



FLUVANNA COUNTY BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

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

January 18, 2023

FY23 Non-Profit Budget Presentations at 5:00 pm

Regular Meeting at 7:00 pm

TAB	AGENDA ITEMS
A – CALL TO ORDER	
B – PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE	
C – FY23 NON-PROFIT BUDGET PRESENTATIONS (normally not to exceed 5 minutes each)	
A	Region Ten
B	Ready Kids
C	JABA - Jefferson Area Board of Aging
D	Child Health Partnership
E	MACAA
F	OAR- Jefferson Area Community Corrections
G	Piedmont Housing Alliance
H	TJEMS-Thomas Jefferson EMS Council
D – CLOSED MEETING AND DINNER RECESS	
RECESS – DINNER BREAK	
RECONVENE @ 7:00pm	
1 - CALL TO ORDER	
2 - PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE	
3 – ADOPTION OF AGENDA	
4 – COUNTY ADMINISTRATOR’S REPORT	
5 – PUBLIC COMMENTS #1 (5 minutes each)	
6 – PUBLIC HEARING	
I	ZMP 22:04 Vaughn Property Group LLC – Douglas Miles, Community Development Director
J	ZMP 22:05 Vaughn Property Group LLC – Douglas Miles, Community Development Director
K	ZMP 22:06 David W. Ordel – Douglas Miles, Community Development Director
L	ZMP 22:07 The Clean Machine Inc. – Douglas Miles, Community Development Director
7 – ACTION MATTERS	
M	Historic Courthouse Request for Funding Ratification – Eric Dahl, County Administrator
7A – APPOINTMENTS	

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N Board, Commission, and Committee Appointments – Eric Dahl, County Administrator

8 – PRESENTATIONS (normally not to exceed 10 minutes each)

O Central Virginia Regional Housing Partnership Board of Supervisors – Ned Gallaway, CVRHP Chair and Keith Smith, CVRHP Vice-Chair

9 – CONSENT AGENDA

P Minutes of January 4, 2023 Meeting – Caitlin Solis, Clerk to the Board

10 – UNFINISHED BUSINESS

Q BOS 2022-2023 Boards, Commissions and Committees Review – Eric Dahl, County Administrator

11 – NEW BUSINESS

TBD

12 – PUBLIC COMMENTS #2 (5 minutes each)

13 – CLOSED MEETING

TBD

14 – ADJOURN



County Administrator Review

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*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.

GENERAL RULES OF 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 Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board to discuss the matter.
3. No member or citizen shall be allowed to use defamatory or abusive language directed at any member of the Board or other person, to create excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches, however, the Board may by majority vote of the Board members present and voting to overrule the judgment of the Chair.
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.

RULES OF PROCEDURE FOR PUBLIC HEARINGS

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 Board.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Board.
 - All questions should be directed to the Chairman. Members of the Board 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 Board 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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850	NON P	ORG CODE	OBJECT CODE	ACCOUNT DESCRIPTION	FUNDING REQUIRED												EXPENDITURE DETAIL
					FY19	FY20	FY21	FY22	FY23	FY24	% Change	FY24	% Change	FY24	FY24		
					ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET	BASELINE	Request	CO ADMIN	COAD	ADVERT.	ADOPTED		
TOTAL					615,877	622,906	579,306	580,978	603,858	702,519	21%	0	-100%	0	0		
PUBLIC SAFETY																	
10085000	405686	LAJC (Legal Aid Justice Center)			4,000	4,100	4,100	4,100	5,125	7,500	83%		-100%				
10085000	405685	OAR (Offender Aid & Restoration/Jefferson Area Community)			13,500	13,750	13,750	13,750	14,163	14,677	7%		-100%				
10085000	405678	TJEMS (Thomas Jefferson EMS Council)			16,095	16,095	16,095	16,095	16,900	17,745	10%		-100%				
EDUCATION																	
10085000	405670	PVCC (Piedmont Va Community College)			50,426	50,605	7,038	7,179	7,419	6,726	-6%		-100%				
HUMAN SERVICES																	
10085000	405683	Child Health Partnership (Formally Jefferson Area CHIP)			52,020	53,060	53,060	53,060	54,121	55,203	4%		-100%				
10085000	405664	IAC (Fluvanna Interagency Council)			750	750	750	750	750	750	0%		-100%				
10085000	405691	FLHF (Fluvanna/Louisa Housing Foundation)			16,000	16,000	16,000	16,000	20,000	35,000	119%		-100%				
10085000	405662	Foothills (Foothills Child Advocacy Center)			10,000	10,000	10,000	10,000	12,000	15,000	50%		-100%				
10085000	405663	Hospice (Hospice of the Piedmont)			2,500	2,500	2,500	2,500	3,000	3,000	20%		-100%				
10085000	405674	JABA (Jefferson Area Board for Aging)			85,000	85,000	85,000	85,000	85,000	89,250	5%		-100%				
10085000	405677	JAUNT (Jefferson Area United Transportation)			85,000	85,000	85,000	85,000	72,494	117,070	38%		-100%				
10085000	405675	MACAA (Monticello Area Community Action Agency)			50,000	51,000	51,000	51,000	55,000	60,000	18%		-100%				
10085000	405680	PHA (Piedmont Housing Alliance)			2,100	2,200	2,200	2,200	2,750	4,500	105%		-100%				
10085000	405681	ReadyKids			2,100	2,100	2,100	2,100	2,625	6,790	223%		-100%				
10085000	405676	Region Ten (Region Ten Community Services Board)			126,250	129,000	129,000	129,000	131,794	131,794	2%		-100%				
10085000	405687	SARA (Sexual Assault Resource Agency)			1,000	1,050	1,050	1,050	1,300	2,000	90%		-100%				
10085000	405689	SERCAP (Southeast Rural Community Assistance Project)			-	1,000	-	1,000	1,250	5,000	400%		-100%				
10085000	405684	SHE (Shelter for Help In Emergency)			9,000	9,200	9,200	9,200	10,500	11,020	20%		-100%				
CULTURAL ENRICHMENT																	
10085000	405692	Fluvanna Arts Council			10,000	10,000	10,000	10,000	10,000	10,000	0%		-100%			\$4,500 Arts Grant with \$5,500 County Match	
COMMUNITY DEVELOPMENT																	
10085000	405679	CVPED (Central Va Partnership for Economic Development)			13,066	13,223	13,346	13,519	13,601	13,778	2%		-100%				
10085000	405671	CVSBDC (Central Va Small Business Development Center)			2,500	2,750	2,750	2,750	10,000	15,752	473%		-100%				
10085000	405682	Virginia Career Works - Piedmont Region			3,920	3,000	3,000	3,000	4,500	5,511	84%		-100%				
10085000	405694	FLDP (Fluvanna Leadership Development Program)			1,000	1,000	1,000	1,000	1,000	1,000	0%		-100%				
10085000	407020	Chamber (Fluvanna Chamber of Commerce)			3,500	3,500	3,500	3,500	3,850	5,000	43%		-100%				
10085000	405688	RCA (Rivanna Conservation Alliance)			1,750	1,750	1,750	1,750	2,175	5,000	186%		-100%				
10085000	405672	TJPDC (Thomas Jefferson Planning District Commission)			33,900	34,273	34,487	34,845	40,262	41,174	18%		-100%				
10085000	405673	TJSWCD (Thomas Jefferson Soil & Water Conservation District)			20,500	21,000	21,630	21,630	22,279	22,279	3%		-100%				

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY243 BOS
Agency:	Region Ten Community Services Board	\$ 131,794	\$ -	\$ -
Address:	500 Old Lynchburg Road, Charlottesville, VA 22903	Contact E-mail:	Kathy.Williams@regionten.org	
Contact:	Kathy Williams, Senior Director of Administrative Services	Contact Phone:	434-972-1816	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	Comprehensive Services	\$ 131,794	\$ -	\$ -
Program 2:			\$ -	\$ -
Program 3:			\$ -	\$ -
Program 4:			\$ -	\$ -
Program 5:			\$ -	\$ -
Program 6:			\$ -	\$ -
Program 7:			\$ -	\$ -
Section 3 - DESCRIPTION AND JUSTIFICATION OF FUNDING NEEDS (Briefly describe how the funding would be used. <u>Bullets preferred.</u>)				
<p>Region Ten's system of mental health, intellectual disabilities and substance use disorders treatment and prevention services provides a continuum of services which enables persons to remain in their home communities and receive treatment in the least restrictive environment. The core services provided by Region Ten include: outpatient, case management, emergency, day support, residential, prevention and early intervention. Funds received from Fluvanna County in conjunction with funds from State, Federal Block Grants and Fees (mostly Medicaid) are blended and braided to provide the necessary supports to assure that both the quality and quantity of services exist to meet the needs of persons needing services in your community.</p>				

AGENCY INFORMATION		FY23 Total Rqst	FY23 COAD	FY23 BOS
Agency:	Region Ten Community Services Board	\$ 131,794	\$ -	\$ -

Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)

State Department of Behavioral Health and Developmental Services, the localities of Albemarle, Charlottesville, Greene, Louisa, and Nelson, and the Department of Medical Assistance (DMAS) are the primary sources of funding.

Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)

Due to the complex funding mix that support the wide array of services provided we would need to restructure our deployment of services to give priority to grants and jurisdictions where funding is provided to proportionate to expenses incurred by Region Ten.

Section 6 - ADDITIONAL INFORMATION

REGION TEN COMMUNITY SERVICES BOARD

FY24 Local Shares Report

FY22 Services By Locality

		Total	Albemarle	Charlottesville	Fluvanna	Greene	Louisa	Nelson
24 Hour Emergency	UNITS	10,998	3,158	3,150	528	529	2,978	655
	CLIENTS	1,725	599	550	108	114	234	120
	COST	2,405,375	690,687	688,937	115,479	115,698	651,319	143,255
O/P Case Mgmt.	UNITS	119,270	32,194	32,549	8,723	6,106	23,570	16,128
	CLIENTS	5,882	1,607	1,416	614	494	1,119	632
	COST	18,566,214	5,011,492	5,066,754	1,357,869	950,493	3,669,034	2,510,572
Day Support	UNITS	158,113	21,810	28,994	918	876	21,791	83,724
	CLIENTS	305	58	135	4	4	32	72
	COST	2,170,685	299,423	398,050	12,603	12,026	299,162	1,149,421
Residential - Beds	UNITS	427,649	98,064	293,761	1,546	2,654	10,794	20,830
	CLIENTS	361	101	135	9	17	20	79
	COST	11,309,125	2,593,290	7,768,473	40,884	70,185	285,446	550,847
Residential - Hours	UNITS	26,584	5,034	19,395	20	398	1,723	14
	CLIENTS	166	30	111	2	4	17	2
	COST	2,997,020	567,522	2,186,548	2,255	44,870	194,247	1,578
Prevention	UNITS	13,707	7,560	4,328	479	383	670	287
	CLIENTS	8,387	4,405	1,744	589	471	824	354
	COST	976,889	513,079	203,135	68,605	54,860	95,977	41,233
Mohr Center	UNITS	5,498	1,547	2,055	581	451	315	549
	CLIENTS	43	11	19	3	4	2	4
	COST	934,518	262,950	349,297	98,755	76,658	53,542	93,316
City Drug Treatment	UNITS	7,779	1,998	3,823	1,078	255	384	241
	CLIENTS	336	112	154	21	16	24	9
	COST	534,645	137,321	262,752	74,090	17,526	26,392	16,564
Grand Total:	UNITS	769,598	171,365	388,055	13,873	11,652	62,225	122,428
	CLIENTS	17,205	6,923	4,264	1,350	1,124	2,272	1,272
	COST	39,894,471	10,075,764	16,923,946	1,770,540	1,342,316	5,275,119	4,506,786
Albemarle/Chv. Prg Adjustment			(400,271)	(612,049)				
		TOTAL	ALB	CHV	FLUV	GREENE	LOUISA	NELSON
Net Value of Services for 2024 formula		38,882,151	9,675,493	16,311,897	1,770,540	1,342,316	5,275,119	4,506,786
PERCENT SERVICES FOR 2024 FORMULA		100%	24.9%	42.0%	4.6%	3.5%	13.6%	11.6%
POPULATION (WELDON COOPER STATE 2020 POPULATION ESTI)		259,432	110,545	49,447	27,202	20,323	37,011	14,904
		100%	42.6%	19.1%	10.5%	7.8%	14.3%	5.7%
FY2024 FORMULA PERCENT SHARES		100%	33.7%	30.5%	7.5%	5.6%	13.9%	8.7%
FY2024 FORMULA PERCENT SHARES		1,726,462	582,634	526,673	129,820	97,424	240,264	149,648
FY2023 Actual Local Appropriation		1,694,395	573,612	587,977	131,794	106,012	145,000	150,000
FY2024 REQUESTED INCREASE		32,068	9,022	(61,304)	(1,974)	(8,588)	95,264	(352)
HOLD HARMLESS SHARE		63,196	(9,022)	61,304	1,974	8,588	-	352
FY24 ADJUSTED REQUEST		1,789,659	573,612	587,977	131,794	106,012	240,264	150,000
% change from prior year appropriation		5.6%	0.0%	0.0%	0.0%	0.0%	65.7%	0.0%
\$ change from prior year appropriation		95,264	-	-	-	-	95,264	-
Return on Investment		22:1	17:1	28:1	13:1	13:1	22:1	30:1

