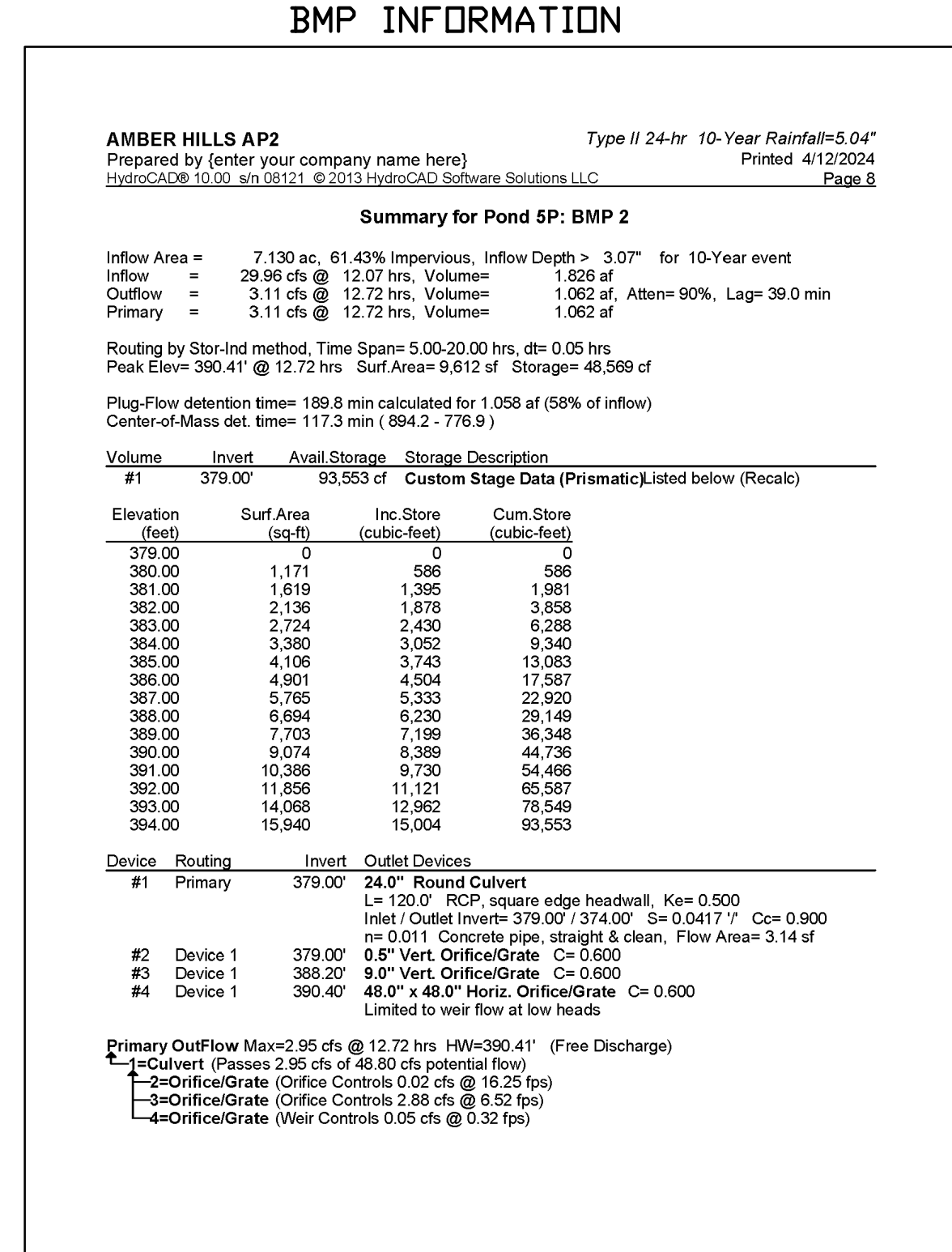
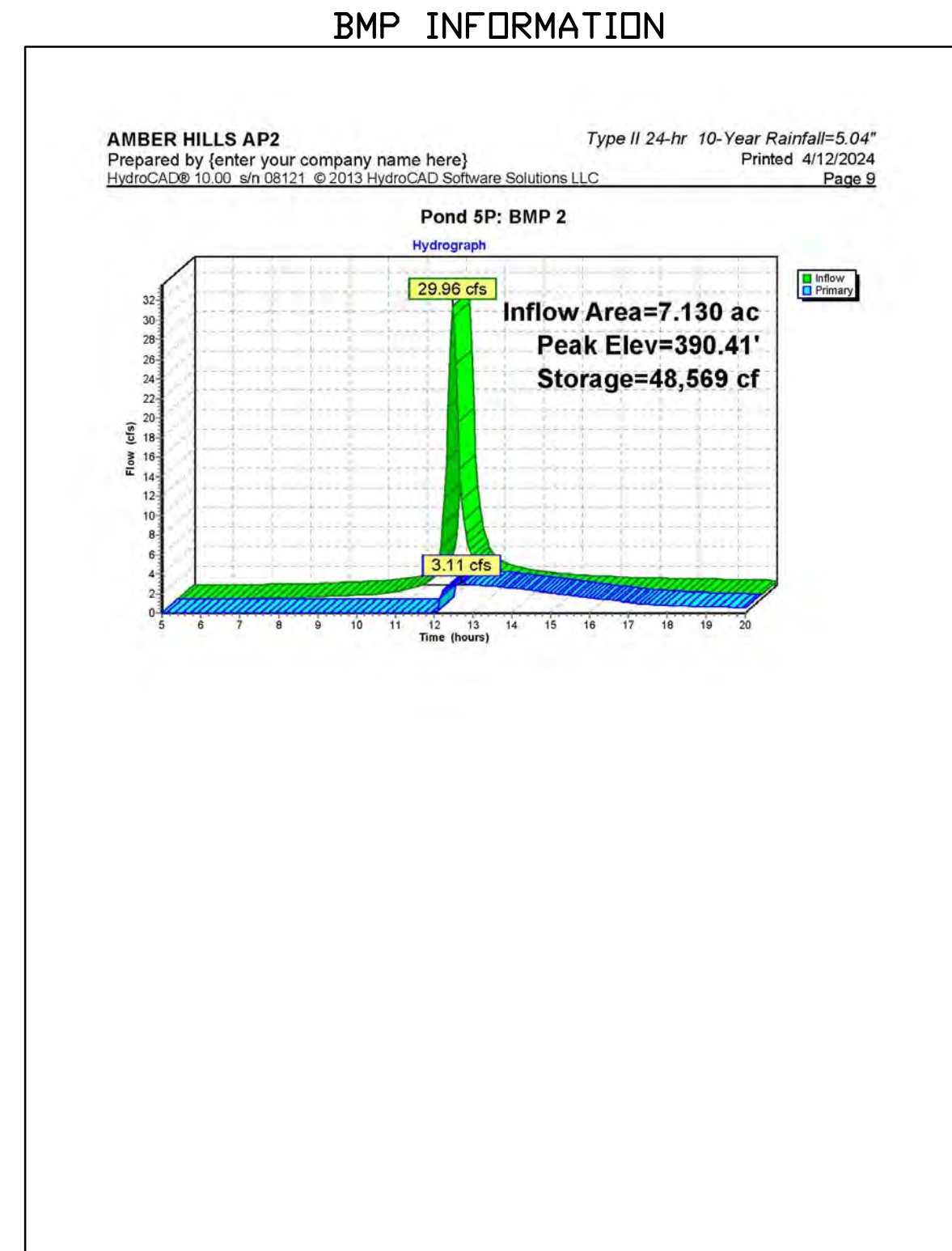
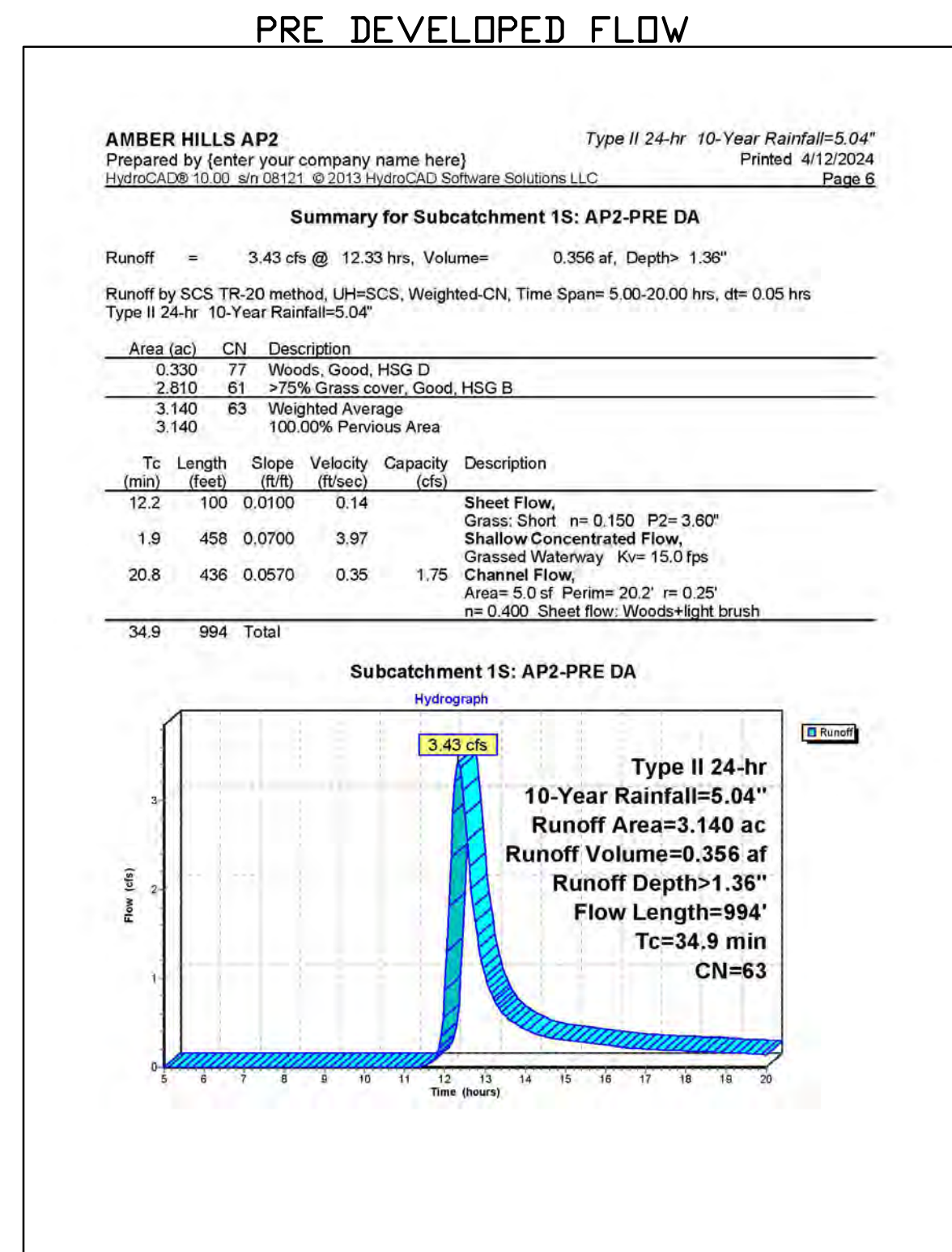
10 YR 24 HOUR STORM EVENT

$$Q_{POST} \leq Q_{PRE}$$

$$3.11 \text{ cfs} \leq 3.43 \text{ cfs}$$

FLOOD PROTECTION MET

10 YR STORM



YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7209 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111
 PHONE : (804) 746-5285 FAX : (804) 720-7824 EMAIL : YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

S.B. COX
 RECYCLING CENTER
 AT AMBER HILLS LOT 3
 PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

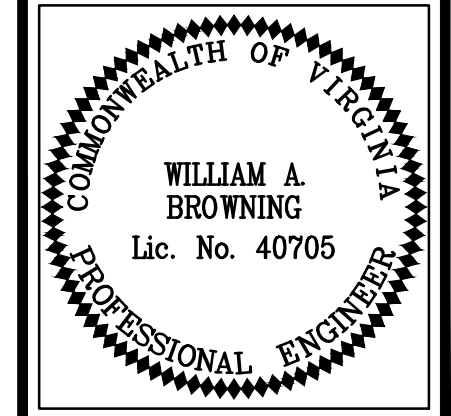
STORMWATER MANAGEMENT PLAN

DATE: APRIL 19, 2024

REVISIONS	
DATE	NOTES

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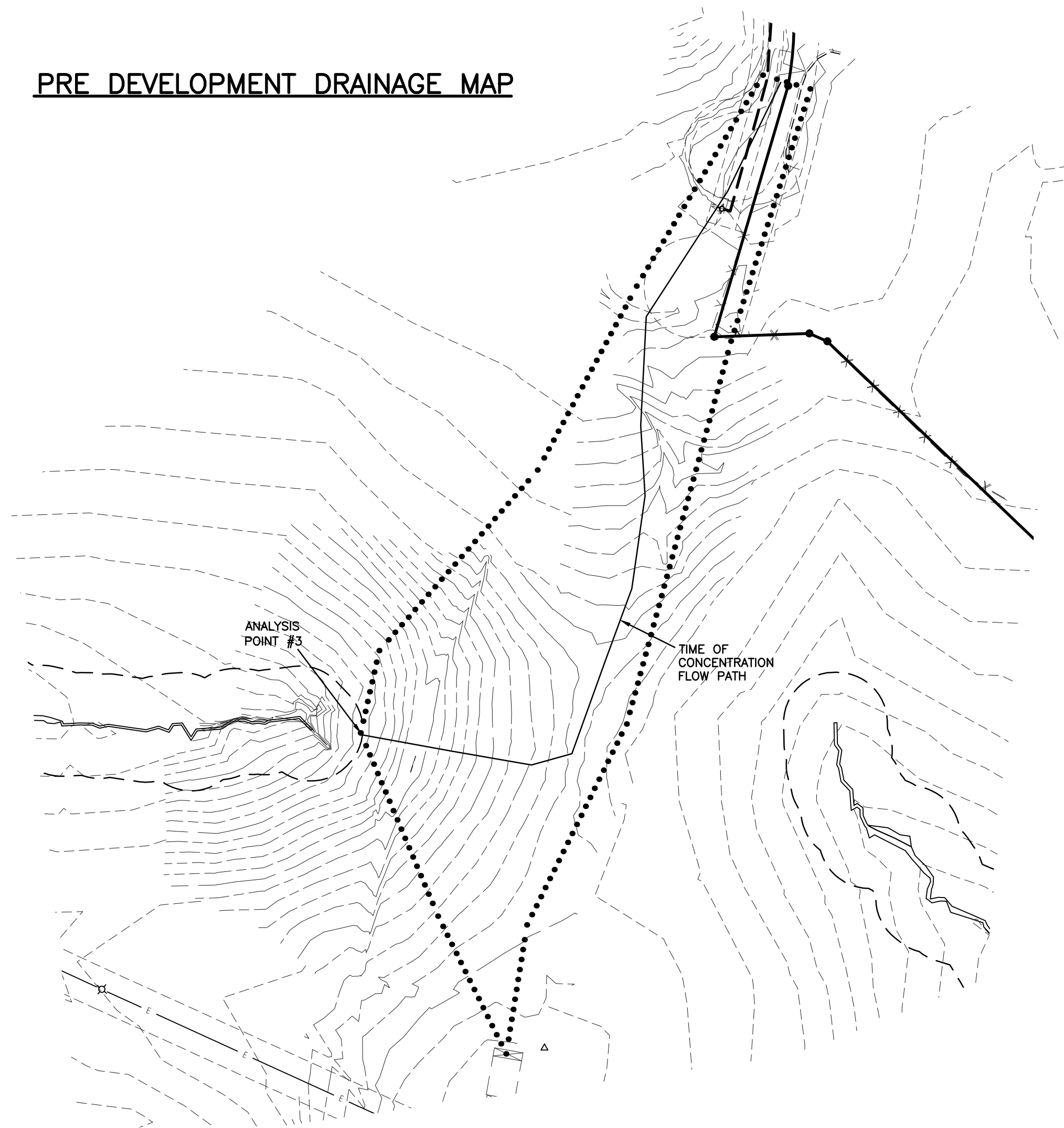
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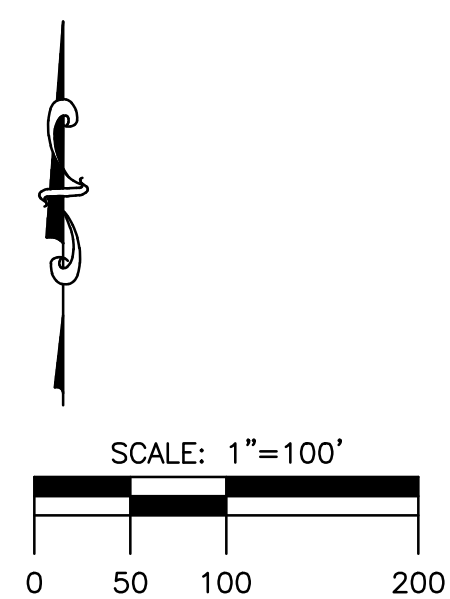
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ANALYSIS POINT #3