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY243 BOS
Agency:	ReadyKids (formerly Children, Youth & Family Services)	\$ 6,790	\$ -	\$ -
Address:	1000 E. High Street, Charlottesville, VA 22902	Contact E-mail:	dconnolly@readykidsville.org	
Contact:	Diana Cole Connolly, Director of Philanthropy	Contact Phone:	434-296-4118 x 265	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	Early Learning and Counseling Support	\$ 6,790	\$ -	\$ -
Program 2:			\$ -	\$ -
Program 3:			\$ -	\$ -
Program 4:			\$ -	\$ -
Program 5:			\$ -	\$ -
Program 6:			\$ -	\$ -
Program 7:			\$ -	\$ -
Section 3 - DESCRIPTION AND JUSTIFICATION OF FUNDING NEEDS (Briefly describe how the funding would be used. <u>Bullets preferred.</u>)				
<p>Funding will support Fluvanna County kids, families and early childhood educators, to experience high quality early learning education and positive, nurturing and healthy family relationships. Specifically, funding will be used to help Fluvanna early childhood educators improve the quality of their services - particularly to low-income families; provide the evidence-based social-emotional program, AI's Pals, in Fluvanna Head Start classrooms; and provide intensive masters-level counseling for victims of child abuse, neglect, exposure to domestic violence and/or trauma survivors, and their non-abusing family members at no-cost. Last year, ReadyKids directly served 154 Fluvanna County residents, and impacted an additional 525 children in Head Start and childcare settings, at a cost to the County of just \$3.86 per impacted resident. We respectfully request an increase of \$4,165 over the previous year, which would bring the cost per impacted resident to \$10. In FY22, 9 out of 10 of all ReadyKids program participants met targeted outcomes, including; 97.7% of Ready Kids were safe from abuse and neglect, and 94% experienced improved quality early care and education.</p>				

AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY24 BOS
Agency:	ReadyKids (formerly Children, Youth & Family Services)	\$ 6,790	\$ -	\$ -
Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)				
During FY22 revenue of \$2,862,618 included the following revenue sources: local government (\$213,297); state and federal grants (\$991,564); private contributions				
Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)				
ReadyKids is committed to serving children and families in Fluvanna County, and continues to actively pursue diverse funding streams for our programs so that they remain stable even during times of great economic uncertainty. The County's demonstration of its support for our work there and recognition of its value is important to us.				
Section 6 - ADDITIONAL INFORMATION				
ReadyKids is grateful for the continued support and longstanding partnership with Fluvanna County.				

TAB C

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY24 BOS
Agency:	JABA - Jefferson Area Board of Aging	\$ 89,250	\$ -	\$ -
Address:	674 Hillsdale Drive Charlottesville, VA 22901	Contact E-mail:	mkeane@jabacares.org	
Contact:	Marta Keane, CEO	Contact Phone:	434-817-5238	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	JABA - all programs	\$ 89,250	\$ -	\$ -
Program 2:			\$ -	\$ -
Program 3:			\$ -	\$ -
Program 4:			\$ -	\$ -
Program 5:			\$ -	\$ -
Program 6:			\$ -	\$ -
Program 7:			\$ -	\$ -
Section 3 - DESCRIPTION AND JUSTIFICATION OF FUNDING NEEDS (Briefly describe how the funding would be used. <u>Bullets preferred.</u>)				
<p>*JABA supports multiple distinct programs providing direct support for older adults, people with disabilities, and caregivers to promote safe aging in place in the community of choice. These services support individuals and families in making informed decisions by helping them understand their needs and unique situations and translate this information into strategies and plans based on available community resources. JABA programs also support the health and nutrition of individuals by providing home delivered meals as well as meals at the senior community centers. JABA also supports individuals and caregivers with daily supervision for adults who need it through the Respite and Enrichment Center. Finally, if JABA does not have an in house program to support an individual or family, staff members will make a referral to a community partner or other resource in order to successfully assist clients. Funding from Fluvanna supports the following programs: Information and Assistance, Insurance Counseling, Legal Assistance Program, Ombudsman Program, Aging Services Coordination, Volunteer Services, Home Delivered Meals, Community Senior Centers (in conjunction with Fluvanna Parks and Recreation), Health Services, and the Respite and Enrichment center (REC - formerly Adult Day Care).</p>				

AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY24 BOS
Agency:	JABA - Jefferson Area Board of Aging	\$ 89,250	\$ -	\$ -
Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)				
Anticipated: Federal Government (\$1,305,965), State Government (\$618,019), Fundraising by JABA (\$493,000), Client fees (\$782,000), local jurisdictions (Albemarle - \$396,884 , Charlottesville - \$335,152, Greene - \$110,298, Louisa - \$269,110, Nelson - \$106,575)				
Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)				
<p>In 2022, JABA served 1,577 Fluvanna County residents. By 2024 we anticipate increasing that number to well over 1,700. 1 in 5 people in Fluvanna County are over the age of 65. By 2030 this will increase to 1 in 4 of all county residents. Our most vulnerable group, those 85+ will increase at a faster rate, 99% by 2040. We know 21% of Fluvanna seniors live alone, many with a limited income, with fewer personal supports in place. Non-funding would affect the lower income older population in Fluvanna County by:</p> <ul style="list-style-type: none"> *Loss of a familiar, convenient entry point into aging and disability services networks. *Increased time and frustration involved in finding services and supports to meet their needs. *Increased demand on county services around aging issues. 				
Section 6 - ADDITIONAL INFORMATION				
<p>(continued from section 5)</p> <ul style="list-style-type: none"> *Reduced availability of staff who provide intensive support and coordination of multiple services. *Fewer meals available to those who need it. *Premature institutionalization, poor nutrition, less access to services and supports that allow them to age in their community of choice. *Increased isolation resulting in increased depression, stress, fear and loneliness. <p>Non-funding would affect family caregivers by:</p> <ul style="list-style-type: none"> *Putting their own health at risk as many caregivers are elderly themselves. *Reducing their ability to continue their employment for their own and their family's financial security. <p>*This year's request includes a 5% increase. JABA is requesting a 5% increase in funding from each county. We are committed to raising our lowest wages to at least \$15/hour. As we make this transition, we have been able to cover costs with other state and federal funding. We are unable to do so any longer without your support. We are seeking this funding as we best support our employees who bring JABA's programs to your communities. As we have not requested an increase over the past five years, I hope that you will support JABA as we move forward in creating sustainable senior programming in your community.</p>				

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY24 BOS
Agency:	Child Health Partnership	\$ 55,203	\$ -	\$ -
Address:	1469 Greenbrier Place, Charlottesville, VA 22901	Contact E-mail:	jon.nafziger@childhealthpartnership.org	
Contact:	Jon Nafziger, Executive Director	Contact Phone:	434-964-4700	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	Child Health Partnership Health and Parenting Supports	\$ 55,203	\$ -	\$ -
Program 2:			\$ -	\$ -
Program 3:			\$ -	\$ -
Program 4:			\$ -	\$ -
Section 3 - DESCRIPTION AND JUSTIFICATION OF FUNDING NEEDS (Briefly describe how the funding would be used. Bullets preferred.)				
<p>Child Health Partnership provides at-home support to children and parents to promote the health and well-being of families in our community. We serve babies and children age 0-6 and pregnant women from low income families. Fluvanna County funds support the salaries of a Nurse and Family Support Specialist who offer Fluvanna families the following services through home visits:</p> <p>1) health assessments, health education, and improved access to health care services; 2) parenting education, learning activities and coaching to help families create nurturing homes and prepare their children for school; 3) support for family self-sufficiency through employment and connections to community resources; 4) regular developmental screenings and activities to promote healthy child development; 5) home safety screenings and resources.</p> <p>In FY2022, Child Health served 28 Fluvanna children from 17 families. Outcomes results were:</p> <ul style="list-style-type: none"> • 89% of children had an established medical home • 89% of children were up to date on well child visits • parents showed a 48% increase in parenting knowledge • 91% of children had a current developmental screening to identify any delays. <p>Goals for FY2024 include:</p> <ul style="list-style-type: none"> • 95% of children have an established medical home • 85% of children will be up to date on well child visits • parents show a 60% increase in parenting knowledge/positive behaviors • 90% of children have a current developmental screening to identify any delays. 				

AGENCY INFORMATION		FY21 Total Rqst	FY21 COAD	FY21 BOS
Agency:	Child Health Partnership	\$ 55,203	\$ -	\$ -
Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)				
For Child Health Partnership in Fluvanna County, other funding sources include CHIP of Virginia (Virginia General Fund and TANF), United Way of Greater Charlottesville, grants, individual donations, and Medicaid reimbursements for prenatal nursing services (for eligible families).				
Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)				
The loss of Fluvanna County funding would require us to close our program in Fluvanna. County funds cover nearly half of the cost of serving Fluvanna families. Child Health raises the remaining support, but would not be able to absorb the County's share. Our team approach requires both a community health nurse and a family support specialist for each locality. Child Health families often lack the traditional support systems needed to give families the information, resources and confidence to raise healthy children. They frequently face trauma, generational poverty, health crises and financial challenges. Our work improves positive parenting and the school readiness of low-income children in Fluvanna County, helping families move toward self-sufficiency and preventing future taxpayer support and the need for more expensive out-of-home/foster care services in the future.				
Section 6 - ADDITIONAL INFORMATION				
Child Health's Fluvanna County staff are located at 5578 Richmond Road in Troy (Zion Crossroads). Families enrolled in Child Health face many barriers to raising healthy children in nurturing homes, but also have many strengths. Our data from FY2022 shows that for our partner families at enrollment:				
<ul style="list-style-type: none"> • 100% are low income • 52% had unmet transportation needs • 45% had an unmet food need • 39% of mothers lack a high school diploma/GED; • 29% of preschool age children were enrolled in preschool or child care • 24% of mothers have a chronic medical condition 				
In FY22 after one year in the program:				
<ul style="list-style-type: none"> • 89% of children had regular medical homes • 89% were current on well child visits • 71% of preschool age children were enrolled in preschool or child care • 60% fewer children needed medical care and didn't receive it • 52% of families had one or both parents employed. 				

TAB E

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY243 BOS
Agency:	Monticello Area Community Action Agency (MACAA) 1025 Park Street, Charlottesville, VA 22901 Sarah Hanks	\$ 60,000	\$ -	\$ -
Address:		Contact E-mail:	shanks@macaa.org	
Contact:		Contact Phone:	(434) 295-3171	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	Outreach & Emergency Assistance	\$ 40,000	\$ -	\$ -
Program 2:	Early/Head Start	\$ 12,000	\$ -	\$ -
Program 3:	Project Discovery	\$ 8,000	\$ -	\$ -
Program 4:			\$ -	\$ -
Program 5:			\$ -	\$ -
Program 6:			\$ -	\$ -

Funding awarded to MACAA will be used as follows:

Outreach & Emergency Assistance:

- MACAA will provide emergency assistance for Fluvanna County residents in need of rent, mortgage, and utility support to remain in safe, stable housing. The need for these services continues to increase as the local economy recovers from the COVID-19 pandemic and residents adjust to rising costs for essential purchases (i.e. food, fuel, etc.).
- Outreach & Emergency Assistance is expected to expand services to include a whole-family, two-generation approach to breaking cycles of generational poverty. This includes but is not limited to financial literacy training, family coaching, and programs that support financial resilience and thriving futures.
- MACAA is currently working towards the relocation and opening of an expanded food pantry within the Carysbrook facility; tentative opening, pending equipment delivery, is late-January 2023. This expansion of service bears an increase in costs, primarily in personnel, which is reflected in a modest increase our request.
- Funding provided by Fluvanna County will be used to support Outreach operations to include personnel expenses, client services, phone/internet, insurance costs, supplies, etc. If awarded, this funding will represent approximately 17% of the total expenses related to Outreach & Emergency Assistance operations.

Head Start:

- Annually, Head Start serves 20 income or categorically eligible (i.e. homeless or in foster care) preschool students in partnership with Fluvanna County Public Schools.
- The program includes but is not limited to a comprehensive evidence-based curriculum, physical, mental, and behavioral health assessments, referrals, and services, as well as family engagement/support services (i.e. family goal setting, education and/or workforce development for parents, financial literacy support, income/benefit support enrollment, etc.).
- The total cost per student for FY21 is \$22,307 per academic year (FY22 calculations are pending); there is no cost to the family for Head Start programming.
- MACAA Head Start must secure a 25% local match (non-federal share) annually. For Head Start services in Fluvanna County, MACAA must secure a total of \$111,535, to maintain federal award requirements for operations of one Head Start classroom.
- Funding provided by Fluvanna County will be used to support overall program delivery for 20 preschool students experiencing low income and their families during the 2023-2024 academic year.

****MACAA was awarded a new \$1.44M federal Office of Head Start Early Head Start grant to serve children ages birth to three in our region. This program will commence in 2022, providing home-based early childhood education for eligible Fluvanna County families. Children who are enrolled in Early Head Start will be offered enrollment in Head Start to ensure they continue to receive critical services that promote school readiness and healthy physical, social, emotional, and cognitive development.**

Project Discovery:

- Project Discovery serves income-eligible and/or prospective first-generation college students and their families enrolled in Fluvanna County High School. The program provides enrolled students with mentoring relationships, workshops, college visits and campus tours, as well as access to scholarships and income supports that make post-secondary educational opportunities accessible for all interested students.
- Funding for MACAA Project Discovery includes a grant award from Project Discovery of Virginia, Inc. and a 100% match (cash and in-kind) by local programs. Annually, MACAA Project Discovery must demonstrate a local investment of no less than \$54,960 to continue program operations in the region; total match requirements are estimated at \$13,740 for up to 25 students served in Fluvanna County.

AGENCY INFORMATION		FY23 Total Rqst	FY23 COAD	FY23 BOS
Agency:	Monticello Area Community Action Agency (MACAA)	\$ 60,000	\$ -	\$ -
Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)				
<p>Fluvanna Outreach & Emergency Assistance:</p> <ol style="list-style-type: none"> 1. Federal Community Service Block Grant (CSBG) 2. Federal Temporary Assistance for Needy Families (TANF) 3. Energy Share administrative fee 4. Donations: cash and in-kind <p>Head Start:</p> <ol style="list-style-type: none"> 1. Federal Head Start Grant 2. Federal Head Start Training & Technical Assistance Grant 				
Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)				
<p>Outreach & Emergency Assistance: A reduction in local funding support may result in limited staffing and hour of service within Fluvanna County, as well as a reduction in direct client services during times of crisis. The food pantry and emergency utility/housing assistance would be less available/accessible to families experiencing emergency circumstances. As a result, families experiencing low income or other crisis circumstances may be evicted from safe, stable housing, necessary utilities, and nutritional meals. A reduction in funding would result in increased community needs to be met by other social service agencies, as well as secondary crises for impacted families to include but not limited declining health, mental health concerns, poor academic performance in school-age students, and poor school/work attendance which may result in lost income or unemployment.</p> <p>Head Start: A reduction in local funding would compromise high-quality service delivery in Fluvanna County to include, but not limited to: the ability to provide competitive salaries, recruit, and retain qualified teachers; purchase needed classroom supplies; and invest in program improvements such as professional development for teachers, teaching resources, and the replacement or enhancement of program materials. These reductions would make it difficult to provide ideal learning conditions and support services (i.e. family support, mental health consultation and services, etc.) for children and families experiencing low income, homelessness, developmental or learning disabilities, and other circumstances that qualify for participation in Head Start.</p> <p>Project Discovery: A reduction in local funds would make it difficult for the program to meet a required local funding match (cash and in-kind) and would limit enrollment and opportunities for low-income/first-generation college-bound FCHS students. Specifically, a reduction in funding would limit or eliminate the availability of scholarships, campus visits, workshops and support services that are essential for the success of students pursuing post-secondary education and family-support wage jobs in the community.</p>				
Section 6 - ADDITIONAL INFORMATION				

As the state- and federal-appointed Community Action Agency for the region, MACAA embodies our nation's spirit of hope, changes people's lives, and improves communities. When local leaders partner with MACAA and leverage our collective resources and experiences, we are able to promote sustainable solutions that connect more families to opportunity – and make Fluvanna a better place to live for everyone.

MACAA Mission Statement: To improve the lives of people with low income by helping them become self-reliant, thereby enhancing the economic vitality and well-being of our community.

MACAA History: The Monticello Area Community Action Agency (MACAA) was founded in 1965 as a result of President Lyndon B. Johnson's Economic Opportunity Act. While it has evolved and changed over the years, MACAA has always been committed to helping alleviate and help find solutions for individuals and families experiencing poverty.

Geographic Service Area: MACAA serves the City of Charlottesville and the Counties of Albemarle, Fluvanna, Louisa, and Nelson.

Client Demographics: MACAA aims to serve the most vulnerable children and families in Fluvanna County. While enrollment and eligibility requirements vary by program due to state and federal mandates, most programs serve families at or below 125% of the federal poverty level. Specifically, MACAA prioritizes families experiencing extreme poverty, homelessness, and financial emergencies.

Overview of Programs and Goals: MACAA holds itself accountable for success by focusing on measurable program goals. As a designated Community Action Agency, MACAA utilizes "Results Oriented Management and Accountability" (ROMA) practices to ensure that our services are efficient, effective, and aligned with local community goals. Furthermore, MACAA strives to maximize funding and reduce duplication of services by partnering with local and regional service providers, faith-based organizations, and government/social service agencies to ensure the most pressing needs of Fluvanna County residents are met.

TAB F

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY243 BOS
Agency:	OAR- Jefferson Area Community Corrections	\$ 14,677	\$ -	\$ -
Address:	750 Harris Street Suite 207 Charlottesville Va 22903	Contact E-mail:	rcarew@oar-jacc.org	
Contact:	Ross Carew - Director	Contact Phone:	434 296 2441 ext 108	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	Local Probation	\$ 8,219	\$ -	\$ -
Program 2:	Criminal Justice Planning	\$ 6,458	\$ -	\$ -
Program 3:			\$ -	\$ -
Program 4:			\$ -	\$ -
Program 5:			\$ -	\$ -
Program 6:			\$ -	\$ -
Program 7:			\$ -	\$ -
Section 3 - DESCRIPTION AND JUSTIFICATION OF FUNDING NEEDS (Briefly describe how the funding would be used. <u>Bullets preferred.</u>)				

The OAR **local probation program** addresses Fluvanna County's need to safely and effectively manage and supervise local responsible individuals placed on probation as an alternative to incarceration. Through participation in the OAR local probation program, probationers are assessed for risk, Purpose Driven communication techniques are utilized by staff to increase offender motivation, differential supervision strategies are employed based upon risk level, client interventions are responsive to risk, positive reinforcement strategies and community supports are developed, and evaluation of effectiveness is conducted. During FY 2022, the highest percentage of the population fell within the following offense categories: Assault (47%), Fraud/Larceny (9%), Traffic (5%), Narcotics (5%), Weapons offenses (4%) and Alcohol (4%) The remaining probation clients are convicted of a wide range of other class 1 misdemeanors or class 5 or 6 felonies. The majority of the population were white (60%), male (75%), single (85%) and were employed (60%). The average age of the population is 35 years old. Using a validated recidivism risk assessment, the program determined that the FY22 recidivism risk profile of the population was 66% low risk, 27% medium risk and 7% high risk for recidivism. According to the data from the FY15-18 program recidivism report, 34% did not have positive peer relationships, 32% had family history of domestic violence, 50% self-reported drug use in the last year, 25% self-reported alcohol problems, 30% self-reported a history of mental health issues, and 32% have difficulty meeting financial obligations.

Results:

- * **Provided supervision to 1193 clients – 7.5% (90) were from Fluvanna**
- * **Successful probation completion rate of 72%**
- * **FY21 local research indicated that probation completers were 2.5 x less likely to re-offend**
- * **3 year post probation completion re-offense rate of 26% (National average is 43%)**
- * **Each probation diversion saves the locality approximately \$2900 in averted jail bed costs**

As demonstrated by the offense and risk/need profile of the population, probation clients need supervision and intervention to address intimate partner and family relationship dysfunction, antisocial attitudes and belief systems, negative peers, and substance abuse to reduce the risk and expense of further criminal behavior.

AGENCY INFORMATION		FY23 Total Rqst	FY23 COAD	FY23 BOS
Agency:	OAR- Jefferson Area Community Corrections	\$ 14,677	\$ -	\$ -
Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)				
<p>Local Probation receives funding from the State of Virginia (81.5%), from the localities served (16%), and from client fees (2.5%). The program requests local funding from all of the local jurisdictions served. Funding requests are determined by percentage of total caseload served from the locality. Currently the program is underfunded based upon caseload standards set by the American Probation and Parole Association and the Department of Criminal Justice Services.</p> <p>Criminal Justice Planner does not receive funding from State government and is funded by the member jurisdictions (88%) and foundations/grants (12%). All jurisdictions except for Goochland County contribute funding for the position. Locality funding requests are determined by population size (2021 UVA Weldon Cooper Center) in an effort to equitably share the cost of the position.</p>				
Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)				
<p>Local Probation - Without local funding, service delivery to Fluvanna County would be impacted by a decrease in staff to serve Fluvanna probationers. Probation officer staffing can greatly impact the success rates for the program. Reduction in the availability to meet clients in Fluvanna and attend Court Hearings are likely. A reduction in service delivery will negatively impact client success rates and subsequently increase jail costs. (Inmate jail bed expenditures increases for Fluvanna)</p> <p style="text-align: right;">Criminal Justice</p> <p>Planner - Without local funding, service delivery to Fluvanna County would decrease. Through the planner position, localities receive research on local jail and crime trends, research and grant writing on effective public safety practices, and increased jurisdictional collaboration. Without this position, Fluvanna would lose the support/expertise/analysis to make research driven evidence-based criminal justice decisions ultimately leading to a less effective and more costly system.</p>				
Section 6 - ADDITIONAL INFORMATION				

The **Criminal Justice Planner** for the Thomas Jefferson Area Community Criminal Justice Board (CCJB) is co-located with OAR. The Planner serves as a liaison to the nine localities represented on the CCJB. Those include the same localities that OAR serves: Charlottesville, Albemarle, Louisa, Fluvanna, Greene, Goochland, Madison, Nelson and Orange. The purpose of the CCJB and the Planner is to enable the participating localities to work together **to develop and support an effective and comprehensive range of services that promote public safety and offender accountability and rehabilitation**. The Planner coordinates the work of the Thomas Jefferson Area Community Criminal Justice Board, which supports the implementation of evidence-based strategies among nine participating jurisdictions. The Planner provides the Board with jurisdictional and regional-level data, identifies primary cost drivers, and recommends evidence-based approaches to enhance public safety regionally and in each jurisdiction specifically. **The long term goal is to develop a comprehensive system to analyze and promote programs and services that enhance public safety, offender accountability, rehabilitation, better informed decision making, better use of resources, and more effective remedial efforts**. The Planner works to address jail overcrowding through effective data management and analysis, probation violation reduction, reduction in pretrial defendants held in jail, and **strategies for addressing cost savings and recidivism reduction**.