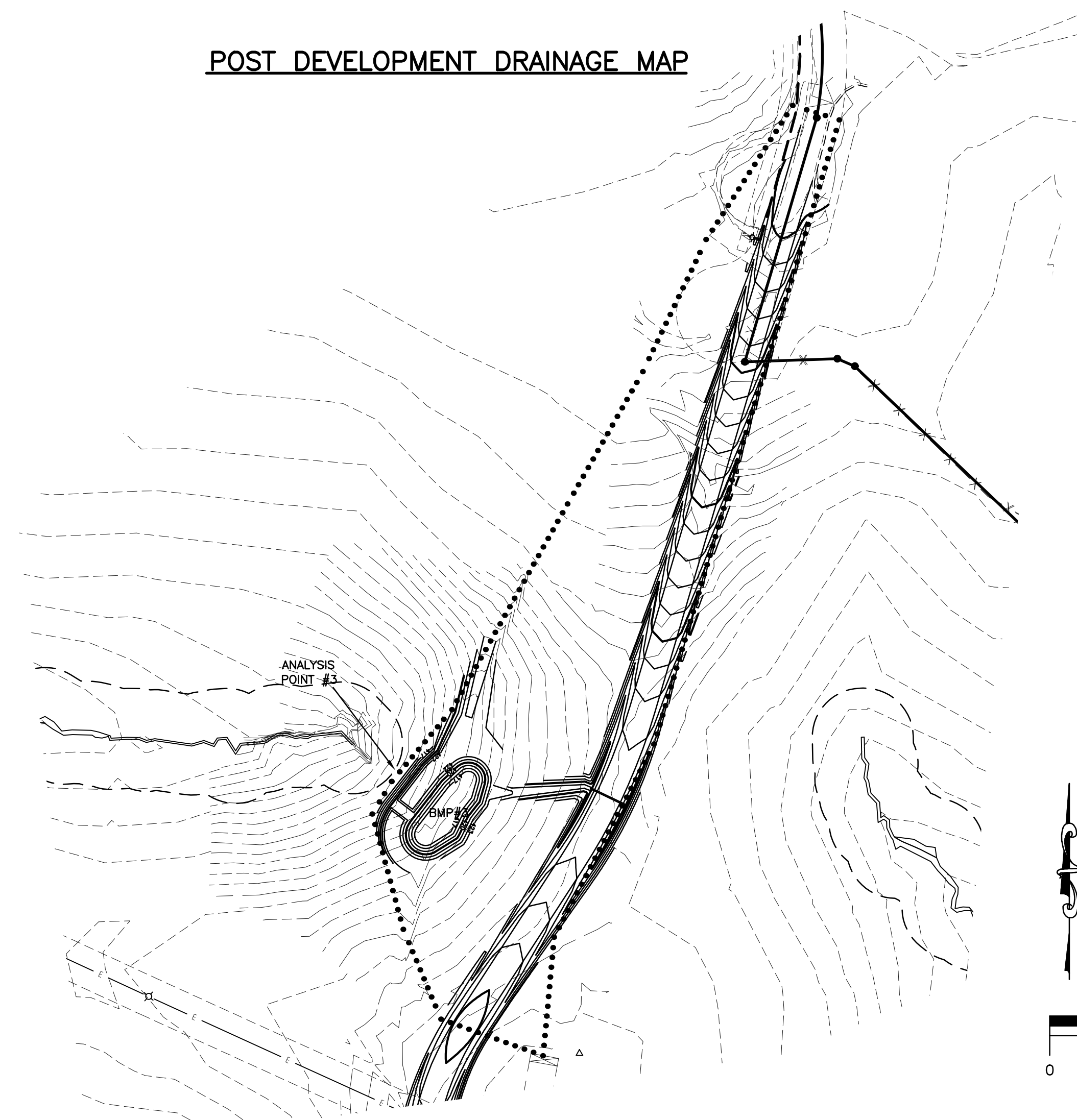
PRE DEVELOPMENT DRAINAGE MAP



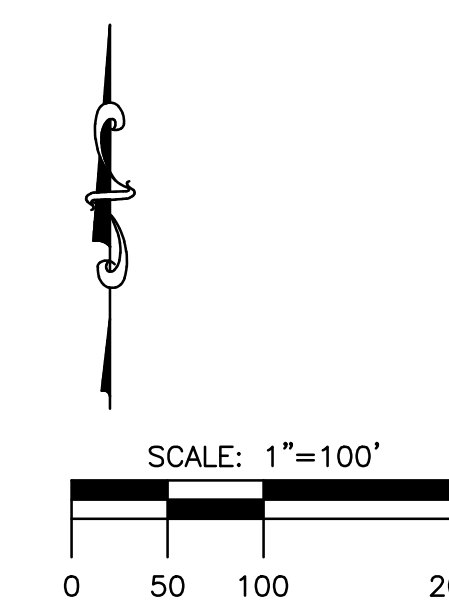
PRE DEVELOPED
DA=3.30 ACRES
CN=63
TC = 6.8 MIN
SEE TC CALCULATIONS ON SHEET 26



POST DEVELOPMENT DRAINAGE MAP



POST DEVELOPED
TO BMP #1
DA=3.38 ACRES
CN=69
TC = 5 MIN



J:\PROJECTS\AMBER HILLS\CONSTRUCTION PLANS\AH3_SWM.DWG

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& ASSOCIATES P.C.
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S.B. COX
RECYCLING CENTER
AT AMBER HILLS LOT 3
PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

STORMWATER
MANAGEMENT
PLAN

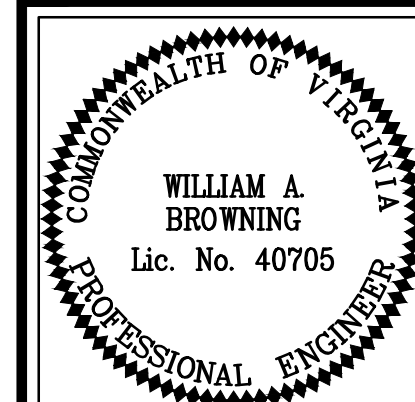
DATE: APRIL 19, 2024

REVISIONS

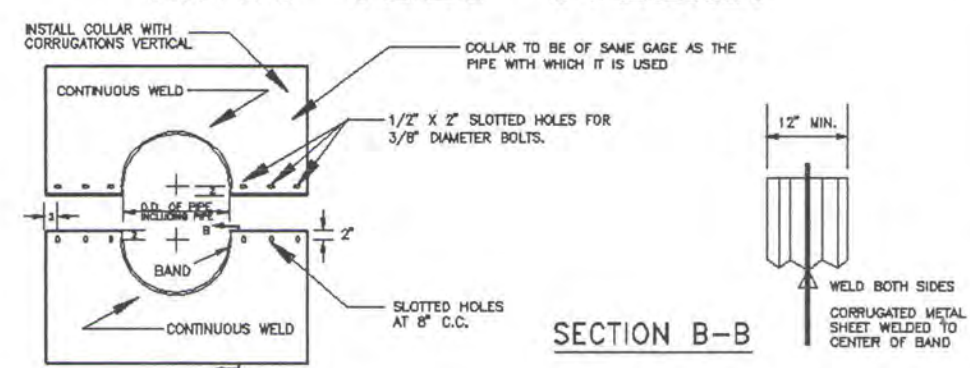
DATE	NOTES

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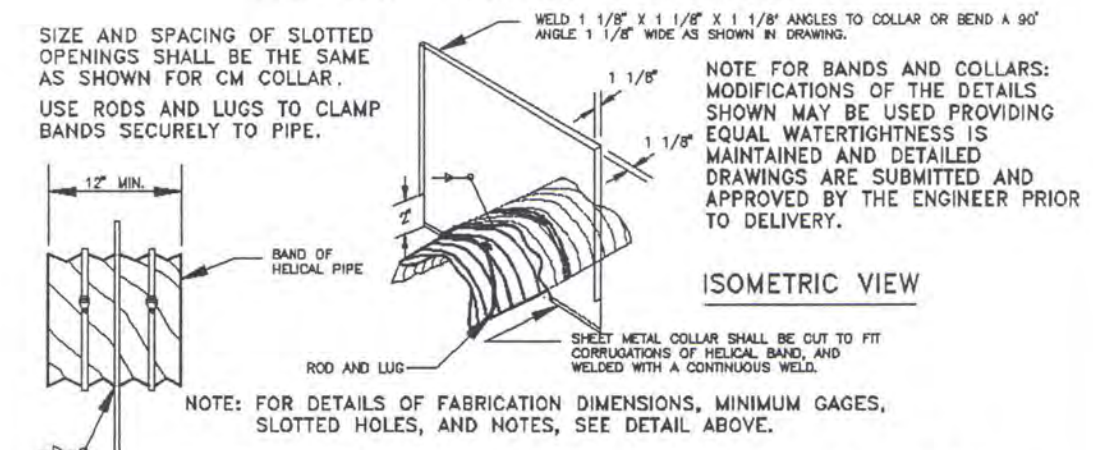
DETAILS OF CORRUGATED METAL ANTI-SEEP COLLAR



ELEVATION OF UNASSEMBLED COLLAR

- NOTES FOR COLLARS:
1. ALL MATERIALS TO BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
 2. WHEN SPECIFIED ON THE PLANS, COATING OF COLLARS SHALL BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
 3. UNASSEMBLED COLLARS SHALL BE MARKED BY PAINTING OR TAGGING TO IDENTIFY MATCHING PAIRS.
 4. THE LAP BETWEEN THE TWO HALF SECTIONS AND BETWEEN THE PIPE AND CONNECTING BAND SHALL BE CAULKED WITH ASPHALT MASTIC AT TIME OF INSTALLATION.
 5. EACH COLLAR SHALL BE FURNISHED WITH TWO 1/2" DIAMETER RODS WITH STANDARD TANK LUGS FOR CONNECTING COLLARS TO PIPE.

DETAIL OF HELICAL PIPE ANTI-SEEP COLLAR



- NOTE: TWO OTHER TYPES OF ANTI-SEEP COLLARS ARE:
1. CORRUGATED METAL, SIMILAR TO UPPER, EXCEPT SHOP WELDED TO A SHORT (4 FT.) SECTION OF THE PIPE AND CONNECTED WITH CONNECTING BANDS TO THE PIPE.
 2. CONCRETE, SIX INCHES THICK FORMED AROUND THE PIPE WITH #3 REBAR SPACED 15" HORIZONTALLY AND VERTICALLY.

Source: USDA-SCS Plate 3.14-13

GOCHLAND COUNTY
Gochland County Policies and Procedures
Effective: July 1, 2016
Department of Environmental & Land Development

Stormwater Management Facilities Maintenance Responsibilities

In accordance with the Inspection and Maintenance of Stormwater Management Facilities Agreement entered into by the Owner/Developer of the property as a condition of Plan approval, the Owner/Developer shall maintain each SWM Facility as shown on the Plan in good condition and working order.

The Owner/Developer shall conduct annual inspections of each SWM Facility and at a minimum follow inspection and maintenance recommendations, as provided in the Virginia Department of Environmental Quality (VDEQ) Stormwater Design Specifications (available at the Virginia Stormwater BMP Clearinghouse Website). This is to ensure that each SWM Facility remains in proper working condition in accordance with approved design standards and applicable legal requirements. These inspections may be conducted by the Owner/Developer or his/her representative. The Owner/Developer shall be responsible for addressing any maintenance needs identified during these inspections. These inspections and any associated maintenance activities should be documented and copies of these documents should be kept by the owner and available for review upon request by the County.

At least once every five years, the Owner/Developer shall provide inspections of each SWM Facility that are conducted or supervised by a person who is licensed in Virginia as a Professional Engineer, Architect, Landscape Architect, or Land Surveyor pursuant to Section 54.1-400 et. seq. of the Code of Virginia; and such inspections shall bear the professional seal of the individual responsible for the inspection. This is to ensure that each SWM Facility has been maintained in proper working condition in accordance with approved design standards and applicable legal requirements. The Owner/Developer shall be responsible for addressing any maintenance needs identified during these inspections. These inspections and any associated maintenance activities shall be documented and copies of these documents shall be submitted to the County within 30 days of the date of the inspection. [Alternately, the inspections can be conducted by a person who holds a valid Stormwater Inspector or Stormwater Combined Administrator certificate of competence (or applicable Dual Certification) from the Virginia State Water Control Board, in which case such inspections shall include the Certificate Number and Expiration Date for the certificate of competence.]

GOCHLAND COUNTY
Gochland County Policies and Procedures
Effective: July 1, 2016
Department of Environmental & Land Development

Stormwater Management Facilities "As-Built" Certification

The below procedures shall apply to all projects that have installed a permanent stormwater management facility (SWM Facility) that is covered by a stormwater management agreement.

In accordance with 9VAC25-870-55 and 108, a construction record drawing ("as-built") must be prepared for each permanent Stormwater Management Facility (SWM Facility) and submitted to Gochland County (SMP Authority) for review and approval. Both approval of the construction of the SWM Facility and approval of the construction record drawing by Gochland County are conditions for release of the Erosion and Sediment Control Bond and approval of the final Notice of Termination for the project.

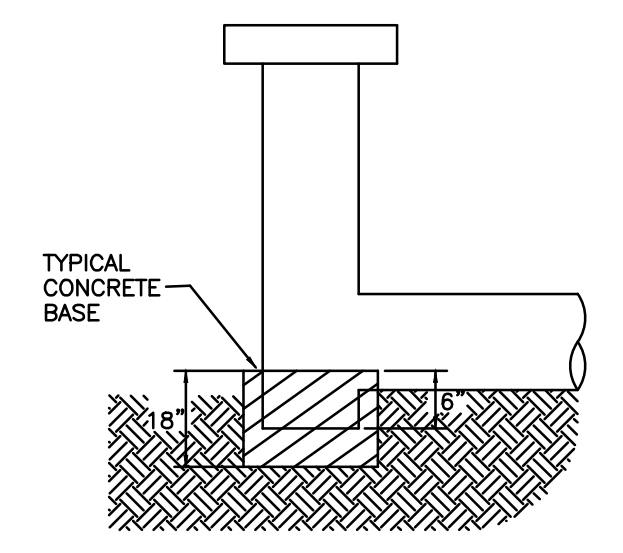
The construction record drawing must:

1. Accurately depict as-built details such as, but not limited to, inverts, lengths, depths, material types and sizes, grading, and the location of all required components.
2. Include a statement certifying that the SWM Facility was constructed in accordance with the approved Plan of Construction and related specifications (BMP Clearinghouse, Virginia Stormwater Management Handbook, manufacturer's specifications, as applicable).
3. Be signed and sealed a person who is licensed in Virginia as a Professional Engineer, Architect, Landscape Architect, or Land Surveyor. (Manufactured or Proprietary SWM Facilities, if approved for installation by Gochland County, will additionally need a letter from the manufacturer's representative certifying that the facility has been designed and installed in accordance with manufacturer's specifications.)
4. Be provided to Gochland County both as a plan sheet and in electronic form (both pdf format and an AutoCAD compatible file suitable for incorporation into the County's geographic information system, with coordinates referenced to the State Plan VA South NAD83 and minimum of 3 GPS coordinates).

EARTHEN EMBANKMENT NOTES

1. THE EARTHEN EMBANKMENT MUST BE DESIGNED WITH CONSIDERATION GIVEN TO SPECIFIC SITE AND FOUNDATION CONDITIONS; CONSTRUCTION MATERIAL CHARACTERISTICS; PURPOSE OF THE IMPOUNDMENT; AND HAZARD POTENTIAL ASSOCIATED WITH THE PARTICULAR SITE OR IMPOUNDMENT.
2. THE MATERIAL USED FOR THE EMBANKMENT MUST BE SUFFICIENTLY IMPERVIOUS TO PROVIDE AN ADEQUATE WATER BARRIER.
3. THE EARTHEN EMBANKMENT MUST BE DESIGNED TO BE STABLE AGAINST ANY FORCE CONDITION OR COMBINATION OF FORCE CONDITIONS THAT MAY DEVELOP DURING THE LIFE OF THE STRUCTURE.
4. CHARACTER AND DISTRIBUTION OF THE FOUNDATION MATERIAL MUST BE CONSIDERED FOR ITS SHEAR STRENGTH, COMPRESSIBILITY, AND PERMEABILITY.
5. FILL MATERIALS MUST BE SUFFICIENTLY PLASTIC TO DEFORM WITHOUT CRACKING.
6. THE MINIMUM REQUIRED DENSITY OF THE FILL MATERIAL IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.

RISER PIPE CONCRETE BASE



NOTE: A CONCRETE BASE 18" THICK AND TWICE THE WIDTH OF THE RISER DIAMETER SHALL BE USED AND THE RISER EMBEDDED 6" INTO THE CONCRETE.

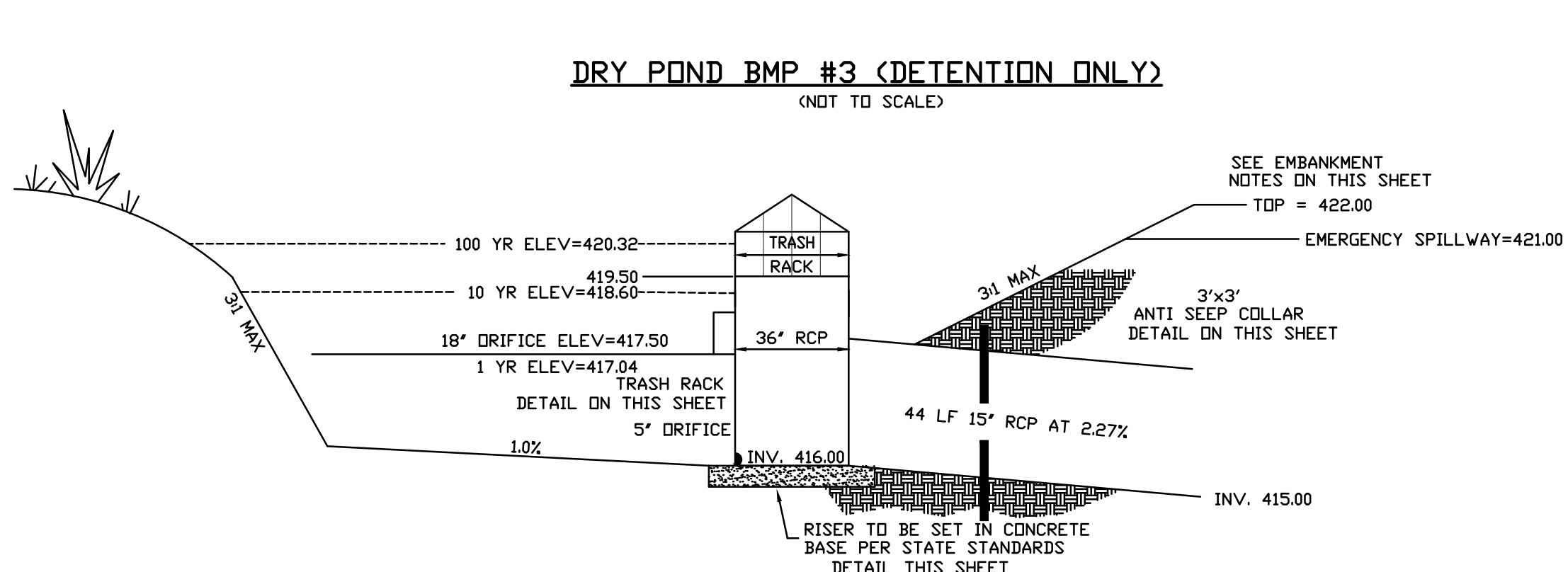
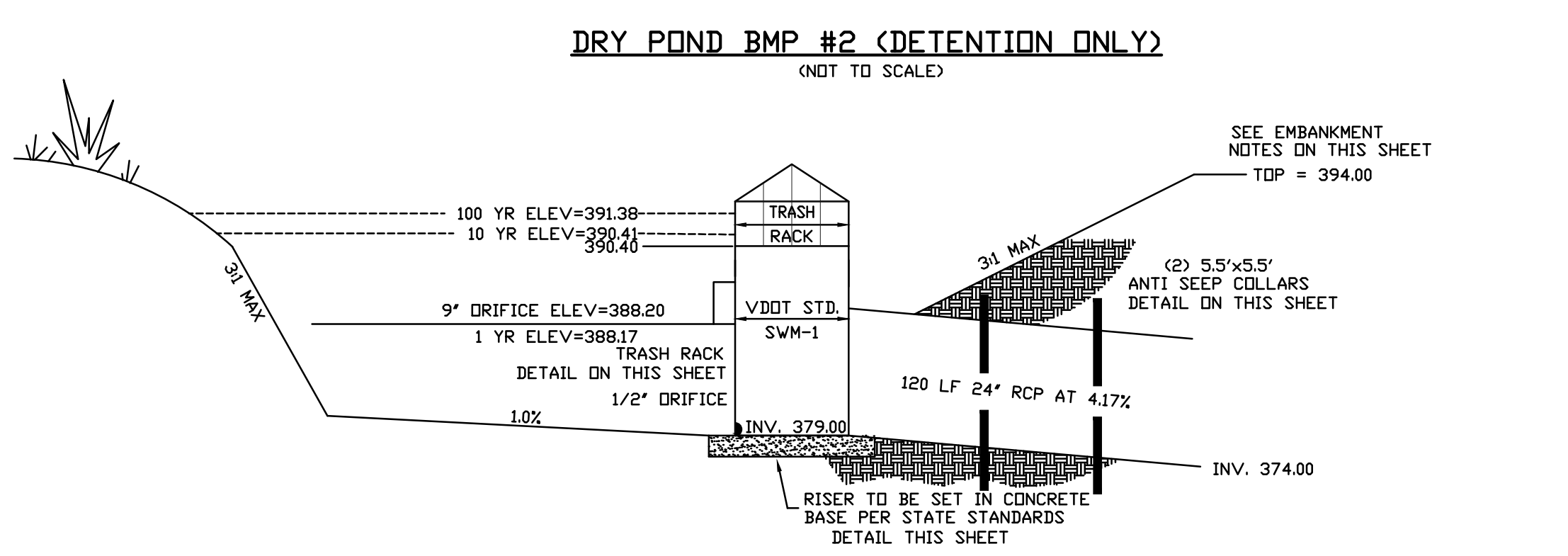
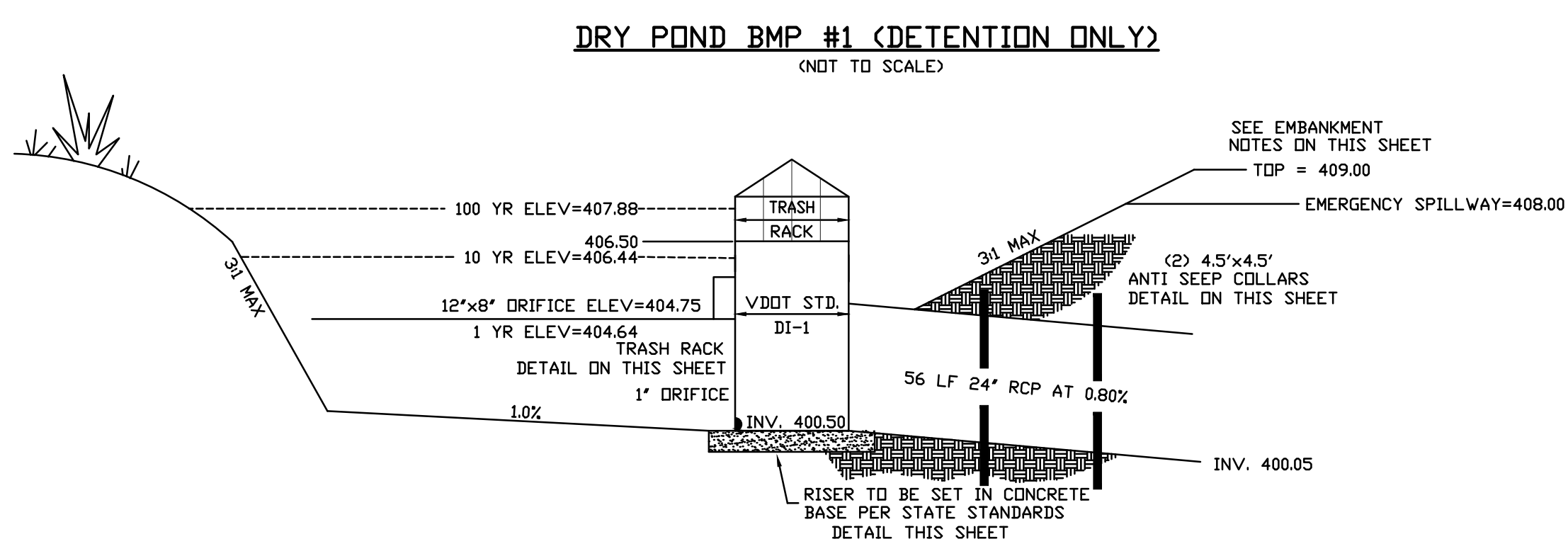
2016 ROAD & BRIDGE STANDARDS

PIPE SIZE (INCHES)	CRADLE BOTTOM WIDTH (INCHES)	CRADLE TOP WIDTH (INCHES)	INCREMENT IN TOP WIDTH PER FOOT OF PIPE
12	34	32	0.170
15	38	35.5	0.170
18	42	39	0.170
24	50	46	0.168
30	58	53	0.233
36	66	60	0.300
42	74	67	0.300

CONCRETE SHALL BE CLASS AS BUT NOT LESS THAN 4000 PSI. IF THE PIPE IS Laid IN AN EXCAVATED TRENCH, THEN THE SOIL SHALL BE COMPACTED TO THE TRENCH SHAPE OF THE TRENCH MAY BECOME THE CRADLE FORM.

2016 ROAD & BRIDGE STANDARDS

STORMWATER MANAGEMENT (SWM) DETAILS
DEBRIS RACK, METAL PLATE, WATER QUALITY ORIFICE, CONCRETE CRADLE (FOR SWM DRAINAGE STRUCTURES, SWM RISER PIPES AND SWM DAMS)



2016 ROAD & BRIDGE STANDARDS

RISER	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	16.0	17.0	18.0	19.0	20.0	
24	30	30	28	7	11	27															
36	44	43	41	13	19	40															
48	58	56	54	17	25	53															
60	72	69	67	17	25	66															
72	86	81	78	23	32	79															
84	100	93	89	25	37	92															
96	114	105	100	22	36	105															

STORMWATER MANAGEMENT DETAILS TRASH RACK FOR SWM DRAINAGE STRUCTURES

2016 ROAD & BRIDGE STANDARDS

RISER	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	16.0	17.0	18.0	19.0	20.0	
24	30	30	28	7	11	27															
36	44	43	41	13	19	40															
48	58	56	54	17	25	53															
60	72	69	67	17	25	66															
72	86	81	78	23	32	79															
84	100	93	89	25	37	92															
96	114	105	100	22	36	105															

STORMWATER MANAGEMENT DETAILS TRASH RACK FOR SWM DRAINAGE STRUCTURES

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
7509 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111
PHONE: (804) 746-5285 FAX: (804) 740-7824 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

S.B. COX RECYCLING CENTER AT AMBER HILLS LOT 3
PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

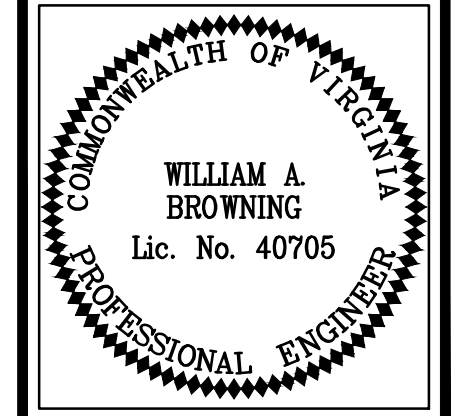
STORMWATER MANAGEMENT PLAN

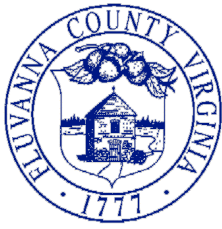
DATE: APRIL 19, 2024

NO.	DATE	REVISIONS

DESIGNED BY: ANW
DRAWN BY: MDS
CHECKED BY: WAB

J.N.: 628-01-001
CAD FILE: AH3_SWM





COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: SUP for Materials Recovery Facility

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

Applicant: S.B. Cox Incorporated Richmond, VA

Representative: Ann Neil Cosby, Attorney with Wire Gill Richmond, VA

Requested Action: **SUP 22:04 S.B. Cox Inc.** A Special Use Permit request in the I-2, Industrial, General Zoning District to permit a solid waste material recovery facility with respect to 90 +/- acres of Tax Map 4 Section A Parcel 27A. The subject property is located generally south of Richmond Road (US 250) and at the terminus of Memory Lane (SR 698) in the Rural Residential Planning Area and the Palmyra Election District.

Existing Zoning: I-2, General Industrial Zoning District

Proposed Zoning: I-2 Zoning with an SUP to permit the use

Existing Land Use: Vacant

Applicant Summary:

S.B. Cox Inc. (Applicant) is a family-run Virginia-based demolition and recycling facility that has been in business for over 50 years. The applicant is requesting a Special Use Permit to construct and operate a materials recovery facility for construction and demolition debris on an approximately sixteen (16) acre portion of Tax Map 4 Section A Parcel 27A. The property is currently zoned I-2, General Industrial and contains a total of ninety (90) acres and is currently owned by Amber Hill, LLC. The remainder of the property would be retained for future development as an industrial park. A Preliminary Site Plan prepared by Labella Engineering, dated October 14, 2022 identifies the location of the Site and the location of the surrounding industrial park area, is included with this Special Use Permit application filed with the County.

Description of Proposed Use:

The Fluvanna County Zoning Ordinance defines a Solid waste material recovery facility as a solid waste management facility which may receive municipal solid waste and recyclables from off premises for processing and consolidation and shipment out of the County for further processing and disposal. (Zoning Definitions 22-22-1)

The applicant's proposed materials recovery facility use would be limited to construction and demolition debris and other inert materials and hazardous waste will not be transported to the Site. The applicant currently owns and operates materials recovery facilities in Richmond and Yorktown. Due to high demand and industry needs, the applicant is seeking to establish a third facility and plans to expand its operations onto this existing general industrial property in Fluvanna County. The underlying general industrial zoning allows for this use to be requested through a Special Use Permit (SUP) process with recommended SUP case conditions.

The applicant's Site operations at its planned Fluvanna Facility would be substantially similar to those at the applicant's existing locations. Materials from construction and demolition sites, primarily located in Charlottesville and surrounding areas, would be transported to the Site where they would be off-loaded into a mostly enclosed building for sorting purposes. The Sorting building is proposed to be approximately 22,500 square feet, and would be centrally located on the Site. A second 10,000 square foot building, the Multi-Purpose building, is proposed to act as the scale house, office space, shop space and storage. Both buildings will be thirty-five (35) feet in height which is well below the seventy (70) foot permitted height in the I-2 zoning district.

Materials in the Sorting building will be separated using reclamation equipment and sorted into lots of brick, concrete, steel and cardboard, etc. Some of the sorted materials that can be either recycled or reused will be loaded onto trailers and hauled off-site. Some of the sorted materials may be stored temporarily outside in designated storage areas. Concrete will be taken to an outside stockpile area where it will be periodically crushed about 1-2 times per month into smaller aggregates for re-use as gravel, etc. The crushing operation will include dust suppression equipment, as required. The remaining waste debris will be hauled off-site to landfills outside of the County, as defined in the requested use definition for materials recovery facility land uses.

Materials Recovery Facility Operations:

The applicant proposes to operate the materials recovery facility like the other sites Monday through Friday from 6:00 am to 6:00 pm and on Saturday from 6:00 am to Noon with no Sunday operations permitted and remaining in compliance with the Fluvanna County Noise Ordinance. The Site is expected to have approximately 10-12 employees and will generate additional real estate and machinery and tools taxes to Fluvanna County with numerous trucks being parked and housed within the County at this proposed location. The applicant states they are a low-impact, high value company and employer that offers additional diversification of Fluvanna County's corporate and industrial tax base within an area of the County having similar industrial land uses.

They state recycling, recovery and beneficial re-use of our natural resources requires industrial innovation, commitment and true resourcefulness. The reduction and at times the elimination of construction site debris going into all of our existing landfills will further enhance the re-use of construction materials to prolong the life of these landfills and return these materials through the beneficial re-use process. The applicant states that S. B. Cox Inc. has been a leader in the construction industry since 1963 and has a long history of environmental responsibility and looks forward to bringing its corporate presence to Fluvanna County into this general industrial area.

All outdoor uses will be shielded from view from adjacent properties and will not be visible from any public roadways. As identified on the Plan, there will be a one hundred (100) foot setback from all adjacent property lines. There may also be other industrial park buildings in the future located around the proposed land use and other buildings will screen and buffer the proposed use.

Site Screening and Buffer Areas:

The Fluvanna County Zoning Ordinance contains Landscaping requirements and Tree Protection options that can be selected by the applicant and his site consultant to provide the proper Buffer and Screening requirements while providing for the required VDOT site distance requirements:

Sec. 22-24-4. – MINIMUM STANDARDS

(A) The following shall be the minimum size of plant materials for site landscaping installation:

- (1) Large shade trees—1.5" caliper
- (2) Medium shade trees—1.25" caliper
- (3) Ornamental trees—1.25" caliper
- (4) Evergreen trees—5' in height
- (5) Shrubs—18" in height
- (6) Ground cover—1 year plants

(B) All required landscaping shall be planted according to the following standards:

(1) All trees to be planted shall meet the American Standard for nursery stock published by the American Nursery and Landscape Association.