Active Projects/Initiatives

- * Project lead – UVA System Engineering Capstone team Mental Health/Criminal Justice System
- * Leading CCJB 3 year strategic planning with the National Association of Counties
- * Completed 2021 County Crime trends and criminal justice annual report of all counties served
- * Leading the Sequential Intercept Model (SIM) criminal justice system analysis and priority setting
- * Fluvanna County Drug Court Advisory Team member

TAB G

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY243 BOS
Agency:	Piedmont Housing Alliance	\$ 4,500	\$ -	\$ -
Address:	682 Berkmar Circle, Charlottesville, VA 22901	Contact E-mail:	smathon@piedmonthousing.org	
Contact:	Sunshine Mathon, Executive Director	Contact Phone:	434-817-0661	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	Comprehensive Housing Counseling and Asset-Building Services	\$ 4,500	\$ -	\$ -
Program 2:			\$ -	\$ -
Program 3:			\$ -	\$ -
Program 4:			\$ -	\$ -
Program 5:			\$ -	\$ -
Program 6:			\$ -	\$ -
Program 7:			\$ -	\$ -
Section 3 - DESCRIPTION AND JUSTIFICATION OF FUNDING NEEDS (Briefly describe how the funding would be used. <u>Bullets preferred.</u>)				

Piedmont Housing Alliance is dedicated to improving financial outcomes for people experiencing low income by offering robust affordable housing and economic opportunity solutions. We provide comprehensive housing and financial counseling services and asset-building resources throughout the region. For nearly four decades, clients have worked with us as a trusted partner to:

- improve housing stability
- build or repair credit
- prepare for first time home ownership
- keep a home in the face of foreclosures

Through the following services, Piedmont Housing has assisted 1,078 individuals and families buy a home, and assisted thousands more improve and building their financial skills and work toward their housing goals:

- housing counseling
 - individualized counseling
 - group education
- asset building services
 - down payment loans
 - interest rate reduction
 - matched savings

We request support from Fluvanna County to serve local residents seeking to build and improve their financial skills and make progress on their housing goals. Through our housing counseling and asset-building services last year (FY22, July 2021 –June 2022):

- 34 Fluvanna County residents met with a Piedmont Housing counselor for one-on-one counseling; of the total 34, 31 residents received pre-purchase counseling, two were counseled on default/foreclosure, and one on rental housing.
- 12 Fluvanna community members participated in our financial and housing group education workshops.
- 13 community members purchased homes in Fluvanna County, nine utilizing our interest rate reduction program, Sponsoring Partnerships & Revitalizing Communities (SPARC). Of the 13, two were Charlottesville residents before purchasing a Fluvanna home. One layered SPARC with our down payment loan program, and the other layered SPARC with our Virginia Individual Development Account (VIDA) program.

•		FY23 Total Rqst	FY23 COAD	FY23 BOS
Agency:	Piedmont Housing Alliance	\$ 4,500	\$ -	\$ -

Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)

The funding sources for Piedmont Housing Alliance's comprehensive housing counseling and asset-building services include: U.S Department of Housing and Urban Development, Virginia Housing (formerly VHDA), City of Charlottesville, Albemarle County, Fluvanna County, Louisa County, foundation grants, corporate grants, and individual donations.

Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)

Piedmont Housing Alliance's team actively pursues and relies upon a diverse portfolio of support from local, state, federal, and private sources to fund its services to the regional community. Funding from Fluvanna County is consequential as we have seen reductions in available funding. These funds enable us to meet the strong demand from Fluvanna County residents for assistance in purchasing homes, saving their homes from foreclosure, and successfully managing their family finances to afford housing along with other basic needs. Without local funding, we would face limitations on our capacity to provide financing and housing counseling services that support housing stability, asset-building, and home ownership.

Section 6 - ADDITIONAL INFORMATION

FY24 NON-PROFIT AGENCY FUNDING REQUEST

Fluvanna County

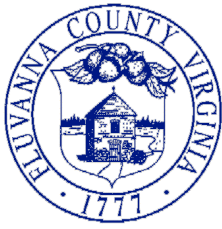
Section 1 - AGENCY INFORMATION		FY24 Total Rqst	FY24 COAD	FY243 BOS
Agency:	Thomas Jefferson EMS Council	\$ 17,745	\$ -	\$ -
Address:	400 Martha Jefferson Drive, Suite 100, Charlottesville, VA 22911	Contact E-mail:	pwinchel@vaems.org	
Contact:	RD Peppy Winchel	Contact Phone:	434.295.6146	
Section 2 - FUNDING REQUESTS BY PROGRAM AREA		FY24 Prog Rqst	FY24 COAD	FY24 BOS
Program 1:	Local Government funding of Regional EMS Council	\$ 17,745	\$ -	\$ -
Program 2:			\$ -	\$ -
Program 3:			\$ -	\$ -
Program 4:			\$ -	\$ -
Program 5:			\$ -	\$ -
Program 6:			\$ -	\$ -
Program 7:			\$ -	\$ -
Section 3 - DESCRIPTION AND JUSTIFICATION OF FUNDING NEEDS (Briefly describe how the funding would be used. <u>Bullets preferred.</u>)				
<p>The Thomas Jefferson Emergency Medical Services Council, Inc. (TJEMS) is an integral part of the emergency medical services (EMS) system in Central Virginia –functioning to assess, identify, coordinate, plan and implement an effective and efficient regional EMS delivery system in partnership with the Virginia Office of EMS, the Governor’s EMS Advisory Board and the local EMS and governmental agencies within Planning District 10 and Madison County (Planning District 9). We provide services to over 1500 EMS personnel from the licensed EMS agencies and liaison with hospitals to provide a coordinated emergency care system for the citizens of the region.</p> <p>TJEMS has provided a collaborate environment for regional EMS planning and coordination since 1998, including but not limited to, trauma triage planning, multiple casualty incident/disaster planning, EMS transport destination planning and a performance improvement program for the regional EMS and trauma care system. Additionally, we provide critical incident stress management to EMS providers when needed, activated through 911 dispatch, and both initial and continuing EMS education for the region’s EMS personnel.</p> <p>TJEMS is presenting what TJEMS has contributed in the past, as well as opportunities that TJEMS Executive Director Peppy Winchel is pursuing to benefit TJEMS, Fluvanna County, and the EMS agencies in Fluvanna County and throughout the Thomas Jefferson EMS Region to support our request</p>				

AGENCY INFORMATION		FY23 Total Rqst	FY23 COAD	FY23 BOS
Agency:	Thomas Jefferson EMS Council	\$ 17,745	\$ -	\$ -
Section 4 - OTHER FUNDING SOURCES (Please list any other source(s) of funding for the program(s).)				
<p>All EMS Councils receive funding from the Virginia Office of EMS (OEMS) which, combined with local funding, constitutes the majority of TJEMS operating budget. In FY23, TJEMS was successful in gaining multiple grants which are directed to services provided to EMS agencies in the region. Other funding sources for FY23 are:</p> <ul style="list-style-type: none"> Virginia OEMS: \$229,273 TJEMS locality support (excluding Fluvanna County): \$38,711 Sentara Cares grant: \$12,000 Jefferson Trust Foundation grant: \$2200 Thriv Community Organization and Research Institute Partnership grant: \$16,307 				
Section 5 - IMPACT IF NOT FUNDED BY FLUVANNA COUNTY (Briefly explain the impact on each program area if not funded by Fluvanna County.)				
<p>The operation of the TJEMS Council is dependent on support from the localities that it serves. The present fiscal climate continues to be extremely challenging for TJEMS, and the other 10 councils within the Commonwealth. The Council is conducting a comprehensive review of all practices in an effort to assure that we continue to be good stewards of public funds, as well as identify equitable requests from all localities in the region. However, without the existing partnership and continued support of the local governments the present level of service will be increasingly difficult to provide.</p>				
Section 6 - ADDITIONAL INFORMATION				
<p>TJEMS is requesting \$17,745, a 5% increase of funding for FY24. TJEMS has increased its capacity to provide services in FY23, however does not request additional funding beyond the 5%. Current economic conditions necessitate this modest increase. Yet, the additional services that are available are due to the success in gaining funds from grant sources and solicited corporate donations in FY22 and FY23. This enhanced capacity allows TJEMS to provide essential planning and program coordination with EMS Agencies and community partnership collaboration. It is imperative that we receive the continued financial support of the Fluvanna County in order to continue to serve our constituents, the career and volunteer fire and rescue personnel and their agencies, so that they may serve Fluvanna County's citizens and visitors.</p>				

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB I

MEETING DATE:	January 18, 2023				
AGENDA TITLE:	ZMP 22:04 Vaughn Property Group LLC				
MOTION(s):	I move that the Board of Supervisors [Approve/ deny/ defer] ZMP 22:04, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 1 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with revised proffered conditions dated December 8, 2022.				
STRATEGIC INITIATIVE?	Yes	No	If yes, list initiative(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Douglas Miles, Community Development Director				
PRESENTER(S):	Douglas Miles, Community Development Director				
RECOMMENDATION:	At its meeting on November 9, 2022 the Planning Commission recommended Approval of ZMP 22:04 Vaughn Property Group LLC (4-0); Mr. Zimmer moved to recommend Approval and Mr. Lagomarsino seconded. AYES: Goad, Zimmer, Lagomarsino, Bibb.				
TIMING:	Normal Public Hearing review process				
FISCAL IMPACT:	The proposed industrial land uses would provide additional County tax revenue.				
POLICY IMPACT:	Regarding ZMP 22:04 Vaughn Property Group LLC, the Board of Supervisors may: <ul style="list-style-type: none"> • Approve this request, allowing the land uses to be constructed; OR • Deny this request, preventing the land uses from being constructed; OR • Defer this request and make a final decision at a later Board meeting date. 				
LEGISLATIVE HISTORY:	Review of a proposed Conditional Rezoning in accordance with Chapter 22 of the Fluvanna County Code Zoning Ordinance. The Planning Commission reviewed this ZMP case request on December 13, 2022 through the Public Hearing review process.				
ENCLOSURES:	Vaughn Property Group LLC Staff Report and Proffers dated December 8, 2022				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.33/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

BOARD OF SUPERVISORS STAFF REPORT

To: Fluvanna County Board of Supervisors

From: Douglas Miles, AICP, CZA

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

District: Columbia Election District

General Information:

This rezoning request will be heard by the Board of Supervisors on Wednesday, January 18, 2023 at 7:00 pm in the Carysbrook Performing Arts Center.

Applicant:

Vaughn Property Group, LLC / John Vaughn

Requested Action:

ZMP 22:04 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 **Parcel 1**.

The subject property is located along the west line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

Existing Zoning:

A-1, General Agricultural Zoning District

Proposed Zoning:

I-1, Limited Industrial Zoning District with proffered conditions

Existing Land Use:

Vacant

Planning Area:

Zion Crossroads Community Planning Area

Community Meeting:

The applicant conducted a community meeting on October 27, 2022 in the Morris Room of the Fluvanna County Administration Building. He discussed the forty (40) acre site located on the east side of Route 15 and approximately one (1) mile south of the intersection of US Route 15 and US Route 250 located in the Zion Crossroads area. The applicant indicated they propose to develop a flex industrial distribution center that includes three (3) buildings with approximately 200,000 square feet for a total of 600,000 square feet of industrial building space. There was a discussion about the required setbacks and buffers and parking and loading space requirements to include a stormwater management pond for on-site retention purposes for the proposed land uses.

The applicant conducted a second community meeting on January 11, 2023 in the Morris Room of the Fluvanna County Administration Building. He discussed the forty (40) acre site located on the west side of Route 15 and approximately one (1) mile south of the intersection of US Route 15 and US 250 located in the Zion Crossroads area. The applicant indicated they propose to develop a flex industrial distribution center that includes three (3) buildings with approximately 145,000 square feet for a total of 435,000 square feet of industrial building space.

There was a good discussion about the increased buffer areas and the remainder of the meeting further discussion was on the potential for truck traffic on Route 15. The applicant did indicate his traffic consultant had provided more realistic traffic counts based upon the average industrial use rather than the worst case scenario which may never be fully realized at this location. The applicant will provide additional information during his presentation at the January 18th Hearing.

Site Design Analysis:

The applicant's consultant, Bowman has prepared a rezoning conceptual layout to illustrate the required site design requirements contained within the Fluvanna County Zoning Ordinance such as an increased sixty (60) foot buffer where twenty-five (25) feet is required. There will not be a five (5) foot sidewalk along Route 15 due to the higher posted speed limit. However, there will be a forty (40) foot planted evergreen strip for additional buffering along the main frontage road.

The applicant's consultant, Bowman has prepared a **revised rezoning conceptual layout dated December 5, 2022** that now indicates that Flex / Industrial buildings will average 145,000 square feet, along with designated Truck yard areas.