(2) The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nursery and Landscape Association and the Virginia Society of Landscape Designers, or the Road and Bridge Specifications of the Virginia Department of Transportation.

(3) All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen. (Ord. 8-1-12; Ord. 12-16-15)

Sec. 22-24-7. – SCREENING

(A) Screening shall be required in the following instances:

(1) Commercial and industrial uses shall be screened from view of adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.

(2) Parking lots, consisting of five (5) spaces or more, shall be screened from view of public roads, rights-of-way, and adjacent properties.

(3) Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties: i. Loading areas. ii. Refuse areas. iii. Storage yards. iv. Dry detention ponds. v. Maintenance areas.

(4) If the required screening is consistent with an approved Master Plan and is subject to the requirements of the R-3, Residential Planned Community zoning district.

(5) The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the approved Comprehensive Plan.

(B) When required, screening shall consist of the new plantings, existing vegetation, an opaque masonry wall or wooden fence, or combination thereof, to the reasonable satisfaction of the Zoning Administrator.

Unless otherwise specified within this chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:

(1) Evergreen Option: Two (2) rows of evergreen trees, shall be planted ten (10) feet on center, and staggered within a planting strip that is twenty-five (25) feet wide; or (Note: The applicant has chosen to increase the twenty-five (25) foot area to a minimum of a forty (40) foot wide area)

(2) Berm Option: Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation;

(3) Mixed Vegetation Option: One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five (25) feet wide; or

(4) Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate the techniques to be used for removing underbrush, pruning, and protecting the existing trees from any damage during site development;

(5) Structural Option: A wall or fence, no shorter than six (6) feet in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10) feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.

(C) Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, adjacent properties, and parking areas shall be completely screened from view by a wall or fence constructed using architectural block, brick, stone, vinyl, wood or a similar material that is compatible with the architecture of the principal structure. The use of durable, low-maintenance materials is encouraged.

(D) Parking lots of five (5) spaces or more shall be screened in accordance with Section 22-24-6 of this article. (Ord. 8-1-12)

The applicant and his site consultant have worked with the Zoning Administrator to incorporate the evergreen, mixed vegetation and structural options or combination thereof on the premises to provide the required buffers and screening but also to allow for on-site circulation of equipment.

The future general industrial park development will be required to screen any outside dumpsters and other refuse areas from adjacent properties and public roads and the parking areas shall be screened from view by site landscaping, fence or a wall compatible with the principal buildings.

Transportation Planning:

The applicant and his civil engineer they would provide a Traffic Management Plan to Fluvanna County and VDOT at the time of Administrative site plan review and approval. Daily truck traffic is anticipated to include dump trucks, roll-off trucks, and full tractor-trailers and in total about 100 trucks per day. Seventy-five (75) percent of the incoming trucks would enter the Site from the west on Route 250 from Charlottesville and points west. Seventy-five (75) percent of outbound trucks would exit the Site onto Route 250 towards Richmond and points east. The applicant and his civil engineer has been in discussions with the VDOT Louisa Residency Office and they will construct the required transportation improvements that VDOT determines are both warranted and necessary for public safety along Memory Lane and Richmond Road (Route 250).

The VDOT Louisa Land Use Engineer and the Labella Associates Site Engineers performed field work inspections together along Memory Lane to further determine what would be needed based upon the proposed truck traffic anticipated to be servicing the proposed land use which could include: 14 Dump trucks at 40,000 lbs; 52 Roll-off trucks at 40,000 lbs; 26 Pick-ups with trailers at 15,000 lbs; and 8 Tractor trailer trucks at 80,000 lbs for about 100 S.B. Cox company trucks to be travelling along Memory Lane at this facility. VDOT provided further transportation analysis during the October 27th Technical Review Committee (TRC) meeting and advised the Labella civil engineers of their specific comments which would be addressed during site plan approval:

Aaron Lebeau, PE, Land Use Engineer / Louisa Residency Office covering Fluvanna County:

Memory Lane must meet the AASHTO geometric design standards for an industrial type facility and they also need to avoid having any trucks stack up and be idle on Memory Lane with a gate.

Memory Lane will need to be inspected and videoed prior to construction and VDOT will need in writing that the applicant is responsible to repair all damages done to Memory Lane (SR 698) during construction as well as having that as a part of their Approved site construction plans.

Access must meet VDOT's commercial access standards and the site engineers need to utilize the VDOT Appendix F Access Management Design Standards for Entrances and Intersections (1/21)

Community Meeting and Richmond Site visit:

The applicant conducted a Community meeting on Wednesday, November 30, 2022 to discuss with the surrounding property owners their request to construct a Materials recovery facility that would require a Special Use Permit with certain conditions to operate on an I-2 zoned property.

The community had concerns relative to noise, increased truck traffic from the proposed use and the applicant and applicant's attorney were able to answer questions and provided display boards of the proposed site layout in relation to the surrounding property owner homes that are far away.

The applicant invited the Board Chairman, Commission Chairman and the Palmyra District Board member along with the County Administrator, Community Development Director and the Economic Development Director to visit their Richmond materials recovery facility on Friday, December 2nd where the sorting facility, concrete crushing operations and truck traffic at the use were found to be working well and in harmony with the nearby Rockets Landing neighborhood.

Conclusion:

When reviewing this Special Use Permit request, the Planning Commission should take into consideration any potential adverse impacts that the development may have on this portion of Fluvanna County and any truck traffic generation issues that have been analyzed by the applicant's engineering consultant. The Planning Commission should also take into consideration the potential positive impact this general industrial use would have in this industrial area of Zion Crossroads. The potential industrial park would also receive water and wastewater connections to allow for both new office and industrial uses to add to Fluvanna County's industrial tax base.

Staff Recommended Conditions:

1. The administrative site development plans will be in substantial conformance with the Preliminary Site Plan prepared by LaBella, dated October 14, 2022 and the Materials Recovery Facility Plan, prepared by LaBella, dated October 14, 2022; with both plans being subject to final engineering and revisions necessary to meet both the requirements of these Special Use Permit conditions and as otherwise required by law, such as VDEQ, VDH and VDOT requirements.
2. The applicant shall inspect and record Memory Lane prior to site construction and VDOT will need in writing that the applicant is responsible to repair all damages done to Memory Lane (SR 698) during site construction as well as having that as a part of their approved site development plans.
3. The applicant shall construct or bond for construction the site entrance(s) to the proposed facilities to meet VDOT entrance and intersection requirements prior to the issuance of a Zoning Permit. The applicant shall notify VDOT and Fluvanna County in writing prior to commencing any construction or logging activity on the Site.

4. A Traffic Management Plan for the materials recovery facility use shall be provided to VDOT and Fluvanna County for site development plan review and approval purposes.
5. A minimum one hundred (100) foot buffer shall be maintained along all property lines that adjoin agricultural, residential or business districts. Land clearing is not permitted within this buffer area, except for the removal of dead or diseased vegetation and/or maintenance purposes. The applicant shall meet the required Zoning Ordinance buffer and screening requirements by supplementing the existing screening materials to the reasonable satisfaction of the Zoning Administrator.
6. The applicant will only accept construction or demolition waste and other inert materials with the sole intent to be recycled and all other solid waste will be transported outside of Fluvanna County to an approved sanitary landfill location.
7. The applicant will operate the materials recovery facility Monday through Friday, from 6:00 am to 6:00 pm and on Saturday from 6:00 am to Noon; with no Sunday operations.
8. The applicant will be completely responsible for compliance with all County lighting and noise ordinance requirements, that are amended from time to time, and the materials recovery facility operations shall not be considered as construction, but operation sounds.
9. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
10. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time, upon reasonable notice.
11. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission Recommend (Approval/denial/deferral) of SUP 22:04 S.B. Cox Inc. a Special Use Permit request to permit a solid waste material recovery facility with respect to 90 +/- acres of Tax Map 4 Section A Parcel 27A in an I-2, General Industrial zoning district and subject to the eleven (11) case conditions found in the Staff Report.

Attachments:

Rezoning Application and Textual Statement
Community Meeting and County APO Letters
Labella Associates Plans dated October 14, 2022

**FLUVANNA COUNTY BOARD OF SUPERVISORS
ACTIONS TAKEN ON FEBRUARY 15, 2023**

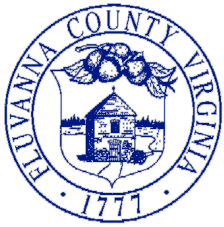
Mr. Sheridan entered the meeting at 5:28pm

No.	Item- Work Session	Action
1	Fluvanna County Schools Budget Discussion;	<u>BOARD PRESENTATION</u>
2	Closed Session: Personnel - County Attorney position, Real Estate - Potential disposition of County property in Columbia, Prospective Industry - Prospective business update, Litigation - Gate Plaza LLC v. Fluvanna County Board of Supervisors, Public Safety - Kents Store Fire House incident;	<u>NO ACTION</u>
No.	Item – Regular Meeting	Action
3	Adoption of agenda: as amended;	<u>BOARD ADOPTED</u> 5-0
4	Resolution Honoring Bertha Armstrong: adopted the resolution entitled “A RESOLUTION HONORING MRS. BERTHA ARMSTRONG;”	<u>BOARD ADOPTED</u> 5-0
5	SUP 22:04 S.B. Cox Inc.: approved SUP 22:04 S.B. Cox Inc. a Special Use Permit request to permit a solid waste material recovery facility with respect to 90 +/- acres of Tax Map 4 Section A Parcel 27A in an I-2, General Industrial zoning district and subject to the twelve (12) case conditions found in the Staff Report. <ol style="list-style-type: none"> 1. The administrative site development plans will be in substantial conformance with the Preliminary Site Plan prepared by LaBella, dated October 14, 2022 and the Materials Recovery Facility Plan, prepared by LaBella, dated October 14, 2022; with both plans being subject to final engineering and revisions necessary to meet both the requirements of these Special Use Permit conditions and as otherwise required by law, such as VDEQ, VDH and VDOT requirements. 2. The applicant shall inspect and record Memory Lane prior to site construction and VDOT will need in writing that the applicant is responsible to repair all damages done to Memory Lane (SR 698) during site construction as well as having that as a part of their approved site development plans. 3. The applicant shall construct or bond for construction the site entrance(s) to the proposed facilities to meet VDOT entrance and intersection requirements prior to the issuance of a Zoning Permit. The applicant shall notify VDOT and Fluvanna County in writing prior to commencing any construction or logging activity on the Site. 4. A Traffic Management Plan for the materials recovery facility use shall be provided to VDOT and Fluvanna County for site development plan review and approval purposes. 5. A minimum one hundred (100) foot buffer shall be maintained along all property lines that adjoin agricultural, residential or business districts. Land clearing is not permitted within this buffer area, except for the removal of dead or diseased vegetation and/or maintenance purposes. 	<u>BOARD APPROVED</u> 5-0

	<p>The applicant shall meet the required Zoning Ordinance buffer and screening requirements by supplementing the existing screening materials to the reasonable satisfaction of the Zoning Administrator.</p> <ol style="list-style-type: none"> 6. The applicant will only accept construction or demolition waste and other inert materials with the sole intent to be recycled and all other solid waste will be transported outside of Fluvanna County to an approved sanitary landfill location. 7. The applicant will operate the materials recovery facility Monday through Friday, from 6:00 am to 6:00 pm and on Saturday from 8:00 am to 2:00 pm; with no Sunday operations. 8. The applicant will be responsible for compliance with the Fluvanna County lighting and noise ordinance requirements, that are amended from time to time. 9. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials. 10. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time, upon reasonable notice. 11. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit. 12. A berm eight feet in height shall be installed along the entire northern boundary of the 16 acre site, and another eight foot berm shall be installed on the southern boundary of the 16 acre site, north of the storm water pond; 	
<p>6</p>	<p>Kents Store Firehouse Remediation Contract:</p> <p>ratified and approved that Remediation Contract between Fluvanna County and Fischer Restoration, LLC, doing business as Rainbow Restoration, for remediation, but not restoration, of the damages at the Kents Store Fire Station as more specifically set forth in the Remediation Contract as a small emergency procurement under Virginia Code 2.2-4303(F) as damages caused to Kents Store Fire Station need to be corrected as soon as possible such that first-responders can return to normal operations and full use of the fire station as soon as possible, for a cost in an amount not to exceed \$24,138.65, and further authorize the County Administrator to execute the agreements subject to approval as to form by the County Attorney, and ratify past actions taken by the County Administrator consistent therewith;</p> <p>approved a Capital Reserve Maintenance Fund Request in the amount \$63,000.00 of for the purpose of paying the initial remediation and restoration costs for the Kents Store firehouse, with the County seeking full reimbursement for damages to the building and its contents from the remediation and restoration work;</p> <p>approved the Restoration Contract between Fluvanna County and Fischer Restoration, LLC, doing business as Rainbow Restoration, for restoration of the damages at the Kents Store Fire Station as more specifically set forth in</p>	<p><u>BOARD RATIFIED</u> 5-0</p> <p><u>BOARD APPROVED</u> 5-0</p> <p><u>BOARD APPROVED</u> 5-0</p>

	the Restoration Contract as a small emergency procurement under Virginia Code 2.2-4303(F) as damages caused to Kents Store Fire Station need to be corrected as soon as possible such that first-responders can return to normal operations and full use of the fire station as soon as possible, for a cost in an amount not to exceed \$30,196.14, and further authorize the County Administrator to execute the agreements subject to approval as to form by the County Attorney;	
7	Pleasant Grove Park Projects Update;	<u>BOARD PRESENTATION</u>
8	Minutes of February 1, 2023: as presented;	<u>BOARD ADOPTED</u> 5-0
9	Minutes of February 15, 2023: as presented;	<u>BOARD ADOPTED</u> 5-0
10	Virginia Department of Environmental Quality Local Government Guarantee: approved "Appendix G - Local Government Guarantee Without Standby Trust Made by a Local Government" to demonstrate financial assurance for regulated underground storage tanks for the Virginia Department of Environmental Quality;	<u>BOARD APPROVED</u> 5-0
11	Accounts Payable Report for January 2023: ratified the Accounts Payable and Payroll for January 2023 in the amount of \$4,085,696.25;	<u>BOARD RATIFIED</u> 5-0
12	Approval of Open Space Agreement for Sarah and Seth Radcliff: approved the open space agreement for Sarah and Seth Radcliff for tax map parcel 33-A-34C; agreement shall remain in effect for a term of five (5) consecutive years;	<u>BOARD APPROVED</u> 5-0
13	Old Business - Fluvanna County Community Center Renovation Update;	<u>NO ACTION</u>
14	New Business: Trash along County Roads; Budget Work Session Meeting Location Change Discussion changed the February 22, March 8 and March 22, 2023 Work Session times to begin at 5:30pm and move the location to the Morris Room in the County Administration Building on those dates;	<u>NO ACTION</u> <u>BY CONSENSUS</u>
15	Closed Session: Personnel - County Attorney position, Real Estate - Potential disposition of County property in Columbia, Prospective Industry - Prospective business update, Litigation - Gate Plaza LLC v. Fluvanna County Board of Supervisors, Public Safety - Kents Store Fire House incident.	<u>NO ACTION</u>

Board Directives:



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission

From: Todd Fortune

Request: SDP 24:04 S.B. Cox Materials Recovery Facility **District:** Palmyra Election District

Applicant: S.B. Cox Inc, Richmond, VA

Representative: Andrew Browning, Youngblood, Tyler and Associates,
Mechanicsville, VA

Requested Action: **SDP 24:04 S.B. Cox Inc.** A Site Development Plan (SDP) request for a solid waste material recovery facility with respect to 16 +/- acres of Tax Map 4 Section A Parcel 27A. The subject property is located generally south of Richmond Road (US 250) and at the terminus of Memory Lane (SR 698) in the Rural Residential Planning Area and the Palmyra Election District.

Existing Zoning: I-2, General Industrial Zoning District

Existing Land Use: Vacant

Applicant Summary:

S.B. Cox Inc. (Applicant) is a family-run, Virginia-based demolition and recycling facility that has been in business for over 50 years, has submitted a Site Development Plan dated June 3, 2024 for a materials recovery facility for construction and demolition debris on an approximate sixteen (16) acre portion of Tax Map 4 Section A Parcel 27A. A Special Use Permit (SUP) was approved for the property in February 2023. The entire property is currently zoned I-2, General Industrial and contains a total of ninety (90) acres and is currently owned by Amber Hill, LLC. The SDP being considered is for a facility on Lot 3, consisting of approximately 16 acres. The remainder of the property would be retained for future development as an industrial park.

Description of Proposed Use:

The Fluvanna County Zoning Ordinance defines a Solid waste material recovery facility as a solid waste management facility which may receive municipal solid waste and recyclables from off premises for processing and consolidation and shipment out of the County for further processing and disposal. (Zoning Definitions 22-22-1).