Planning Staff has begun to work with applicants to move towards the installation of sidewalks along the collector roads in the Zion Crossroads Community Planning Area to allow for better pedestrian movement or encourage internal sidewalks that would serve this industrial park area. The applicant would be showing sidewalks around the proposed buildings and parking lot areas as a part of both the Sketch Plan stage and the administrative site development plan review stage.

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:

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

(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 economic development visibility.

The proposed light 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 Analysis:

James Madison Highway (Route 15) is classified by VDOT as a Minor Arterial Road with access to Interstate 64 approximately 2 miles to the north. A trip generation study was performed by EPR on November 2, 2022 at the request of the applicant for Fluvanna County and VDOT. The Route 15 through traffic volumes were based on the Starlite Park peak hour traffic volumes found in the Zion Crossroads Small Area Study. These volumes are from 2019, but they are greater than the most recent VDOT counts from 2021 for Route 15 in this area. The proposed site conceptual layout is expected to generate 2,881 daily trips, 438 morning peak hour trips and 385 afternoon peak hour trips. With full build out of both proposed site conceptual layouts, and each with 591,600 square feet of flex industrial space, the traffic study document has determined:

a 300 foot northbound left turn lane, with a 200 foot taper and a 100 foot southbound right turn lane with a 200 foot taper will be warranted on US Route 15 at the proposed site entrance areas.

Proffered Conditions:

The purpose of the I-1, Limited Industrial Zoning District, is *“to permit certain light industries. The limitations ... are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* The applicant has proffered out these I-1 by right land uses as a part of their conditional rezoning of the subject properties:

Commercial Uses: Flea Markets, Self-storage facilities, Car washes and Shooting ranges, indoors.

Industrial Uses: Solid Waste collection facilities

Miscellaneous Uses: Wood storage, temporary

The applicant has **revised his Statement of Proffers dated December 8, 2022** to include:

Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit A. This exhibit is conceptual in nature and is shown in consideration of the rezoning request ZMP 22:04 and ZMP 22:05. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

Screening:

The property shall be screened from view in substantial conformance with the illustrative Exhibit submitted December 7, 2022 as prepared by Bowman, along with the requirements of Section 22-24-7 of the Fluvanna Zoning Ordinance. The developer will maintain a forty foot buffer along the shared property boundaries. (of ZMP 22:04)

Construction Entrance:

The VDOT approved construction entrance(s) for the property, including primary ingress and egress for any logging operations, shall be established from Little Creek Road (SR 617). The developer shall notify VDOT and Fluvanna County prior to commencing any construction and logging activity.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“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." The applicant and his consultant have worked with County Staff to better align with the comprehensive plan's goals and objectives in order to further implement them by bring forward a well thought out site design for future office and industrial employment.

Economic Development Chapter:

According to this chapter, *"the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas"* and *"Zion Crossroads is considered the most viable area to attract light industrial, technology businesses, medical facilities, and retail."* The subject property is located in close proximity to other light industrial land uses near US 15 and it is adjacent to single-family homes which provides an available pool of potential employees for some of these by right I-1, Limited Industrial zoning district land uses.

Planning Commission:

The Planning Commission conducted a Public Hearing on November 9, 2022 where adjacent and area property owners expressed their concerns on the potential for increased truck traffic from the proposed requests that are on either side of Route 15. There were two (2) property owners that reside on Jackson Road located to the south of ZMP 22:05 that met with the applicant in order to work on the potential of increasing the forty (40) foot buffer area. The applicant has submitted a sixty (60) foot buffer area and he has relocated the Truck yard area from the south side to the east side along with a sixty (60) foot buffer area. The Planning Commission recommended Approval of ZMP 22:04 and then separately recommended Approval of ZMP 22:05 both by 4-0 votes along with the proffers excluding certain I-1 land uses. The applicant indicated that additional proffers would be forthcoming for the conceptual layouts, screening and construction entrances.

Conclusion:

The 2015 Comprehensive Plan states *"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."* Planning Staff has worked with the applicant and his consultant to come up with potential land uses that could be located within the proposed industrial buildings. We feel that the proposed I-1, Light Industrial conditional zoning case request is in compliance with the Zion Crossroads Community Planning Area goals and objectives for new industrial uses.

Suggested Motion:

I move that the Board of Supervisors [Approves / denies / defers] ZMP 22:04, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 1 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with revised proffered conditions dated December 8, 2022.

Attachments:

Rezoning Application and Statement of Proffers
Bowman Conceptual Layout Plan dated 12/5/22
Community Meeting and County APO Letters
I-1 Light Industrial Zoning District Requirements
EPR Trip Generation Study
Sales Contract



RECEIVED BOS2023-01-18 p.40/296

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

OCT 03 2022

Fluvanna County
Planning Dept

Owner of Record: Ruth Oliver
Applicant of Record: John Vaughn
Address: 3961 Pomeroy Drive Winston-Salem NC 27105
Address: 44124 Eastgate View Dr Chantilly VA 20152
Phone: 336-767-6196
Phone: 202-415-0221
Email: jvaughn@vaughnpropertiesllc.com

Representative:
Address:
Phone:
Fax:
Email:

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

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

Tax Map and Parcel(s) 11-9-1
Acreage 40 Current Zoning A-1

Is parcel in Land Use Valuation Program? No Yes

Location of Parcel:

Deed Book and Page:

If any Deed Restrictions, please attach a copy

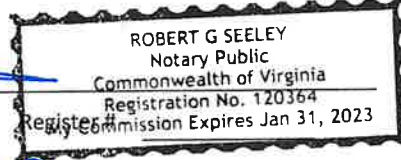
Requested Zoning I-1 Proposed Use of Property Flex Industrial

Affidavit to Accompany Petition for Rezoning

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

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

Date: 10/2/2022 Signature of Owner/Applicant:
Subscribed and sworn to before me this 2 day of OCT, 2022
My commission expires: 1-31-23 Notary Public: Robert G Seeley



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

Table with columns for Planning Commission and Board of Supervisors. Rows include: Office Use Only, Date Received (10/3/22), Pre-Application Meeting, PH Sign Deposit Received (10/3/22), Application # (ZMP 22:04), \$1,000 fee paid (check 1266), Mailing Costs (\$20.00 per Adjacent Property Owner after first 15, Certified. Paid:), Proffer or Master Plan Amendment (\$750.00 plus mailing costs. Paid:), Election District (Columbia), Planning Area (Zions Crossroads Community), Advertisement Dates, APO Notification, Date of Hearing, Decision.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Fluvanna County
Planning Dept

Name: John Vaughn
Address: 44129 Eastgate View Drive
City: Chantilly
State: VA Zip Code: 20152

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

[Signature]
Applicant Signature

10/2/2022
Date

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

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

OCT 03 2022

Fluvanna County
Planning Dept

RUTH C. OLIVER
3961 Pomeroy Drive
Winston-Salem, North Carolina 27105
(336) 767-6196

June 6, 2022

To: Planning and Zoning Department Fluvanna County Virginia

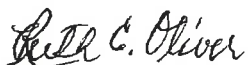
RE: Authority to Discuss Potential Rezoning of map #11-9-1 and 11-9-2

Dear Sir or Madam:

I am one of the owners and serve as Power of Attorney on behalf of the other owners of the properties located at map numbers 11-9-1 and 11-9-2.

We have been in discussions with the John Vaughn and Vaughn Property Group , LLC for the purchase of these parcels. The terms have not been agreed upon, but we do authorize John Vaughn to speak with your office regarding the potential rezoning of the property.

Very truly yours,



Ruth C. Oliver

OCT 03 2022

Zion Crossroads Flex Industrial Distribution Center Project Vaughn Property Group

Fluvanna County
Planning Dept

Property Information

Parcel: 11-9-1

Area: 39.92 Ac

Zone: A-1

Palmyra Magisterial District

Vaughn Property Group, LLC is the contract purchaser of the above-referenced Property and is serving as the applicant for the proposed rezoning application. This application requests a rezoning to establish a new, flex industrial center as described below.

The Property comprises approximately 40 acres and is currently zoned A-1 Agricultural General zoning district pursuant to the Fluvanna County Zoning Guidelines. The Property is located in the Palmyra Magisterial District, and within the Zion Crossroads Community Planning Areas (CPA) as defined in the Fluvanna County Comprehensive Plan. These areas are designated to receive higher densities of residential and commercial growth. In addition, the Zion Crossroads Community Planning Area is envisioned to provide Regional Employment and expand and diversify local tax revenue by encouraging higher intensity commercial development, encouraging businesses and retail that are locally-based, and providing additional opportunity to expand light industry development.

The property is located along Route 15 approximately 1.1 miles south of the intersection of US Route 15 and US Route 250. It has approximately 2,260 linear feet of frontage along US Route 15 and proposes to provide access to the property in the form of an entrance along Route 15 and a secondary entrance along Little Creek Road. The proposed development will enhance existing transportation elements and will provide improvements which comprise of right and left turn lanes with tapers in accordance with VDOT standards. The property is also located in close proximity to Central Water System – Fluvanna County Public Utilities and has access to power.

The Applicant proposes to develop a flex industrial distribution center which includes 3 buildings with approximately 200,000 square feet each for a total of 600,000 square feet. In addition to the Route 15 roadway improvements, the development will include internal circulation patterns, required setbacks and buffers, parking, loading and associated infrastructure, including a stormwater management pond. In order to achieve this vision, the Applicant proposes to rezone the property to Industrial General I-2.



RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept



Statement of Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, John Vaughn, does hereby voluntarily proffer, as the agent for the contract purchaser of the property (the "Property") respectively, which is subject of this conditional rezoning request, that the development of the property shall be in strict accordance with the following conditions set forth in this submission:

We present this statement of proffers for Tax Map 11 Section 9 Parcel 2:

1. Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit B. This exhibit is conceptual in nature and is shown in consideration of the rezoning request ZMP 22:05. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

2. Screening

The property shall be screened from view in substantial conformance with the Illustrative Exhibit, submitted December 7, 2022 as prepared by Bowman, along with the requirements of Section 22-24-7 of the Fluvanna Zoning Ordinance. The developer will maintain a sixty (60) foot vegetative buffer along the shared property boundaries.

3. Construction Entrance

The VDOT approved construction entrance(s) for the property, including primary ingress and egress for any logging operations, shall be established from Route 15. The developer shall notify VDOT and Fluvanna County prior to commencing any construction or logging activity.

4. Excluded Uses:

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

Bowman

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

Industrial Uses: Solid waste collection facilities.

Miscellaneous Uses: Wood storage, temporary

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

 Owner
VAUGHN PROPERTY GROUP, LLC

12/8/2022
Date

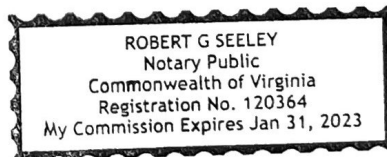
COMMOWEALTH OF VIRGINIA
CITY/COUNTY FAIRFAX

I ROBERT G Seeley, a Notary for the State of Virginia

Do verify that the foregoing instrument was signed before me this the 8 day of Dec, 2022

My commission expires: 1-31-23


Notary Public



Statement of Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, John Vaughn, does hereby voluntarily proffer, as the agent for the contract purchaser of the property (the "Property") respectively, which is subject of this conditional rezoning request, that the development of the property shall be in strict accordance with the following conditions set forth in this submission:

We present this statement of proffers for Tax Map 11 Section 9 Parcel 1:

1. Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit A. This exhibit is conceptual in nature and is shown in consideration of the rezoning request ZMP 22:04. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

2. Screening

The property shall be screened from view in substantial conformance with the Illustrative Exhibit, submitted December 7, 2022 as prepared by Bowman, along with the requirements of Section 22-24-7 of the Fluvanna Zoning Ordinance. The developer will maintain a forty (40) foot vegetative buffer along the shared property boundaries.

3. Construction Entrance

The VDOT approved construction entrance(s) for the property, including primary ingress and egress for any logging operations, shall be established from Route 617. The developer shall notify VDOT and Fluvanna County prior to commencing any construction or logging activity.

4. Excluded Uses:

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


Bowman

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

Industrial Uses: Solid waste collection facilities.

Miscellaneous Uses: Wood storage, temporary

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

 Owner
VAUGHN PROPERTY GROUP, LLC

12/8/2022
Date

COMMOWEALTH OF VIRGINIA

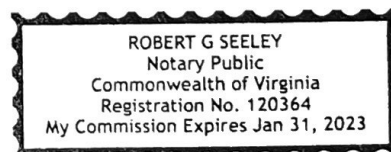
CITY/COUNTY

I ROBERT Seeley, a Notary for the State of Virginia

Do verify that the foregoing instrument was signed before me this the 8 day of DEC, 2022

My commission expires: 1-31-23

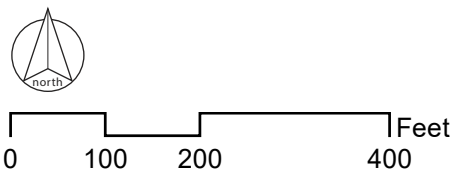

Notary Public

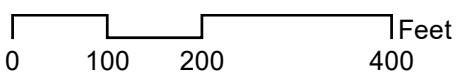




ZION X-ROAD
 FLUVANNA COUNTY
 CONCEPTUAL LAYOUT

Date: 12-5-2022





ZION X-ROAD I
 FLUVANNA COUNTY
 CONCEPTUAL LAYOUT

Date: 12-5-2022





ZION X-ROAD II

FLUVANNA COUNTY
CONCEPTUAL LAYOUT

Date: 12-5-2022



0 100 200 400 Feet





COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.53/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: December 30, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the January 18, 2023 Board of Supervisors meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.54/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PUBLIC HEARING NOTICE

December 30, 2022

ZMP 22:04 & ZMP 22:05 Vaughn Property Group LLC / Tax Map 11 Section 9 Parcels 1 and 2

This is to notify you that the Fluvanna County Board of Supervisors will hold public hearings on:

Meeting: Board of Supervisors Regular Meeting

Date: **Wednesday, January 18, 2023 at 7:00 pm**

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

ZMP 22:04 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 1. The subject property is located along the west line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

ZMP 22:05 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 2. The subject property is located along the east line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

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

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding these applications or the scheduled public hearings, then please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

Recent Land Use Amendments to Chapter 22 – Zoning

I-1, Limited Industrial District

Sec. 22-11-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Automobile repair service establishments

Automobile sales

Car washes

Communications service

Corporate offices

Financial institutions

Flea markets

Gas stations

Landscaping materials supply

Laundries

Machinery sales and service

Medical clinics

Offices

Parking facilities

Professional schools

Recreational vehicle sales

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Transportation terminals

Vehicle impound facilities

Vending carts

Veterinary offices

Industrial Uses

Contractor's storage yards

Data centers

Lumberyards

Machine shops

Manufacturing, light

Railroad facilities

Research laboratories

Sawmills, temporary

Solid waste collection facilities

Upholstery shops

Wholesale warehouses

Miscellaneous Uses

Accessory uses

Minor scale solar generation facility

Utilities, minor

Wood storage, temporary

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. 9-15-21; Ord. 8-17-22)

Sec. 22-11-2.2. - Uses permitted by special use permit only.

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

Commercial Uses

- Amusements, commercial
- Auction houses
- Manufactured home sales
- Outdoor entertainment
- Outdoor recreation facilities
- Restaurants, fast food
- Shooting ranges, outdoor

Industrial Uses

- Manufacturing, medium
- Sanitary landfills
- Sawmills, permanent
- Solid waste material recovery facilities
- Truck terminals

Miscellaneous Uses

- Aviation facilities
- Outdoor gatherings
- Small scale solar generation facility
- Utility scale solar generation facility
- Telecommunication facilities
- Utilities, major

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. 9-15-21; Ord. 8-17-22)

ARTICLE 11. - INDUSTRIAL, LIMITED, DISTRICT I-1**December 2022**

Sec. 22-11-1. - Statement of intent.

The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.

Sec. 22-11-2. - Use regulations.

In Industrial, Limited, I-1, structures to be erected or land to be used shall be for one or more of the following uses, together with ordinary and necessary accessory uses, and no others.

(Ord. 12-16-15)

Sec. 22-11-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Automobile repair service establishments

Automobile sales

~~Car washes~~

Communications service

Corporate offices

Financial institutions

~~Flea markets~~

Gas stations

Landscaping materials supply

Laundries

Machinery sales and service

Medical clinics

Offices

Parking facilities

Professional schools

Recreational vehicle sales

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

~~Self-storage facilities~~

~~Shooting ranges, indoor~~

Transportation terminals

Vending carts

Vehicle impound facilities

Veterinary offices

Industrial Uses

Contractor's storage yards

Data centers

Lumberyards

Machine shops

Manufacturing, light

Railroad facilities

Research laboratories

Sawmills, temporary

~~Solid waste collection facilities~~

Upholstery shops

Wholesale warehouses

Miscellaneous Uses

Accessory uses

Small scale solar generation facility

Utilities, minor

~~Wood storage, temporary~~

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. 9-15-21; Ord. 8-17-22)

Sec. 22-11-2.2. - Uses permitted by special use permit only.

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

Commercial Uses

Amusements, commercial

Auction houses

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

Restaurants, fast food

Shooting ranges, outdoor

Industrial Uses

Manufacturing, medium

Sanitary landfills

Sawmills, permanent

Solid waste material recovery facilities

Truck terminals

Miscellaneous Uses

Aviation facilities

Outdoor gatherings

Telecommunication facilities

Utilities, major

Utility scale solar generation facility

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

Sec. 22-11-3. - Requirements for permitted uses.

(A)Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of Article 23 of this chapter.(B)Screening from adjacent business, residential and agricultural district shall be required.(C)Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

Sec. 22-11-4. - Area regulations.

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

Sec. 22-11-5. - Setback regulations.

Buildings and accessory uses shall be located not less than one hundred feet (100') from any street right-of-way and all parking lots shall be located not less than fifty feet (50') from any street right-of-way except that:

(A)Buildings and accessory uses may be located less than one hundred feet (100'), but not less than fifty feet (50'), from a street right-of-way, provided that said street:(i)Is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;(ii)Is a cul-de-sac or an interior road; and(B)All parking lots shall be located not less than twenty-five feet (25') from any street right-of-way. This shall be known as the "building setback line."

(Ord. 12-19-07)

Sec. 22-11-6. - Yard regulations.

When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty feet (50'). All parking lots shall be located not less than twenty-five feet (25') from any residential or agricultural district.

Sec. 22-11-7. - Height regulations.

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

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

Sec. 22-11-8. - Coverage regulations.

Impervious surface may cover up to eighty percent (80%) of the area of the lot.

Sec. 22-11-9. - Off-street parking.

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

Sec. 22-11-10. - Sign regulations.

Sign regulations shall conform with Article 15 of this chapter.

Sec. 22-11-11. - Sidewalks.

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

Exceptions approved by the Planning Commission for locating sidewalks along road frontage may be acceptable with the placement of a trail network or greenway on the property providing sufficient pedestrian circulation.

(Ord. 5-4-11)

MEMORANDUM

TO: JOHN VAUGHN

FROM: JEANIE ALEXANDER, P.E.

ORGANIZATION: VAUGHN PROPERTY GROUP, LLC

DATE: NOVEMBER 2, 2022

PHONE NUMBER: 202.615.0221

SENDER'S REFERENCE NUMBER:

RE: ZION CROSSROADS I: ZMP 22-04

YOUR REFERENCE NUMBER:

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

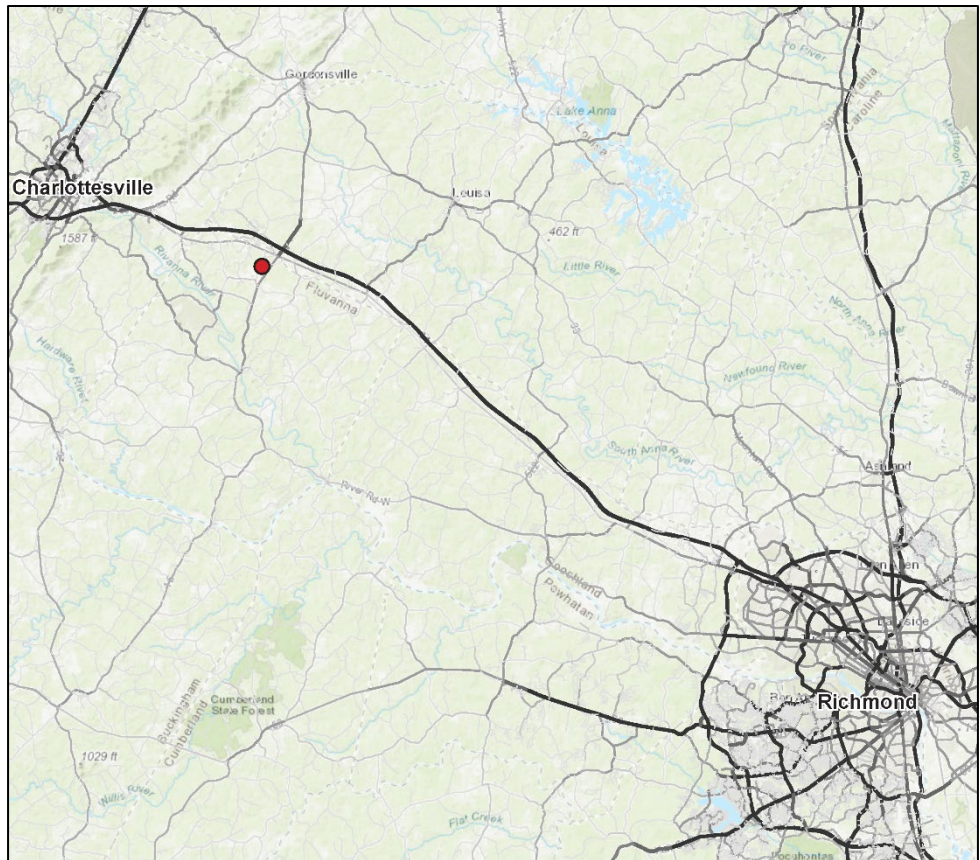
Introduction and Background

A trip generation study was requested by Fluvanna County and VDOT staff to understand the potential traffic impacts of the Zion Crossroads I industrial development rezoning. The project is located on the west side of Route 15 approximately 1.3 miles south of Route 250 (Richmond Road). **Figure 1** illustrates the project location within the regional context and **Figure 2** within the local context.

The project includes 591,600 square feet of flex industrial space. The primary access is proposed on Route 15 and a secondary emergency access is proposed on Little Creek Road. **Figure 3** illustrates the conceptual plan for the site created by Bowman Engineering.

Immediately opposite the site, on the east side of Route 15, an identical 591,600 square-foot flex industrial space is proposed, Zion Crossroads II. This memo focuses on the Zion Crossroads I site. However, the turn lane warrant analyses include the traffic to be generated by Zion Crossroads I and II sites.

Figure 1: Project Location within Regional Context



This memo summarizes the trip generation and turn lane warrant analyses for the Zion Crossroads I site.