The applicant's proposed materials recovery facility use would be limited to construction and demolition debris and other inert materials and hazardous waste will not be transported to the

Site. The applicant currently owns and operates materials recovery facilities in Richmond and Yorktown. Due to high demand and industry needs, the applicant is seeking to establish a third facility and plans to expand its operations onto this existing general industrial property in Fluvanna County.

The applicant's Site operations at its planned Fluvanna Facility would be substantially similar to those at the applicant's existing locations. Materials from construction and demolition sites, primarily located in Charlottesville and surrounding areas, would be transported to the Site where they would be off-loaded into a mostly enclosed building for sorting purposes. The Sorting building is proposed to be approximately 22,500 square feet, and would be centrally located on the Site. A second 10,000 square foot building, the Multi-Purpose building, is proposed to act as the scale house, office space, shop space and storage. Both buildings will be thirty-five (35) feet in height which is well below the seventy (70) foot permitted height in the I-2 zoning district.

Materials in the Sorting building will be separated using reclamation equipment and sorted into lots of brick, concrete, steel and cardboard, etc. Most of the sorted materials that can be either recycled or reused will be loaded onto trailers and hauled off-site. Some of the sorted materials may be stored temporarily outside within designated storage areas. Concrete will be taken to an outside stockpile area where it will be periodically crushed into smaller aggregates for re-use as gravel, etc. The crushing operation will include dust suppression equipment, as required. The remaining waste debris will be hauled off-site to landfills outside of the County, as defined in the requested use definition for materials recovery facility land uses.

SUP Approval:

The Board of Supervisors approved the SUP on February 15, 2023 subject to 11 conditions as recommended by the Planning Commission:

1. The administrative site development plans will be in substantial conformance with the Preliminary Site Plan prepared by LaBella, dated October 14, 2022 and the Materials Recovery Facility Plan, prepared by LaBella, dated October 14, 2022; with both plans being subject to final engineering and revisions necessary to meet both the requirements of these Special Use Permit conditions and as otherwise required by law, such as VDEQ, VDH and VDOT requirements.
2. The applicant shall inspect and record Memory Lane prior to site construction and VDOT will need in writing that the applicant is responsible to repair all damages done to Memory Lane (SR 698) during site construction as well as having that as a part of their approved site development plans.
3. The applicant shall construct or bond for construction the site entrance(s) to the proposed facilities to meet VDOT entrance and intersection requirements prior to the issuance of a Zoning Permit. The applicant shall notify VDOT and Fluvanna County in writing prior to commencing any construction or logging activity on the Site.

4. A Traffic Management Plan for the materials recovery facility use shall be provided to VDOT and Fluvanna County for site development plan review and approval purposes.
5. A minimum one hundred (100) foot buffer shall be maintained along all property lines that adjoin agricultural, residential or business districts. Land clearing is not permitted within this buffer area, except for the removal of dead or diseased vegetation and/or maintenance purposes. The applicant shall meet the required Zoning Ordinance buffer and screening requirements by supplementing the existing screening materials to the reasonable satisfaction of the Zoning Administrator.
6. The applicant will only accept construction or demolition waste and other inert materials with the sole intent to be recycled and all other solid waste will be transported outside of Fluvanna County to an approved sanitary landfill location.
7. The applicant will operate the materials recovery facility Monday through Friday, from 6:00 am to 6:00 pm and on Saturday from 6:00 am to Noon; with no Sunday operations.
8. The applicant will be responsible for compliance with the Fluvanna County lighting and noise ordinance requirements, that are amended from time to time.
9. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
10. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time, upon reasonable notice.
11. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Technical Review:

As part of the SUP process, the Preliminary Site Plan prepared by LaBella Engineering, dated October 14, 2022 was reviewed by the Technical Review Committee (TRC) on October 27, 2022. Staff sent the Site Development Plan to the TRC on June 5, 2024 for review and asked the group if they needed to meet to discuss. The consensus of the TRC was that there was not need to meet again. Individual TRC members had the following comments:

VDH-ODW – It appears that they are proposing an onsite septic system. The onsite system needs to be designed by a private onsite soil evaluator and must be signed off by a waste water engineer/PE and submitted to the local health department.

(It appears from the site plan that the facility will connect to the existing water system in the area.)

Fluvanna County Building Inspector – From the Building Inspection Department we can do all of our compliance once the building set of plans is applied for.

Fire/Rescue: It appears that the Cul-De-Sac is 100' Diameter, hydrants are in good locations and access for fire apparatus is good. Just a reminder, the fire hydrants need to have National Standard Threads.

Suggested Motion:

I move that the Planning Commission (approve / deny / defer) SDP 24:04 S.B. Cox Inc., a Site Development Plan request for a solid waste material recovery facility with respect to 16 acres +/- of Tax Map 4 Section A Parcel 27A.

Attachments:

A – Site Plan Pages 7 and 8

October 27, 2005

Mr. W.A. Pace Jr.
3234 Avebury Lane
Keswick, VA 22947

REF: SUB 05:83

Dear Mr. Pace:

Please accept this letter as notification of the action taken on October 24, 2005 by the Planning Commission in regards to the request referenced above. Your request was **approved** with the following fifteen (15) conditions:

1. Prior to preliminary plan approval, correct the yield plan building setback from 100 to 125 ft.;
2. Prior to preliminary plan approval, ensure that all lots meet the 60 ft. minimum frontage requirements, including corner lots;
3. Prior to preliminary plan approval, ensure that plan is meeting all scale requirements;
4. Prior to final plat approval dedication and acceptance of proposed Meadowbrook lane to ensure suitability for acceptance into the Secondary Highway System;
5. The open space is proposed to be owned and maintained by a homeowners association;
6. Open space contain a recreation area and walking trails connected to all cul-de-sacs by easements;
7. Open space will contain a playground, picnic area, basketball/tennis court, and a play field;
8. An engineered fire suppression well and a minimum 10,000 gallon holding tank will be located at the entrance;
9. Design a minimum of 350 feet of open space between lots in each cul-de-sac;
10. Applicant is required to meet the hydrological test requirements which state that the division has the "capacity to equal 1 gallon per minute for each proposed lot after a 48 hour continuous constant test rate";
11. Provide trails for non-motorized traffic in the design of the development;
12. Full erosion and sediment control plan approved by Fluvanna County of Fluvanna;
13. VPDES General construction permit required through the Department of Conservation and Recreation;
14. Army Corps of Engineers and DEQ approval for any possible wetland and stream impacts if any are proposed;
15. VDOT has indicated that a 100ft. taper with a 150 ft. turning lane is required at the entranceway to Rt. 613.

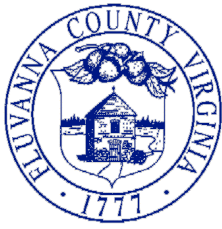
Please submit a final site plan for approval to complete this request.

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

Sincerely,

Steven Biel
Planning Director

Copy: Mr. Michael A. Himes, 227 Broken Island Road, Palmyra, VA 22963
File



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
From: Todd Fortune, Director of Planning
Case Number: SUB 05:83
District: Columbia
Tax Map: Tax Map 12, Section A, Parcel 4 and 5
Date: July 9, 2024

General Information: Request to be heard at the July 9, 2024 Planning Commission meeting, 7:00 p.m. in the Morris Room.

Proposed Sub. Name: Meadow Brook Rural Cluster Subdivision – Phase IV

Owner: Southern Property, LLC

Applicants: Keith Lancaster / Mike Himes

Requested Action: An amendment to the conditions on the original A-1 rural cluster subdivision request pursuant to Section 19-7-2 of the Subdivision Ordinance with respect to 65.357 acres of Tax Map 12, Section A, Parcel 4 and 60.577 acres of Tax Map 12, Section A, Parcel 5 for a total of 125.934 acres.

Subdivision Ordinance: Section 19-7-2

Location: The affected property is located southwest of the intersection of Route 607 (Bybee Road) and Route 613 (Bybees Church Road) and is accessed via Meadow Brook Lane, a secondary road extending west from Route 613.

Existing Zoning: A-1, Agricultural, General

Total Area of Development: 125.934 acres

Total Number of Lots Approved: 46

Open Space: 95.544 acres – 75%

Average Lot Size: Approx. 0.56 acre

Existing Land Use: Vacant and wooded property

Adjacent Land Use: Adjacent properties are A-1, Agricultural, General.

History:

The subdivision was approved by the Board of Supervisors in 2005 subject to 15 conditions. They are:

1. Prior to preliminary plan approval, correct the yield plan building setback from 100 to 125 ft.;
2. Prior to preliminary plan approval, ensure that all lots meet the 60 ft. minimum frontage requirements, including corner lots;
3. Prior to preliminary plan approval, ensure that plan is meeting all scale requirements;
4. Prior to final plat approval dedication and acceptance of proposed Meadowbrook lane to ensure suitability for acceptance into the Secondary Highway System;
5. The open space is proposed to be owned and maintained by a homeowners association;
6. Open space contains a recreation area and walking trails connected to all cul-de-sacs by easements;
7. Open space will contain a playground, picnic area, basketball/tennis court, and a play field;
8. An engineered fire suppression well and a minimum 10,000 gallon holding tank will be located at the entrance;
9. Design a minimum of 350 feet of open space between lots in each cul-de-sac;
10. Applicant is required to meet the hydrological test requirements which state that the division has the “capacity to equal 1 gallon per minute for each proposed lot after a 48-hour continuous constant test rate”;
11. Provide trails for non-motorized traffic in the design of the development;
12. Full erosion and sediment control plan approved by Fluvanna County of Fluvanna;
13. VPDES General construction permit required through the Department of Conservation and Recreation;
14. Army Corps of Engineers and DEQ approval for any possible wetland and stream impacts if any are proposed;
15. VDOT has indicated that a 100ft. taper with a 150 ft. turning lane is required at the entranceway to Rt. 613.

The project was broken into phases. Phase 1 is the entrance road to the subdivision. Phase 2, completed, consists of 12 residential lots. Phase 3, completed, consists of 21 lots. Phase 4, under construction, consists of the remaining 13 lots.

Specifics of the Request:

The developer and the Homeowners Association have requested that conditions 6, 7, 8, and 11 be removed. Their reasoning for this request is as follows:

Condition 6 – The Homeowners Association (HOA) feels that this should be their decision to make, as these amenities would create extra costs for the HOA to cover the capital expenditures and long-term maintenance costs.

Condition 7 – A large majority of the residents in this subdivision are retirees. Consequently, there would be few (or no) users for these amenities.

Condition 8 – A new fire station has opened within two (2) miles of the entrance to the subdivision, rendering the fire suppression system unnecessary.

Condition 11 – The HOA feels that this should be their decision to make, as these amenities would create extra costs for the HOA to cover the capital expenditures and long-term maintenance costs.

Staff comments:

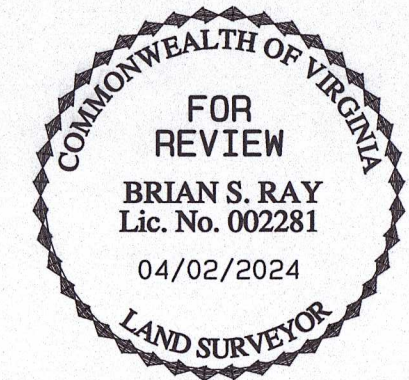
The HOA officers have submitted a petition to the Planning Commission supporting the removal of these conditions. Staff have no objections to this request, and believe they are reasonable. Therefore, staff recommend **approval** of this request.

Suggested Motion:

I move that the Planning Commission (**approve / deny / defer**) SUB 05:83, a request for an amendment to the conditions of the rural cluster subdivision approved for 46 lots pursuant to Section 19-7-2 of the Subdivision Ordinance with respect to 65.357 acres of Tax Map 12, Section A, Parcel 4 and 60.577 acres of Tax Map 12, Section A, Parcel 5 for a total of 125.934 acres.

Attachments:

- A – HPA Petition to Planning Commission
- B – Letter from developer and supporting documentation



THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"). (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCE). THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION, UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE NOT SHOWN ON THIS PLAT. THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE FLUVANNA COUNTY HEALTH DEPARTMENT.

THE PLATTING AND SUBDIVISION OF TAX MAP 12 PARCEL A-4, THE PROPERTY OF SOUTHERN PROPERTY, LLC, T/A SOUTHERN DEVELOPMENT HOMES, ACQUIRED IN INSTRUMENT #0230001322, LOCATED IN THE PALMYRA DISTRICT, CONTAINING 49.07 ACRES AND DESIGNATED AS LOTS 34 THRU 46, PHASE 4, MEADOW BROOK, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND/OR TRUSTEES. ALL STREETS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO PUBLIC USE.

FOR: SOUTHERN PROPERTY, LLC
T/A SOUTHERN DEVELOPMENT HOMES

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF FLUVANNA COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

BRIAN S. RAY, LS DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

FLUVANNA COUNTY OFFICIAL DATE

COUNTY SANITARIAN DATE

NOTES:

- OWNER/SUBDIVIDER:
SOUTHERN PROPERTY, LLC
T/A SOUTHERN DEVELOPMENT HOMES
142 SOUTH PANTOPS DRIVE
CHARLOTTESVILLE, VIRGINIA 22911
(434) 245-0894
- LEGAL REFERENCES:
TAX MAP 12-A-4
INST. #230001322
P.B. 3-211 & 212
P.B. 2-325 THRU 328
P.B. 2-280
- PROPERTY ZONED A-1.
- TABULATION:
LOTS= 7.40 ACRES
ROADS= 1.35 ACRES
OPEN SPACE= 40.32 ACRES
TOTAL= 49.07 ACRES
- RURAL CLUSTER SETBACKS:
FRONT= 25'
SIDE = 10'
REAR = 25'
- ALL LOTS SHALL BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
- OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE USE AND BENEFIT OF THE LOT OWNERS.

FINAL SUBDIVISION PLAT
LOTS 34 THRU 46, PHASE 4
MEADOW BROOK
LOCATED ON MEADOWLAND ROAD
OFF STATE ROUTE 1025 (MEADOW BROOK LANE)
PALMYRA MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: APRIL 2, 2024

FOR:
SOUTHERN PROPERTY, LLC
T/A SOUTHERN DEVELOPMENT HOMES

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM

CURVE DATA

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	1°30'54"	402.20	10.63	10.63	S39°52'50"W
C2	10°49'53"	402.20	76.03	75.92	S33°42'27"W
C3	17°54'14"	402.20	125.68	125.17	S19°20'23"W
C4	82°06'43"	35.00	50.16	45.98	S51°26'38"W
C5	45°05'57"	35.00	27.55	26.84	N64°57'02"W
C6	86°31'15"	50.00	75.50	68.53	N85°39'41"W
C7	69°54'03"	50.00	61.00	57.29	S16°07'40"W
C8	11°47'21"	50.00	10.29	10.27	S24°43'02"E
C9	11°47'21"	50.00	10.29	10.27	S36°30'23"E
C10	90°11'54"	50.00	78.71	70.83	S87°30'00"E
C11	45°05'57"	35.00	27.55	26.84	N69°57'02"E
C12	45°05'57"	35.00	27.55	26.84	S64°57'02"E
C13	90°11'54"	50.00	78.71	70.83	S87°30'00"E
C14	23°34'41"	50.00	20.58	20.43	N35°36'42"E
C15	69°54'03"	50.00	61.00	57.29	N11°07'40"W
C16	86°31'15"	50.00	75.50	68.53	N89°20'19"W
C17	31°18'00"	35.00	19.12	18.88	S63°03'03"W
C18	13°47'56"	35.00	8.43	8.41	S85°36'02"W
C19	100°54'12"	35.00	61.64	53.98	N37°02'54"W
C20	18°53'23"	352.20	116.12	115.59	N22°50'53"E
C21	6°23'28"	352.20	39.29	39.27	N35°29'19"E
C22	1°57'13"	352.20	12.01	12.01	N39°39'40"E

COURSES ALONG EDGE OF STORMWATER MANAGEMENT FACILITY EASEMENT

LINE	BEARING	DISTANCE
M1	S05°34'08"E	14.43
M2	S02°30'08"W	20.77
M3	S69°40'06"W	51.78
M4	N87°46'15"W	52.07
M5	S62°38'38"W	37.06
M6	S48°35'11"E	91.97
M7	S40°03'23"E	43.28
M8	S40°32'23"W	71.58
M9	S48°43'39"W	151.37
M10	N43°37'38"W	121.93
M11	N80°44'54"W	39.67
M12	N51°49'41"W	74.11
M13	N24°01'15"E	73.82
M14	N08°43'25"E	76.38
M15	S87°24'39"E	145.08
M16	N81°17'28"E	13.24
M17	N68°25'37"E	28.42
M18	N77°05'10"E	49.82
M19	S87°46'15"E	46.74
M20	N60°22'30"E	31.80
M21	N67°54'59"E	23.40
M22	S47°22'54"E	10.00