Figure 2: Project Location within Local Context

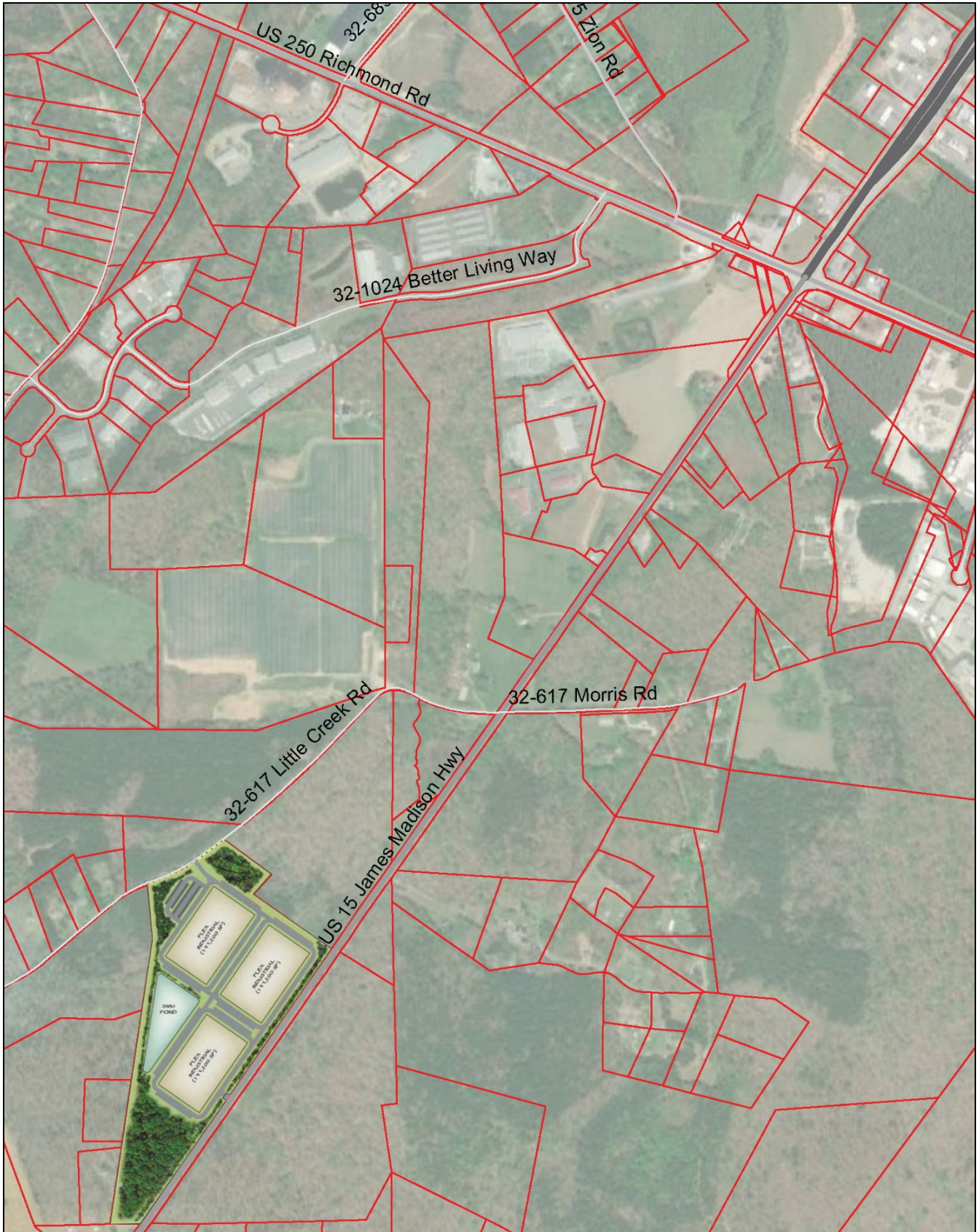
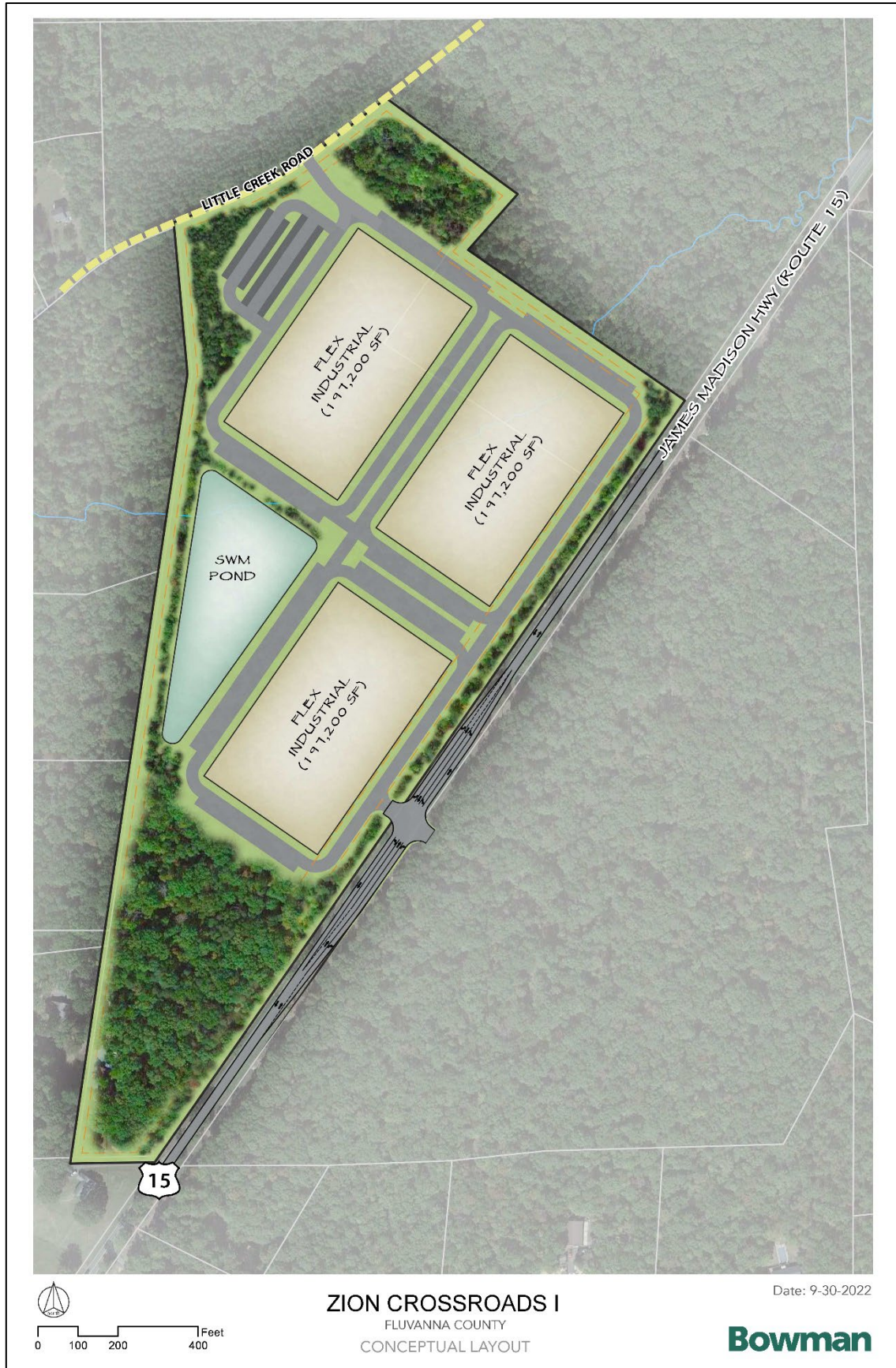


Figure 3: Conceptual Site Plan



Trip Generation

The proposed site includes 591,600 square feet of flex industrial space. The *ITE Trip Generation Manual 11th Edition* was used to estimate the trips generated by the proposed development. **Table 1** summarizes the land use description, ITE land use code, size, and anticipated trips for the project.

Table 1: Site Trip Generation

use	LU code	unit	qty	daily	AM			PM		
					in	out	total	in	out	total
Light Industrial	110	sf	591,600	2,881	385	53	438	54	331	385

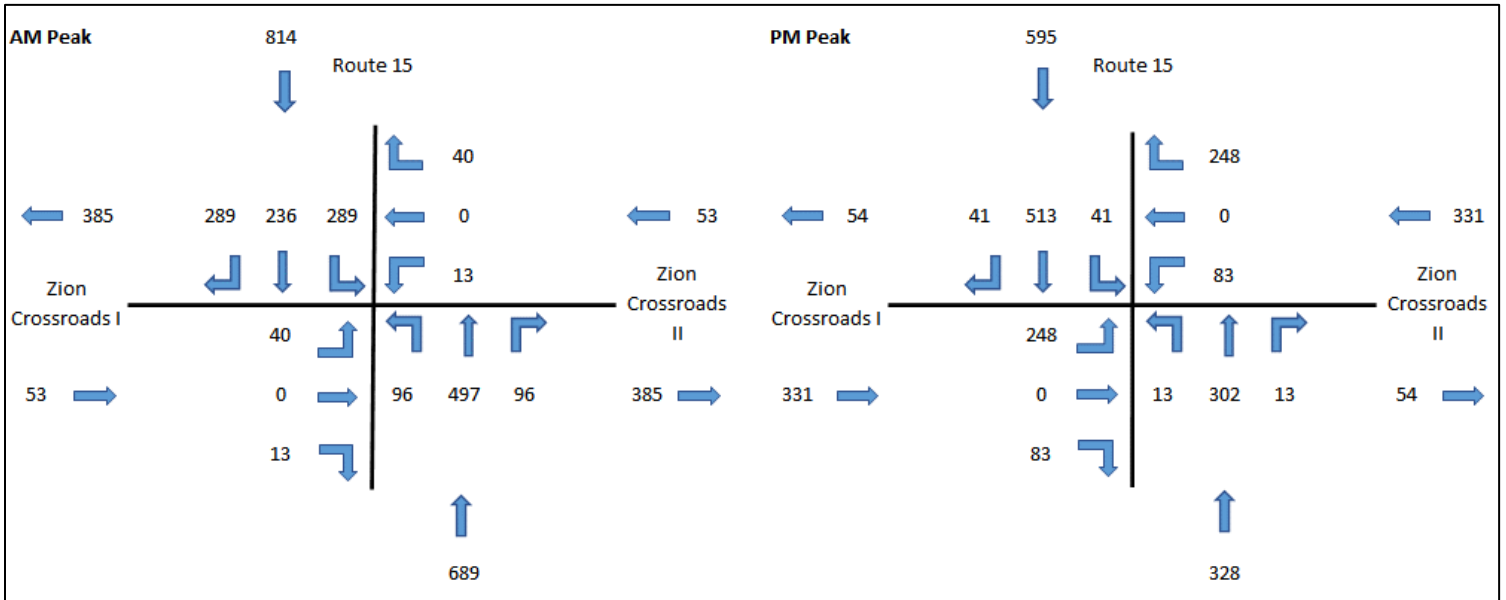
As indicated in Table 1, the development is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.

Turn Lane Warrant Analysis

A turn lane warrant analysis per the *VDOT Roadway Design Manual* was performed at the primary site entrance on Route 15. Turn lanes were not considered for the Little Creek Road entrance as this is to be used for emergencies. The traffic volumes used as the basis of the turn lane warrant analyses are shown in **Figure 4** and were based on the following assumptions:

- Trip generation shown in Table 1.
- 75% of the site traffic is oriented to/from the north.
- Site traffic consists of 80% trucks during the AM peak and 70% trucks during the PM peak. These percentages are based on the Walmart Distribution Center volumes from the *Zion Crossroads Small Area Study*. The Route 15 and Walmart Distribution Center intersection count sheets and summaries are included in **Attachment A**.
- Recommended turn lane truck adjustments are from the *VDOT Roadway Design Manual* Appendix F, Page F-71, Table 3-2.
- Route 15 through traffic volumes are based on the Starlite Park peak hour traffic volumes in the *Zion Crossroads Small Area Study*. These volumes are from 2019 but are greater than the most recent VDOT counts (2021) for Route 15 in this area. The Route 15 and Starlit Park intersection count sheets and summaries are included in **Attachment B**.
- Zion Crossroads II site is fully developed.

Figure 4: Turn Lane Warrant Traffic Volumes



The results of the turn lane warrant analysis are shown in **Table 2** and the warrant forms are included in **Attachment C**.

Table 2: Site Trip Generation

Approach and Movement	Turn Lanes Warranted		Recommendation
	AM	PM	
Northbound Left Turn	300-foot lane	300-foot lane	300-foot turn lane with 200-foot taper
Southbound Right Turn	turn lane and taper	turn lane and taper	100-foot turn lane with 200-foot taper

As shown in Table 2, with full build out of the site, both a right turn lane and left turn lane are warranted at the Route 15 site entrance.

Findings and Recommendations

Based on the analyses summarized in this memorandum, the principal findings are:

- The Zion Crossroads I site is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.
- With full build out of the Zion Crossroads I and II sites, a 300-foot northbound left turn lane with a 200-foot taper will be warranted and a 100-foot southbound right turn lane with a 200-foot taper will be warranted.