COURSES ALONG CENTERLINE AND EDGE OF 20' & VARIABLE WIDTH SWM EASEMENTS

LINE	BEARING	DISTANCE
D1	S60°01'51"E	15.90
D2	S71°21'11"E	8.63
D3	S79°36'46"E	10.74
D4	S77°19'29"E	9.35
D5	S53°32'21"E	13.04
D6	S43°09'56"E	11.59
D7	S43°09'56"E	6.88
D8	S46°23'24"E	13.92
D9	N86°45'50"E	47.15
D10	S80°35'03"E	10.57
D11	S72°46'02"E	6.91
D12	S85°41'29"W	46.79
D13	N55°20'51"W	21.32
D14	N71°48'03"W	11.09
D15	S64°20'15"W	25.89
D16	S50°30'36"W	41.83
D17	S46°00'15"W	33.12
D18	S42°37'06"W	106.46
D19	N56°55'05"W	14.77
D20	N15°10'19"E	10.61
D21	S03°05'24"W	10.06
D22	S68°40'24"W	76.62
D23	N24°34'05"E	10.22
D24	N69°54'14"W	17.92
D25	N31°27'37"W	12.39
D26	N07°19'27"W	13.16

D

BEARING	DISTANCE
N16°32'41"W	18.90
S72°25'03"W	56.79
N09°40'09"W	23.74
N37°52'17"W	12.73
S54°13'56"W	9.04
S22°01'26"E	9.16
S60°34'22"W	23.97
N35°51'52"W	28.05
S82°41'40"W	24.20
N73°41'38"W	104.06
N69°14'21"W	106.98
N26°18'48"W	18.61
N61°14'19"W	30.78
N38°36'01"W	28.50
N76°01'42"W	19.90
N37°47'40"W	32.23
N16°21'21"W	51.94
N69°16'17"W	25.92
N20°44'37"W	19.51
N77°13'46"W	26.26
S89°29'24"W	22.48
S71°17'26"W	19.90

E

BEARING	DISTANCE
N68°33'42"W	30.36
S70°23'46"W	46.92
N46°02'52"W	49.50
S58°50'14"W	15.15
S16°20'26"W	25.30
N63°25'31"W	44.34
S80°53'12"W	32.52
N84°35'34"W	68.23
N61°10'41"W	49.89
S70°24'05"W	43.41
N69°40'42"W	27.57
N54°55'18"W	73.83
S68°02'10"W	53.16
S45°29'23"W	58.61
N79°27'30"W	22.80
N42°44'49"W	79.38
N74°05'30"W	27.36
S70°40'50"W	24.43
N69°30'08"W	47.30
N84°58'50"W	71.05
S65°59'29"W	25.76
N83°21'11"W	46.89

F

COURSES ALONG EDGE OF SEPTIC DRAINFIELD EASEMENTS

LINE	BEARING	DISTANCE
S1	N61°00'00"E	55.00
S2	N88°00'00"E	129.46
S3	S23°27'05"W	182.76
S4	N52°29'41"E	20.00
S5	S37°30'19"E	125.00
S6	S26°00'00"W	120.00
S7	S85°00'00"W	120.00
S8	N03°34'14"W	48.65
S9	N47°24'03"E	20.00
S10	S43°00'00"W	140.91
S11	S70°00'00"W	200.00
S12	N04°00'00"E	54.33
S13	N04°00'00"E	83.46
S14	N04°00'00"E	45.96
S15	N76°00'00"E	161.76
S16	N80°00'00"W	149.27
S17	S00°00'00"W	110.00
S18	S00°00'00"W	70.00
S19	N61°40'22"W	160.29
S20	N03°00'00"E	110.00
S21	S46°00'00"W	80.00
S22	N82°41'14"W	122.41

A

BEARING	DISTANCE
S75°19'47"W	13.36
S43°14'50"W	21.32
S77°13'21"W	29.02
N87°20'00"W	14.37
N70°02'39"W	23.65
N78°49'18"W	29.84
N64°28'00"W	35.89
S68°08'09"W	23.76
S31°53'12"W	16.10
N58°27'17"W	14.43
N82°26'01"W	19.13
N47°54'31"W	11.57
N30°30'03"W	12.69
N75°26'24"W	16.71
S50°56'24"W	36.51
S81°56'36"W	40.47
S67°46'07"W	15.63
S89°29'37"W	19.25
N66°04'42"W	17.34
S64°51'36"W	32.93
S73°12'10"W	31.61
N76°45'22"W	22.40
S32°30'13"W	19.52


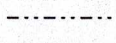
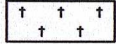
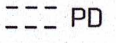
B

BEARING	DISTANCE
S82°05'38"W	35.78
N88°55'13"W	34.69
S75°50'29"W	24.21
S50°23'39"W	14.69
N62°43'32"W	16.63
N74°58'47"W	54.36
S66°27'36"W	20.50
N54°37'41"W	23.33
S72°54'16"W	30.73
N74°59'00"W	41.32
S56°30'19"W	31.15
S18°10'25"E	34.39
S65°54'44"W	19.45
S41°18'01"W	15.86
N40°34'14"W	15.73
S70°50'36"W	12.79
S00°28'41"W	18.96
S29°51'38"W	14.29
S61°29'21"W	13.36
N49°43'41"W	32.49
N78°06'53"W	34.29
S46°34'45"W	28.04

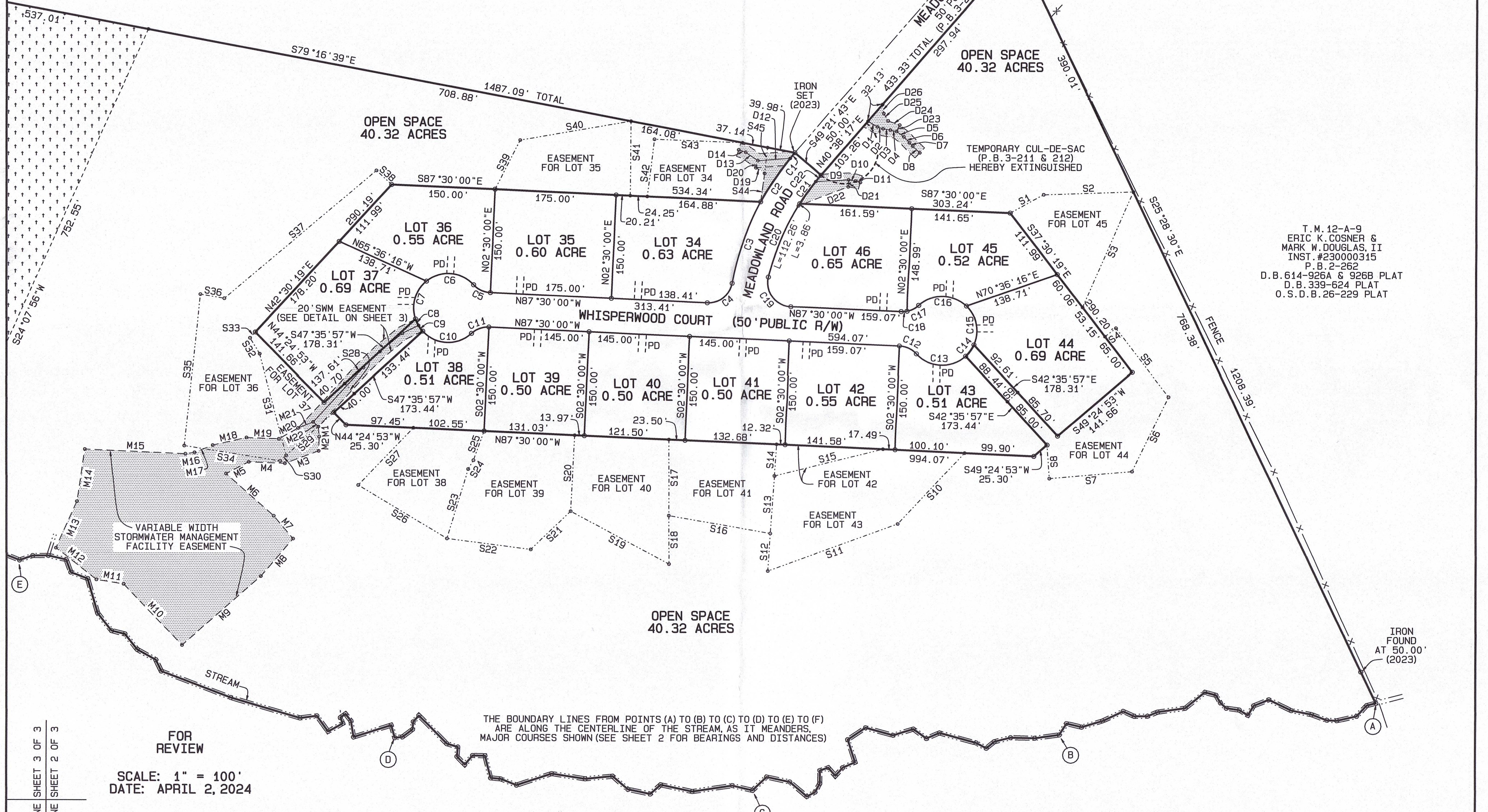
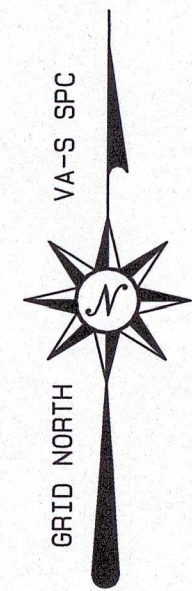
C

BEARING	DISTANCE
N76°54'54"W	30.41
S81°33'07"W	58.38
N77°53'02"W	46.67
S48°20'48"W	20.10
N78°24'46"W	32.39
N49°14'25"W	29.09
S84°19'50"W	39.68
N81°22'03"W	48.79
S71°42'25"W	53.17
N68°33'28"W	24.42
N84°43'20"W	14.92
N14°28'57"W	33.26
N89°02'43"W	18.05
S40°24'23"W	17.15
N44°54'51"W	16.31
N04°47'51"E	13.88
N73°46'14"W	16.71
N45°00'26"W	57.66
S41°53'46"W	12.15
S04°44'36"W	11.10
S53°18'56"W	18.31
S84°03'46"W	11.01

D

- LEGEND:
-  20' & VARIABLE WIDTH STORMWATER MANAGEMENT EASEMENT
 -  EDGE OF SEPTIC DRAINFIELD EASEMENT
 - (2023) YEAR MONUMENTATION WAS PREVIOUSLY FOUND OR SET BY THIS FIRM
 -  FOREST/OPEN SPACE EASEMENT
 -  PD PROPOSED DRIVEWAY
 - SWM STORMWATER MANAGEMENT

T.M. 12-21-B
OPEN SPACE, PHASE 3
MEADOW BROOK
MEADOWBROOK HOMEOWNERS ASSOCIATION, INC.
D.B. 961-571
P.B. 3-211 & 212



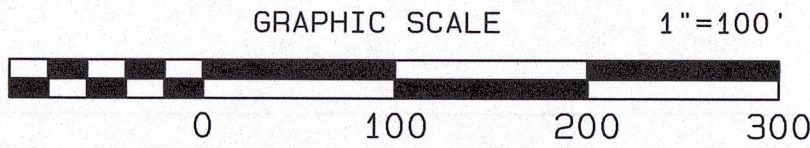
T.M. 12-A-9
ERIC K. COSNER &
MARK W. DOUGLAS, II
INST. #230000315
P.B. 2-262
D.B. 614-926A & 926B PLAT
D.B. 339-624 PLAT
O.S.D.B. 26-229 PLAT

FOR REVIEW

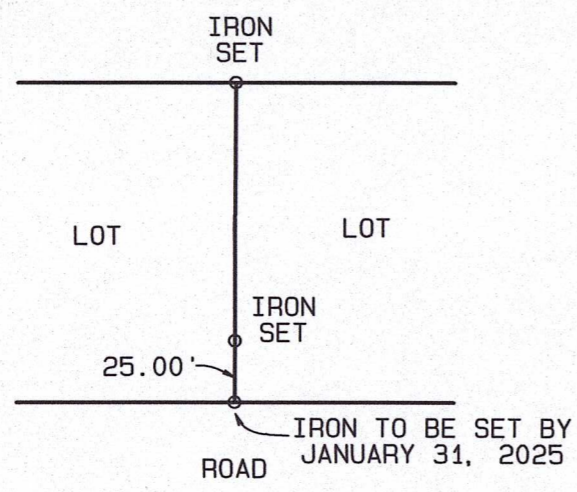
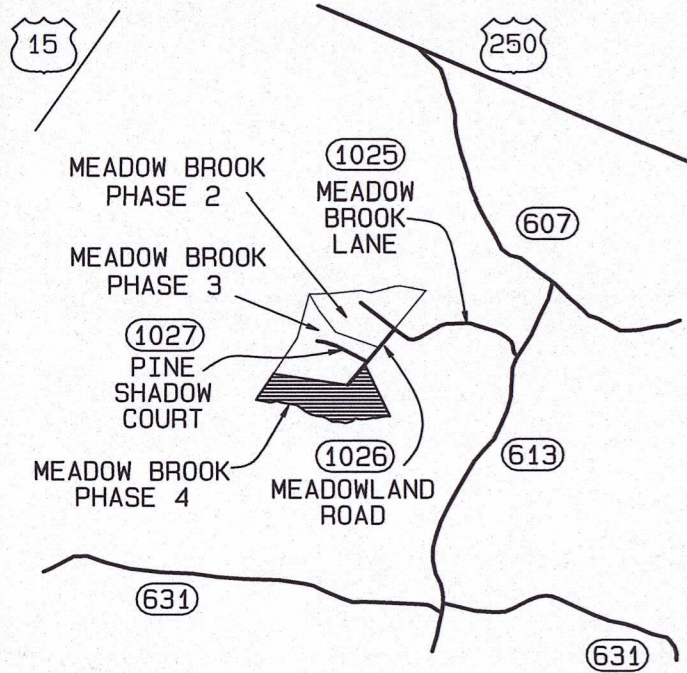
SCALE: 1" = 100'
DATE: APRIL 2, 2024

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM

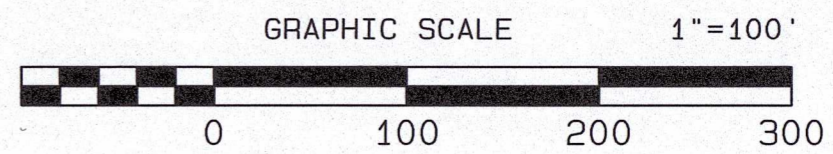
T.M. 12-A-6
SANDRA LYNN PIERCE GILLENWATER
ALAN KING PIERCE AND VICTOR FORREST TOWE
D.B. 842-720
D.B. 42-406A PLAT



VICINITY MAP SCALE: 1" = 4000'



TYPICAL - NOT TO SCALE



T.M. 11-A-85
ELLEN Y. JOHNSON
D.B. 960-186
D.B. 104-2 PLAT

T.M. 12-21-B
OPEN SPACE, PHASE 3
MEADOW BROOK
MEADOWBROOK
HOMEOWNERS ASSOCIATION, INC.
D.B. 961-571
P.B. 3-211 & 212

MATCH LINE SHEET 3 OF 3
MATCH LINE SHEET 2 OF 3

T.M. 11-A-86
KENNETH R. STORMS
& DOROTHY S. STORMS
D.B. 338-373, 377 PLAT

T.M. 11-A-84
THE JJP TIMBER TRUST
D.B. 882-325
D.B. 32-88 PLAT

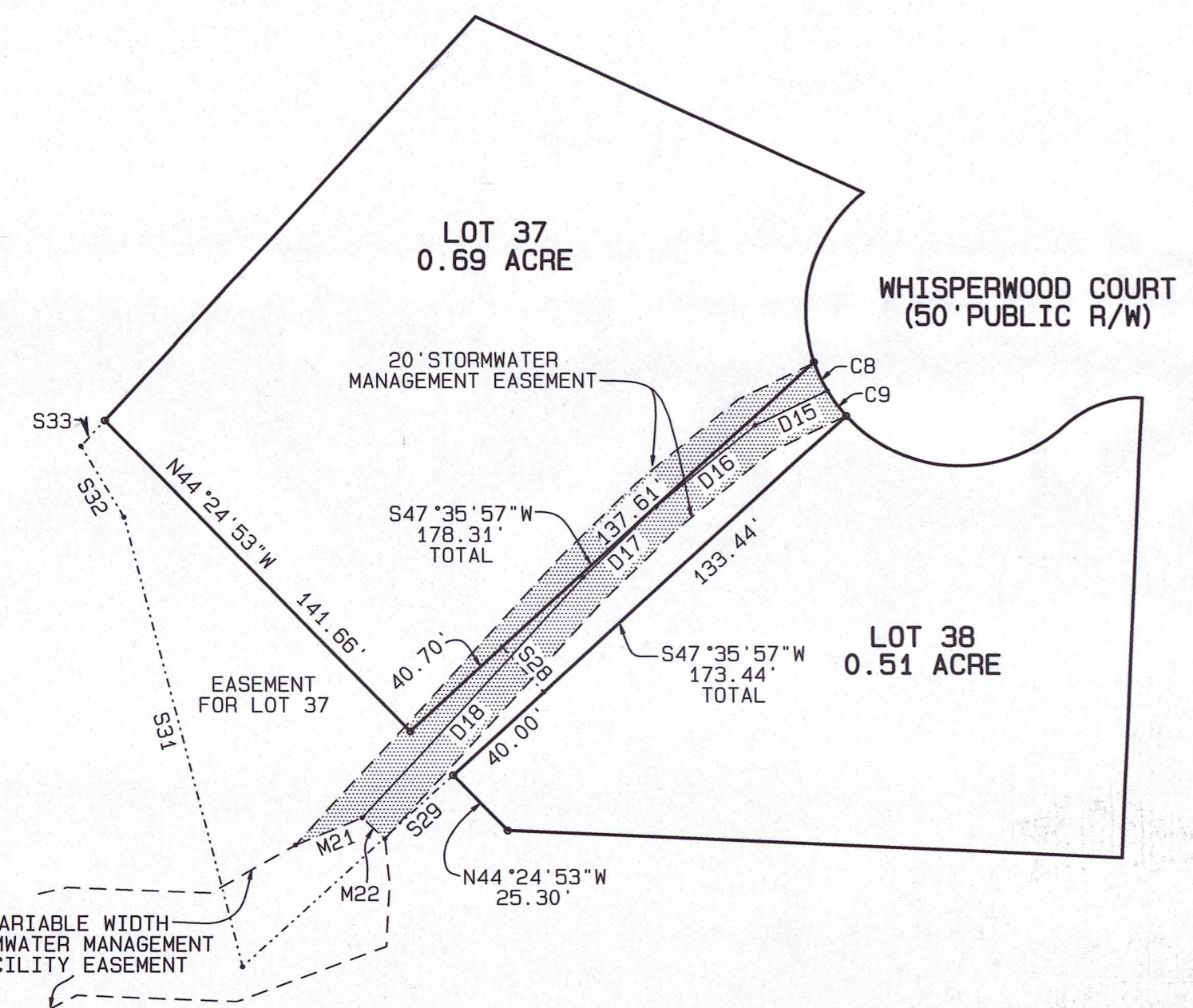
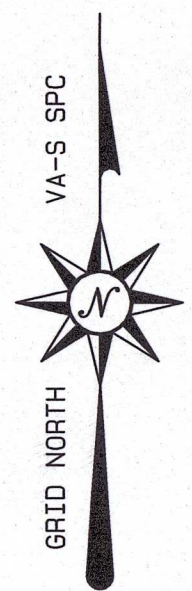
T.M. 12-A-6
SANDRA LYNN PIERCE GILLENWATER
ALAN KING PIERCE AND VICTOR FORREST TOWE
D.B. 842-720
D.B. 42-406A PLAT

THE BOUNDARY LINES FROM POINTS (A) TO (B) TO (C) TO (D) TO (E) TO (F) ARE ALONG THE CENTERLINE OF THE STREAM, AS IT MEANDERS, MAJOR COURSES SHOWN (SEE SHEET 2 FOR BEARINGS AND DISTANCES)

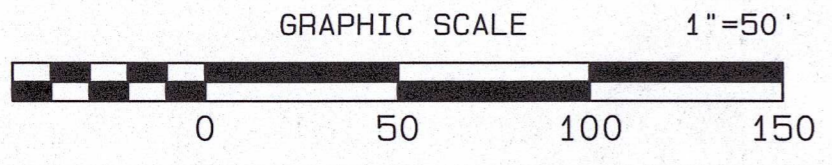
FOR REVIEW
SCALE: 1" = 100'
DATE: APRIL 2, 2024

ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM

MATCH LINE SHEET 3 OF 3
MATCH LINE SHEET 2 OF 3



DETAIL FROM SHEET 2
SCALE: 1" = 50'



DATE: JULY 2, 2024

TO: FLUVANNA COUNTY PLANNING COMMISSION

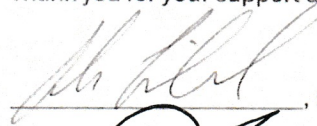
FROM: THE BOARD OF THE MEADOWBROOK HOMEOWNERS ASSOCIATION, INC.

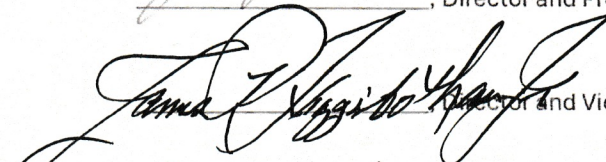
RE: SUB 05-83. COUNTY LETTER DATED OCTOBER 27, 2005

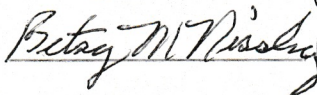
This Memorandum is to advise the Planning Commission that the Board of the Association for Meadow Brook Subdivision was only recently made aware of the requirements of the above referenced letter. As to items 6, 7, 8 and 11, this Board is opposed to the impositions of these conditions on our Subdivision.

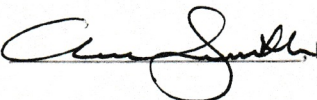
The long-term costs associated with installation, maintenance, and insurance would require an increase in dues to the Members, as well as added facilities management that is not desired at this time by the Association. The open space that the Association owns and controls may be used for these and other purposes in the future, but any such use and decision should be made by the Association and not imposed by the County. As a rural cluster subdivision under the Fluvanna County Ordinance, the imposition of the 2005 requirements was not appropriate and we do not want the County record to be left unclear as to what is required for our subdivision completion.

Thank you for your support and assistance in this regard. The Association Board.


_____, Director and President


_____, Director and Vice President


_____, Director and Treasurer


_____, Director and Secretary



MEETING DATE: July 9, 2024

TO: Members of the Fluvanna County Planning Commission
Fluvanna County Planning Department

FROM: Southern Property, LLC, a Virginia limited liability company dba Southern
Development Homes

RE: SUB 05-83. County Letter dated October 27, 2005 – Request for Amendment

Summary of the Request: What the Applicant presents below is a request to “clean-up” some old and outdated paperwork related to Meadow Brook subdivision that dates back to 2005.

Background History:

- A. Meadow Brook Subdivision was approved in 2005 as a 46-lot Rural Cluster, by-right subdivision on 125 +/- acres off Bybees Church Road in Troy. The subdivision was platted in phases, with an access road being platted first in 2006. The Property at that time was owned by the Loving family and the approved road was on adjacent land was owned by Cosner’s.
- B. In 2007 the subdivision land is deeded to Himes, and the first phase of 12 residential lots were platted and recorded in January of 2008. These lots and the required infrastructure were developed. Later in 2008 the bulk of the remaining subdivision land was deeded to WAP, LLC.
- C. In 2015, the next resident lots numbered 13 through 33 are platted and put to record by WAP, LLC. These lots and the required infrastructure were developed.
- D. In May of 2023, Southern Property acquired the remaining 49 +/- acres, that was part of the original 2005 subdivision. The land was vacant. Southern Property is now platting and building the final planned and approved phase of homes that include the original lots numbered 34 through 46.
- E. Back in October of 2005, the Planning Commission (PC) took the initial actions to approve Meadow Brook subdivision Lots 1 through 46, but imposed certain conditions contained in the attached letter from the County. This matter was just recently revealed to Southern Property.

Additional Information: The Applicant is mindful that twenty years ago Rural Cluster subdivisions were new to Fluvanna County, so some of the parameters for approval of a by-right subdivision within the Ordinance may not have been fully understood or well-established back in 2005.

- A. It has been almost two decades since the original approval and there were approximately 7 developed, but vacant, lots remaining in the first two phases of the subdivision, which Southern Property purchased and built homes on.
- B. As stated above Southern Property purchased the remainder 49 +/- acres of land needed for the last phase of Lots 34 through 46, which had not been developed, meaning no roads or storm water management infrastructure, or final phase 4 plat.
- C. Southern Property, LLC stepped in to complete and build the homes in Phase 4 in May of 2023. Southern Property submitted the phase 4 plat for review on April 8, 2024, and shortly after that, questions regarding this previous unknown 2005 letter came to light.

- D. To research this matter further, the Applicant, made inquiries with the original developer, former association board members, and county staff. Attached are letters from both W.A. Pace and Mike Himes indicating that some changes were made over the ensuing decades, but this Applicant is uncertain who may have knowledge of this at the County level.

Current Conditions and Request: The hard part for everyone in this process is that the institutional knowledge about this matter is 20 years old. The current HOA Board wasn't part of the subdivision approval process. The current County Planning Staff weren't around in 2005. The PC members aren't the same. Southern didn't have anything to do with this plan 20 years ago. What we know is that all the other Rural Cluster subdivisions that we've worked on in Fluvanna have no such requirements imposed by the County, particularly as it relates to amenities, and we don't think that the County can require these things in a Rural Cluster by-right subdivision under the Code.

- A. The Applicant is requesting that the following specific items be removed from the 2005 PC subdivision decision. Items 6, 7, 8, and 11 are Homeowner Association amenity related impositions that create a burden on the existing resident run Association, which create a burden from the perspective of annual maintenance costs, long term capital expenses, or the insurance exposure. The Association already has substantial investment in its pavilion building, multi-purpose field, pavilion parking lot, restrooms, picnic tables, and landscaping that were constructed in the recreational common area. The Applicant would also like to point out that there is an active fire station within two (2) miles of the entrance of the subdivision. Accordingly, the Applicant requests the following be removed by the PC from the 2005 conditions of record.

- “6. Open space contain a recreation area and walking trails connected to all cul-de-sacs by easements;
7. Open space will contain a playground, picnic area, basketball/tennis court, and a play field;
8. An engineered fire suppression well and a minimum 10,000 gallon holding tank will be located at the entrance;
11. Provide trails for non-motorized traffic in the design of the development;”*

As a note, the Association could still choose to do some of these things (or other preferred amenities) within their common areas and as permitted by the County Code, but the County should not have made these requirements in 2005. It is the Applicant's position that the requirements exceeded the scope of the Ordinance and authority.

- B. In addition to the above amenity-focused items from 2005, there are a number of items listed in the 2005 letter that are either not clear or do not comport with current development and building standards. For example, the wording in item 9 below reads that there needs to be “350 feet of open space between lots in each cul-de-sac.” While we presume to know the intended meaning of item 9, being that the planned cul-de-sacs need X feet of separation between each cul-de-sac, the insertion of the word “lots” in item 9. make the requirement unclear, and this inadvertent language has survived in the requirement letter from the County since 2005. Likewise, the well test listed is not what is required by the Health Department for an approved well and that requirement has not been enforced. The Health Department has proper oversight for item 10 below.

- “9. Design a minimum of 350 feet of open space between lots in each cul-de-sac;
10. Applicant is required to meet the hydrological test requirements which state that the division has the “capacity to equal 1 gallon per minute for each proposed lot after a 48 hour continuous constant test rate”;”*

The Applicant requests that items 9 and 10 be removed by the PC as subdivision impositions on Meadow Brook.

Conclusion: There are other conditions in the 2005 letter that the Applicant is not addressing here, either because they are things that have been completed already, or they relate closely enough to actual and current regulatory requirements (such as storm water management regulations) that the statements in the 2005 PC letter are not an issue. However, the Applicant recommends that this 2005 letter should not be left as-is in the County record with requirements that are inconsistent with Code. For all the reasons stated herein, the Applicant is requesting that the Planning Commission take an action to remove items 6, 7, 8, 9, 10 and 11 from the items listed on October 27, 2005 related to Meadow Brook subdivision.

Supporting Attachments:

1. SUB 05-83 October 2005 County Letter
2. Letter of explanation from WA Pace dated June 11, 2024
3. Letter/Email of explanation from Mike Himes dated June 12, 2024

June 11, 2024

Mr. Frank Baliss
Southern Development Homes
142 S. Pantops Drive, Charlottesville, Va. 22911

Dear Frank:

In regards to the two items concerning approval from the County of Fluvanna that WAP LLC had in its original approval, I will explain the details. As you know, WAP LLC terminated business when it sold the remaining property to you. I have shredded all paperwork except tax info. I think I had information for the approval of the two items.

The playground equipment, etc. were not installed because the HOA did not want it to happen because of the liability and maintenance costs.

The fire suppression system was not installed because of the fire station in Louisa County coming to Zion X Roads. This station is less than 2 miles from MeadowBrook and it was also something about the water itself. I have had a conversation with Mr. Overstreet and he tells me, he has discussed the situation with Mr. Brent, who was in charge of the Fire Department at the time and he agrees.

If you have any questions, let me know.

Cordially yours,



W. A. Pace, Jr.

From: Mike Himes <mikehimes2003@gmail.com>

Date: June 13, 2024 at 9:19:09 AM EDT

To: Frank Ballif <FrankB@southern-development.com>, Walter Pace <walterp4520@gmail.com>

Subject: Meadow Brook

Greetings Frank,

June 12, 2024

I am sending this correspondence to clarify the amenities in the common area in the Meadow Brook Subdivision. I am detailing this as I served as the first president of the Meadow Brook HOA. The development was constructed in four phases: Phase 1 – the road to the development; Phase 2 – 12 lots on Meadow Brook Lane; Phase 3 – common area and 21 lots on Pine Shadow court; Phase 4 – 13 lots. Shortly after phases 1 and 2 were developed and the marketing to sell lots started, the Great Recession happened.

The sales in phase 2 took a decade to occur before construction on phase 3 started. It was during this time WA and I formed the HOA. We wanted to get community input for the amenities that were put in the common area when we developed it. We discussed this at HOA meetings over those years. The discussions included the amount of use each amenity would get versus the cost of maintenance and liability insurance and helped determine what was needed. It became obvious as sales were made to retired families that the community wasn't attracting families with children. The idea of having a ballfield/tennis court or playground didn't seem appropriate. The one item that everyone agreed the common area needed was a place to gather and have picnics, community events, and HOA meetings. The picnic pavilion evolved from this. As a Class A Contractor, I constructed it with a kitchen, baths and picnic tables. A playing field surrounds the structure to allow for active recreation use. WA and I wanted to be sure that what amenities we constructed would be utilized and that the maintenance and liability would not be a burden to the future HOA. An example of this evolution was the walking trails. We constructed the walking trail in the second phase. It wasn't used for more than a month until a walker crossed paths with a copperhead. That ended its use, and it was allowed to grow back up.

The proposed amenities were a place to start to develop a plan for the common area and its use. What evolved was the result of the residents working with WA and I as developers. These amenities have become an important part of community life at Meadow Brook.

Take care,

Mike Himes

PROFFER STATEMENT

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Pratap and Suk Rai, as the owners of record of Tax Map 5 Section A Parcel 54, a 1.27 acre parcel zoned **B-1** (the "Property") that is the subject of this proffer amendment request, do 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 amended statement of proffers for Tax Map 5 Section A Parcel 54. If approved, these proffers presented will supersede all previously approved proffers on the Property:

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

Commercial Uses: Daycare centers; Garden center; Greenhouses, commercial; Grocery store; Laundries; Medical clinics; Offices; Personal service establishments; Pharmacies; Restaurants, fast food; Restaurants, general; Restaurants, small; Retail stores, general;

2. The existing, nonconforming One or two family dwelling on the Property is permitted, but if the nonconforming use of the dwelling is discontinued for a period exceeding two (2) years, it shall be deemed abandoned and any subsequent use shall conform to the requirements of the Fluvanna County Code.

I hereby acknowledge as the Property Owner that the amended proffers are reasonable and voluntary.



Pretap Rai

[Handwritten signature of Pretap Rai]

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Fluvanna



I, Amy-Jo Helfrich, a Notary for the Commonwealth of Virginia do verify that the foregoing instrument was signed before me by Pretap Rai this the 7 day of May, 2024

My commission expires: 10/31, 2024

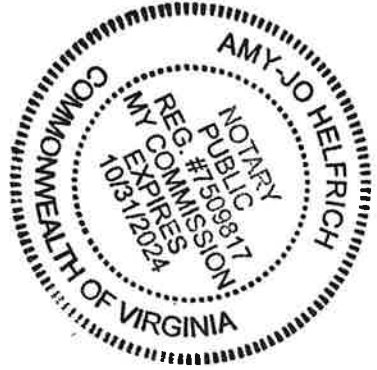
Notary Public

[Handwritten signature of Amy-Jo Helfrich]

Suk Rai

[Handwritten signature of Suk Rai]

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Fluvanna

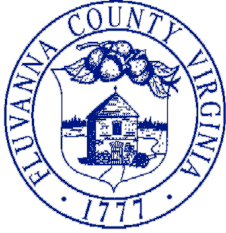


I, Amy-Jo Helfrich, a Notary for the Commonwealth of Virginia do verify that the foregoing instrument was signed before me by Suk Rai this the 7 day of May, 2024

My commission expires: 10/31, 2024

Notary Public

[Handwritten signature of Amy-Jo Helfrich]



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

May 6, 2024

Pratap Rai
21453 James Madison Highway
Troy, Virginia 22974

Re: Tax Map 5 Section A Parcel 54, status of water and sewer connections

Dear Mr. Rai,

In regards to the status of water/sewer connections at the property referenced above, our office has reached out to local Virginia Department of Health (VDH) staff. They have advised that according to their records, the history/status is as follows:

- In 1992, a septic-only operating permit (OP) was issued for 300 gallons per day. The record states, "well was existing".
- In 1999, a well-only permit was issued to drill a new well because property was being divided, but an OP was never issued. As VDH did not receive required documentation to issue an OP, it is unclear whether this well was ever drilled.
- In 2000, a septic-only permit was issued to connect an existing cottage to the previous (1992) existing system.
- In 2010, an alternative septic system permit was issued. However, the system was never finalized and no OP was issued.
- In 2020, a minor modification/capacity assessment permit was issued for a K-9 training facility, daycare, and minor boarding facility. However, these facilities were never finalized and no OP was issued.

Consequently, the following will need to occur regardless of whether you remain on the existing systems or hook up to public water and sewer:

1. You will need to contact the VDH Office of Drinking Water Lexington Field Office (540-463-7136), who will need to determine if the existing well needs to be permitted. They will need the drill records for the existing well. Local VDH staff have advised that they do not have those records on file. Therefore, you will need to contact the firm who drilled the well and see if you can obtain a copy of the Well Water Completion Report.
2. The 2010 alternative septic system that was installed needs to be finalized. Local VDH staff can determine from their records that the system was designed by Enviro Klean (434-531-0671), who will need to submit their final inspection report. It is unclear who installed the system, but that firm will need to submit their completion statement to the local VDH office.
3. You will need to get an operating and maintenance agreement with a licensed professional for the septic system.
4. As this is an alternative system, a Notice of Recordation will need to be recorded with Fluvanna County Courts. That recordation will need to be submitted to the local VDH office.

5. A new capacity assessment will need to be conducted by a wastewater engineer and submitted to the local VDH office.

These items will need to be completed to bring the existing water and sewer into compliance while you wait to get the property connected to the public water and sewer system. If you have any questions regarding this, or need guidance, you can reach out to Jason Fulton at the Virginia Department of Health-Blue Ridge Health District (434-591-1965 or Jason.Fulton@vdh.virginia.gov).

Regards,

Todd Fortune
Director of Planning

cc: Virginia Department of Health-Blue Ridge Health District
Assistant Fluvanna County Administrator
Fluvanna County Attorney

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 11th, 2024 Planning Commission Agenda to the July 9th, 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...

FLUVANNA COUNTY PLANNING COMMISSION

ACTIONS TAKEN ON JUNE 11, 2024

No.	Item - Regular Meeting	Action
1	Minutes of May 7, 2024	Planning Commission Approved 5-0
2	ZMP24:02 - BHL Group 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 subject to the revised proffers dated June 5, 2024.	Planning Commission Approved 5-0
3	ZMP24:01-Pratap Rai – Deferred until July 9, 2024, an ordinance to amend proffers of ZMP 09:04 for a property known as Tax Map 5 Section A Parcel 54 ; this amendment would permit previously proffered out commercial uses such as a personal service establishment.	Planning Commission Recommended Deferral 5-0
4	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 - Public Hearing to be held on July 9 2024	Planning Commission Approved 5-0

Pratap Rai

4750 Mechunk Road

Keswick, VA 22947

June 25, 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 Commission and Planning Staff,

Thank you for deferring my request for a proffer amendment to the July 9th Planning Commission Meeting. It is my understanding that water and sewer lines are not currently available to connect simultaneously. I am no longer operating the beauty parlor at 21453 James Madison Highway. The space is currently vacant and I intend to use that space permitted by proffer amendment once the sewer and water line issue is resolved. I am requesting a deferral until 6/28/2025.

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

Sincerely,

DocuSigned by:
Pratap Rai
C37C23155D804B6... 7/3/2024

Pratap Rai

FLUVANNA COUNTY PLANNING COMMISSION

ACTIONS TAKEN ON JUNE 25, 2024

No.	Item - Special Called Meeting	Action
1	ZTA24:02 - A request to amend § 22-4-2.2 of the Fluvanna County Code to remove utility scale solar generation facilities as a use allowed by special use permit in the agricultural, A-1 zoning district.	Planning Commission Recommended Deferral to 7/9/24 3-1 (1 ABSENT)

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

MEETING DATE:	July 3, 2024				
AGENDA TITLE:	ZTA 24:02 – An amendment to the Fluvanna County Zoning Ordinance, § 22-4-2.2, to remove Utility Scale Solar Generation Facilities as an approved use by special use permit under in the Agricultural, A-1 zoning district.				
MOTION(s):	I move that the Board of Supervisors (approve / deny / defer) ZTA 24:02, an amendment to § 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.				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning				
PRESENTER(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning				
RECOMMENDATION:					
TIMING:	Normal				
DISCUSSION:	The Solar Ordinance Review Committee has had a number of meetings to discuss policy as it relates to solar development in Fluvanna County. The Committee has expressed a desire to remove utility scale solar generation as an allowed use with a Special Use Permit (SUP) in the A-1 zoning district in favor of creating a new district, S-1, for the location of such facilities. Additionally, the Board of Supervisors passed a resolution on March 6, 2024 stating a desire to remove utility scale solar generation facilities as a use allowed by SUP in the A-1 district.				
FISCAL IMPACT:	None				
POLICY IMPACT:	This change, if approved, would remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 zoning district. The Fluvanna County Code, §22-22-1, defines a utility scale solar generation facility as a facility that produces 2 or more MW of electricity to a utility provider.				
LEGISLATIVE HISTORY:	This proposed Zoning Text Amendment was presented to the Planning Commission for review on June 25, 2024. The Commission, by a vote of 3-1 (with one member absent) recommended deferral until July 9, 2024 to give the Solar Ordinance Review Committee more time to study supplemental regulations.				
ENCLOSURES:	<ul style="list-style-type: none"> • Staff Report • Proposed Ordinance Amendment 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				X

Fluvanna County Planning Commission

BYLAWS AND RULES OF PRACTICE AND PROCEDURES

Adopted: ~~July 9~~February 13, 2024

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

II. PRINCIPAL ADDRESS. 132 Main Street, Palmyra, Virginia 22963; Mailing Address: Post Office Box 540, Palmyra, Virginia 22963.

III. COMMISSION CHAIR. At the first regular meeting of the year, the Commission selects one of its members to serve as Chair. The Chair is a voting member and serves for one (1) year.

IV. COMMISSION VICE CHAIR. At the first regular meeting of the year, the Commission selects one of its members to serve as Vice Chair. The Vice Chair is a voting member and serves for one (1) year.

V. DIRECTOR OF PLANNING. The Director of Planning shall be Clerk to the Commission and his or her general duty is set forth in the Code of Virginia, Section 15.2-2217. He or she shall maintain an office at the same address as the Commission.

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

VII. PARLIAMENTARY PROCEDURE. The County Attorney shall serve as the Parliamentarian for the purpose of interpreting these Bylaws and Rules of Practice and Procedures and Robert's Rules of Order as may be directed by the Chair, or as required as a result of a point of order raised by any one or more Commission members. If the County Attorney is unavailable, the Director of Planning shall serve as the Parliamentarian.

VIII. QUORUM FOR THE EXERCISE OF COMMISSION BUSINESS. A majority of the commission shall constitute a quorum in order to conduct Commission business. A vote of the majority of those present is necessary to take action on an issue.

IX. PUBLIC SESSIONS.

A. Except as otherwise directed the regular public meeting of the Commission shall be held on the 1st Tuesday after the 1st Wednesday of the month at 7:00 p.m. The meetings shall generally be held in the Morris Room, of the County Administration Building, located at 132 Main Street, Palmyra, VA 22963 ~~Carysbrook Performing Arts Center in Fork Union, VA.~~

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

X. MEETING AND ATTENDANCE.

A. All meetings and business shall be conducted in accordance with these Rules, Robert's Rules of Order Newly Revised, 12th Edition, and the law of Virginia. In the event of conflict, the law of Virginia shall govern.

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

C. Any person making a written or electronic presentation or demonstrating a matter by way of a picture, slides or a similar document for inclusion in the record of the hearing shall provide the Director of Planning a copy of such item three (3) days prior to the meeting at which such person wishes to make a presentation.

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

E. The Director of Planning and Chair shall allocate time to items on the agenda, as is necessary, for appropriate consideration by the Commission.

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

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

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

I. Meetings shall be adjourned no later than 11:00 pm unless continued by unanimous vote of the Commission members.

XI. POLICY FOR REMOTE PARTICIPATION OF MEMBERS OF THE FLUVANNA COUNTY PLANNING COMMISSION AT MEETINGS OF THE COMMISSION

A. Authority and Scope

1. This policy shall govern participation by an individual member of the Planning Commission of Fluvanna County, Virginia, by electronic communication means in public meetings of the Planning Commission of Fluvanna County, Virginia, and any closed session of the Commission held in accordance with applicable law, from and after the date of adoption of this policy.
2. This policy is adopted pursuant to the authorization of Va. Code § 2.2-3708.3 and is to be strictly construed in conformance with the Virginia Freedom of Information Act (VFOIA), Va. Code § 2.2-3700 et seq.
3. Any reference to a specific provision of federal, state, or local law referenced in this policy shall mean such provision of law, as amended from time to time, or as set forth in any successor provision dealing with substantially the same subject.

B. Definitions

1. “Member” means any member of the Planning Commission.
2. “Remote participation” means participation by an individual member of the Commission by electronic communication means in a public meeting where a quorum of the Commission is physically assembled, as defined by Va. Code § 2.2-3701.
3. “Meeting” means a meeting as defined by Va. Code § 2.2-3701.
4. “Notify” or “notifies,” for purposes of this policy, means verbal or written notice that is reasonable under the circumstances, with written notice, such as by email or letter, being the preferred means of notice. Notwithstanding the foregoing, notice does not include text messages or communications via social media.
5. “VFOIA” means the Virginia Freedom of Information Act, Va. Code § 2.2-3700, et seq.

C. Mandatory Requirements

Regardless of the reasons why the member is participating in a meeting from a remote location by electronic communication means, the following conditions must be met for the member to participate remotely:

1. A quorum of the Commission must be physically assembled at the primary or central meeting location; and
2. Arrangements have been made for the voice of the remotely participating member to be heard by all persons at the primary or central meeting location. If at any point during the meeting the voice of the remotely participating member is no longer able to be heard

by all persons at the meeting location, the remotely participating member shall no longer be permitted to participate remotely.

D. Process to Request Remote Participation

1. On or before the day of the meeting, and at any point before the meeting begins, the requesting member must notify the Commission Chair (or the Vice-Chair if the requesting member is the Chair) that such member is physically unable to attend a meeting due to (i) a temporary or permanent disability or other medical condition that prevents the member's physical attendance, (ii) a family member's medical condition that requires the member to provide care for such family member, thereby preventing the member's physical attendance, (iii) such member's principal residence location more than 60 miles from the meeting location, or (iv) a personal matter and identifies with specificity the nature of the personal matter.
2. If the requesting member is unable physically to attend the meeting due to a personal matter, the requesting member must state with specificity the nature of the personal matter and that such matter renders the requesting member unable physically to attend. Remote participation due to a personal matter is limited each calendar year to two meetings or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater. There is no limit to the number of times that a member may participate remotely for the other authorized purposes listed in (i) - (iii) above.
3. The requesting member is not obligated to provide independent verification regarding the reason for such member's nonattendance, including the temporary or permanent disability or other medical condition or the family member's medical condition that prevents the member's physical attendance at the meeting.
4. The Chair (or the Vice-Chair if the requesting member is the Chair) shall promptly notify the requesting member whether the request is in conformance with this policy, and therefore approved or disapproved.

E. Process to Confirm Approval or Disapproval of Participation from a Remote Location

When a quorum of the Commission has assembled for the meeting, the Commission shall vote to determine whether:

1. The Chair's decision to approve or disapprove the requesting member's request to participate from a remote location was in conformance with this policy; and
2. The voice of the remotely participating member can be heard by all persons at the primary or central meeting location.

F. Recording in Minutes

1. If the member is allowed to participate remotely due to a temporary or permanent disability or other medical condition, a family member's medical condition that requires the member to provide care to the family member, or because the member's principal residence is located more than 60 miles from the meeting location the Commission shall record in its minutes (1) the foregoing circumstance due to which the member is participating remotely; (2) the Commission's approval of the member's remote participation; and (3) a general description of the remote location from which the member participated.
2. If the member is allowed to participate remotely due to a personal matter, the Commission shall record in its minutes (1) the specific nature of such personal matter that renders the requesting member unable to attend stated by the requesting member; (2) how many times the member has attended remotely due to a personal matter; (3) the Commission's approval of the member's remote participation; and (4) a general description of the remote location from which the member participated.
3. If a member's request to participate remotely is disapproved, the disapproval, including the grounds upon which the requested participation violates this policy or VFOIA, shall be recorded in the minutes with specificity.

G. Closed Session

If the Commission goes into closed session, the member may continue to participate remotely in the closed session, and shall ensure that no third party is able to hear or otherwise observe the closed meeting.

H. Strict and Uniform Application of this Policy

This Policy shall be applied strictly and uniformly, without exception, to the entire membership, and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting. Unless independently received by County staff, the Chair (or Vice-Chair) shall provide County staff with copies of the member's written request to participate remotely and the written response, as applicable, if the request or response is in writing, to be retained by County staff for a period of one year, or other such time required by records retention laws, regulations, and policies.

I. Meetings Held Through Electronic Communication Means During Declared States of Emergency

1. In addition to the foregoing, pursuant to the Code of Virginia Section 2.2-3708.2(A)(2) the Planning Commission may meet by electronic communication means without a quorum of the public body physically assembled at one location when the Governor has declared a state of emergency in accordance with the Code of Virginia Section 44-146.17, or Fluvanna County has declared a local state of emergency pursuant to Code of Virginia Section 44-146.21, provided that (i) the catastrophic nature of the declared

emergency makes it impracticable or unsafe to assemble a quorum in a single location and (ii) the purpose of the meeting is to address the emergency provide for the continuity of operations of the Commission or the discharge of its lawful purposes, duties, and responsibilities. The Planning Commission when convening a meeting in accordance with this subdivision (I) shall:

- a. Give public notice using the best available method given the nature of the emergency, which notice shall be given contemporaneously with the notice provided to members of the Planning Commission conducting the meeting;
 - b. Make arrangements for public access to such meeting through electronic communication means;
 - c. Provide the public with the opportunity to comment at those meetings of the Commission when public comment is customarily received;
 - d. Otherwise comply with the provisions of the Code of VFOIA; and
 - e. State in its minutes the nature of the emergency, the fact that the meeting was held by electronic communication means, and the type of electronic communication means by which the meeting was held.
- J. Nothing in this Section XI shall be construed to prohibit the use of interactive audio or video means to expand public participation.

XII. CONDUCT OF BUSINESS

- A. When the question is called and there is no dispute, the Chair shall call for the vote.
- B. Whenever any member wishes to abstain from voting on any question, he or she shall so state and, if because of a conflict, shall indicate in accordance with the Virginia Conflict of Interests Act, Virginia Code § 2.2-3100 et seq., or as amended, and his or her abstention shall be announced by the Chair and recorded by the Clerk.
- C. Exhibits or electronic slides before the Commission shall become the property of the Commission and shall be filed with the Director of Planning.
- D. Citizens shall not speak at a meeting until they are recognized by the Chair. Citizens shall request recognition by addressing the Chair and then await acknowledgement. At his or her discretion, the Chair may permit a dialogue without individual recognition between members of the Commission or between a member and a citizen if such dialogue is orderly and contributes to the expedition of the business. Such discussion will be discouraged.
- E. Prior to opening a meeting at which one or more public hearings will be held, the Chair shall recount the rules under which the hearing shall be operated, but he or she may amend the rules during the hearing by giving notice of the change to the Commission.

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

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

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

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

1. Individual presentations placed on the Commission's agenda shall be limited to ten (10) minutes in duration.
2. Individual presentations listed under the agenda item "Public Comments" shall be limited to five (5) minutes in duration.
3. Statements from the public during the "Public Hearing" on individual agenda items shall be limited to five (5) minutes.
4. Complete presentations on Commission action items shall be limited to not more than ten (10) minutes.
5. The above limitations may be extended only by majority consent of the Commission.

XIII. ORDER

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

B. In maintaining decorum and propriety of conduct, the Chair shall not be challenged and no debate shall be allowed until after the Chair declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order, the regular business may be suspended by vote of the Commission to discuss the matter.

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

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

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

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

XV. RULES

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

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

XVI. RECORD OF THE MEETING. The Clerk of the Commission or another person acting in the capacity shall electronically record each regular meeting. Recordings are the property of Fluvanna County. A stenographic record shall not be admissible as evidence of what transpired at a meeting, unless the person taking the record has been sworn prior to making the record. Audio recordings are available on the county website at www.fluvannacounty.org/meetings