End of Memorandum

Attachments

- A: Walmart Distribution Center Traffic Volumes
- B: Starlite Park Traffic Volumes

- C: Turn Lane Warrant Forms

Attachments

Attachment A

Walmart Distribution Center Traffic Volumes

Walmart Distribution Center Truck Percentages from Zion Crossroads Small Area Study

Vehicle Type	AM Truck Peak Hour 7:45-8:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	2	26	33	69
Total Vehicles	10	3	29	42	84
	80%	67%	90%	79%	82%

Vehicle Type	PM Truck Peak Hour 4:15-5:15				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	5	16	16	40
Total Vehicles	3	8	25	23	59
	100%	63%	64%	70%	68%

Vehicle Type	AM Combined Peak Hour 7-8				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	6	3	26	26	61
Total Vehicles	7	3	30	39	79
	86%	100%	87%	67%	77%

Vehicle Type	PM Combined Peak Hour 4:45-5:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	2	16	16	37
Total Vehicles	3	7	24	20	54
	100%	29%	67%	80%	69%

Vehicle Type	AM Car Peak Period 6-9				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	13	6	68	81	168
Total Vehicles	18	9	79	107	213
	72%	67%	86%	76%	79%

Vehicle Type	PM Car Peak Period 4-7				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	8	45	54	115
Total Vehicles	11	16	71	74	172
	73%	50%	63%	73%	67%

Study assumes 80% trucks in AM peak

Study assumes 70% trucks in PM peak

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Car

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	61	1	0	62	0	0	1	1	1	27	0	28	91
06:15 AM	75	0	0	75	0	0	0	0	1	50	0	51	126
06:30 AM	87	1	0	88	1	1	0	2	3	62	0	65	155
06:45 AM	112	1	0	113	0	0	0	0	2	58	0	60	173
Total	335	3	0	338	1	1	1	3	7	197	0	204	545
07:00 AM	113	0	0	113	0	2	0	2	5	78	0	83	198
07:15 AM	142	1	0	143	0	2	0	2	1	60	0	61	206
07:30 AM	144	0	0	144	0	0	0	0	3	78	0	81	225
07:45 AM	126	0	0	126	0	0	0	0	4	75	0	79	205
Total	525	1	0	526	0	4	0	4	13	291	0	304	834
08:00 AM	96	0	0	96	1	1	0	2	1	70	0	71	169
08:15 AM	110	1	0	111	0	1	0	1	2	81	0	83	195
08:30 AM	91	0	0	91	0	1	0	1	2	60	0	62	154
08:45 AM	73	0	0	73	1	3	0	4	1	48	0	49	126
Total	370	1	0	371	2	6	0	8	6	259	0	265	644
Grand Total	1230	5	0	1235	3	11	1	15	26	747	0	773	2023
Apprch %	99.6	0.4	0		20	73.3	6.7		3.4	96.6	0		
Total %	60.8	0.2	0	61	0.1	0.5	0	0.7	1.3	36.9	0	38.2	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
07:00 AM	113	0	113	0	2	2	5	78	83	198
07:15 AM	142	1	143	0	2	2	1	60	61	206
07:30 AM	144	0	144	0	0	0	3	78	81	225
07:45 AM	126	0	126	0	0	0	4	75	79	205
Total Volume	525	1	526	0	4	4	13	291	304	834
% App. Total	99.8	0.2		0	100		4.3	95.7		
PHF	.911	.250	.913	.000	.500	.500	.650	.933	.916	.927

Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 07:00 AM

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
 Site Code :
 Start Date : 10/3/2019
 Page No : 1

Groups Printed- Truck

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	2	1	0	3	1	3	0	4	7	6	0	13	20
06:15 AM	3	1	0	4	0	8	0	8	6	6	0	12	24
06:30 AM	2	0	0	2	0	4	0	4	6	8	0	14	20
06:45 AM	2	0	0	2	2	4	0	6	10	9	0	19	27
Total	9	2	0	11	3	19	0	22	29	29	0	58	91
07:00 AM	4	1	0	5	1	4	0	5	6	8	0	14	24
07:15 AM	4	0	0	4	0	3	0	3	6	12	0	18	25
07:30 AM	7	1	0	8	0	11	0	11	2	3	0	5	24
07:45 AM	11	4	0	15	2	8	0	10	12	9	0	21	46
Total	26	6	0	32	3	26	0	29	26	32	0	58	119
08:00 AM	10	1	0	11	0	7	0	7	8	14	0	22	40
08:15 AM	11	3	0	14	0	6	0	6	5	11	0	16	36
08:30 AM	12	0	0	12	0	5	0	5	8	6	0	14	31
08:45 AM	9	1	0	10	0	5	0	5	5	9	0	14	29
Total	42	5	0	47	0	23	0	23	26	40	0	66	136
Grand Total	77	13	0	90	6	68	0	74	81	101	0	182	346
Apprch %	85.6	14.4	0		8.1	91.9	0		44.5	55.5	0		
Total %	22.3	3.8	0	26	1.7	19.7	0	21.4	23.4	29.2	0	52.6	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	11	4	15	2	8	10	12	9	21	46
08:00 AM	10	1	11	0	7	7	8	14	22	40
08:15 AM	11	3	14	0	6	6	5	11	16	36
08:30 AM	12	0	12	0	5	5	8	6	14	31
Total Volume	44	8	52	2	26	28	33	40	73	153
% App. Total	84.6	15.4		7.1	92.9		45.2	54.8		
PHF	.917	.500	.867	.250	.813	.700	.688	.714	.830	.832

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Combined

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	63	2	0	65	1	3	1	5	8	33	0	41	111
06:15 AM	78	1	0	79	0	8	0	8	7	56	0	63	150
06:30 AM	89	1	0	90	1	5	0	6	9	70	0	79	175
06:45 AM	114	1	0	115	2	4	0	6	12	67	0	79	200
Total	344	5	0	349	4	20	1	25	36	226	0	262	636
07:00 AM	117	1	0	118	1	6	0	7	11	86	0	97	222
07:15 AM	146	1	0	147	0	5	0	5	7	72	0	79	231
07:30 AM	151	1	0	152	0	11	0	11	5	81	0	86	249
07:45 AM	137	4	0	141	2	8	0	10	16	84	0	100	251
Total	551	7	0	558	3	30	0	33	39	323	0	362	953
08:00 AM	106	1	0	107	1	8	0	9	9	84	0	93	209
08:15 AM	121	4	0	125	0	7	0	7	7	92	0	99	231
08:30 AM	103	0	0	103	0	6	0	6	10	66	0	76	185
08:45 AM	82	1	0	83	1	8	0	9	6	57	0	63	155
Total	412	6	0	418	2	29	0	31	32	299	0	331	780
Grand Total	1307	18	0	1325	9	79	1	89	107	848	0	955	2369
Apprch %	98.6	1.4	0		10.1	88.8	1.1		11.2	88.8	0		
Total %	55.2	0.8	0	55.9	0.4	3.3	0	3.8	4.5	35.8	0	40.3	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	117	1	118	1	6	7	11	86	97	222
07:15 AM	146	1	147	0	5	5	7	72	79	231
07:30 AM	151	1	152	0	11	11	5	81	86	249
07:45 AM	137	4	141	2	8	10	16	84	100	251
Total Volume	551	7	558	3	30	33	39	323	362	953
% App. Total	98.7	1.3		9.1	90.9		10.8	89.2		
PHF	.912	.438	.918	.375	.682	.750	.609	.939	.905	.949

File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Cars

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	85	0	0	85	1	5	0	6	2	108	0	110	201
04:15 PM	84	0	0	84	0	5	0	5	4	102	0	106	195
04:30 PM	71	0	0	71	0	1	0	1	2	124	0	126	198
04:45 PM	115	0	0	115	0	1	0	1	1	124	0	125	241
Total	355	0	0	355	1	12	0	13	9	458	0	467	835
05:00 PM	102	0	0	102	3	2	0	5	0	139	0	139	246
05:15 PM	85	0	0	85	1	3	0	4	2	122	0	124	213
05:30 PM	78	0	0	78	1	2	0	3	1	137	0	138	219
05:45 PM	74	2	0	76	0	0	0	0	2	85	0	87	163
Total	339	2	0	341	5	7	0	12	5	483	0	488	841
06:00 PM	71	0	0	71	0	1	0	1	1	118	0	119	191
06:15 PM	59	1	0	60	1	3	0	4	1	92	0	93	157
06:30 PM	67	0	0	67	1	1	0	2	1	85	0	86	155
06:45 PM	61	0	0	61	0	2	0	2	3	75	0	78	141
Total	258	1	0	259	2	7	0	9	6	370	0	376	644
Grand Total	952	3	0	955	8	26	0	34	20	1311	0	1331	2320
Apprch %	99.7	0.3	0		23.5	76.5	0		1.5	98.5	0		
Total %	41	0.1	0	41.2	0.3	1.1	0	1.5	0.9	56.5	0	57.4	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	115	0	115	0	1	1	1	124	125	241
05:00 PM	102	0	102	3	2	5	0	139	139	246
05:15 PM	85	0	85	1	3	4	2	122	124	213
05:30 PM	78	0	78	1	2	3	1	137	138	219
Total Volume	380	0	380	5	8	13	4	522	526	919
% App. Total	100	0		38.5	61.5		0.8	99.2		
PHF	.826	.000	.826	.417	.667	.650	.500	.939	.946	.934

File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Trucks

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	7	0	0	7	0	5	0	5	4	3	0	7	19
04:15 PM	5	0	0	5	1	4	0	5	1	5	0	6	16
04:30 PM	5	1	0	6	2	1	0	3	3	6	0	9	18
04:45 PM	5	0	0	5	2	4	0	6	8	5	0	13	24
Total	22	1	0	23	5	14	0	19	16	19	0	35	77
05:00 PM	8	2	0	10	0	7	0	7	4	4	0	8	25
05:15 PM	9	0	0	9	0	2	0	2	3	1	0	4	15
05:30 PM	4	1	0	5	0	3	0	3	1	2	0	3	11
05:45 PM	3	1	0	4	0	2	0	2	5	1	0	6	12
Total	24	4	0	28	0	14	0	14	13	8	0	21	63
06:00 PM	4	1	0	5	0	1	0	1	6	2	0	8	14
06:15 PM	8	0	0	8	1	7	0	8	6	5	0	11	27
06:30 PM	4	2	0	6	2	3	0	5	4	1	0	5	16
06:45 PM	5	0	0	5	0	6	0	6	9	0	0	9	20
Total	21	3	0	24	3	17	0	20	25	8	0	33	77
Grand Total	67	8	0	75	8	45	0	53	54	35	0	89	217
Apprch %	89.3	10.7	0		15.1	84.9	0		60.7	39.3	0		
Total %	30.9	3.7	0	34.6	3.7	20.7	0	24.4	24.9	16.1	0	41	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	5	0	5	1	4	5	1	5	6	16
04:30 PM	5	1	6	2	1	3	3	6	9	18
04:45 PM	5	0	5	2	4	6	8	5	13	24
05:00 PM	8	2	10	0	7	7	4	4	8	25
Total Volume	23	3	26	5	16	21	16	20	36	83
% App. Total	88.5	11.5		23.8	76.2		44.4	55.6		
PHF	.719	.375	.650	.625	.571	.750	.500	.833	.692	.830

File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Combined

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	92	0	0	92	1	10	0	11	6	111	0	117	220
04:15 PM	89	0	0	89	1	9	0	10	5	107	0	112	211
04:30 PM	76	1	0	77	2	2	0	4	5	130	0	135	216
04:45 PM	120	0	0	120	2	5	0	7	9	129	0	138	265
Total	377	1	0	378	6	26	0	32	25	477	0	502	912
05:00 PM	110	2	0	112	3	9	0	12	4	143	0	147	271
05:15 PM	94	0	0	94	1	5	0	6	5	123	0	128	228
05:30 PM	82	1	0	83	1	5	0	6	2	139	0	141	230
05:45 PM	77	3	0	80	0	2	0	2	7	86	0	93	175
Total	363	6	0	369	5	21	0	26	18	491	0	509	904
06:00 PM	75	1	0	76	0	2	0	2	7	120	0	127	205
06:15 PM	67	1	0	68	2	10	0	12	7	97	0	104	184
06:30 PM	71	2	0	73	3	4	0	7	5	86	0	91	171
06:45 PM	66	0	0	66	0	8	0	8	12	75	0	87	161
Total	279	4	0	283	5	24	0	29	31	378	0	409	721
Grand Total	1019	11	0	1030	16	71	0	87	74	1346	0	1420	2537
Apprch %	98.9	1.1	0		18.4	81.6	0		5.2	94.8	0		
Total %	40.2	0.4	0	40.6	0.6	2.8	0	3.4	2.9	53.1	0	56	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	120	0	120	2	5	7	9	129	138	265
05:00 PM	110	2	112	3	9	12	4	143	147	271
05:15 PM	94	0	94	1	5	6	5	123	128	228
05:30 PM	82	1	83	1	5	6	2	139	141	230
Total Volume	406	3	409	7	24	31	20	534	554	994
% App. Total	99.3	0.7		22.6	77.4		3.6	96.4		
PHF	.846	.375	.852	.583	.667	.646	.556	.934	.942	.917

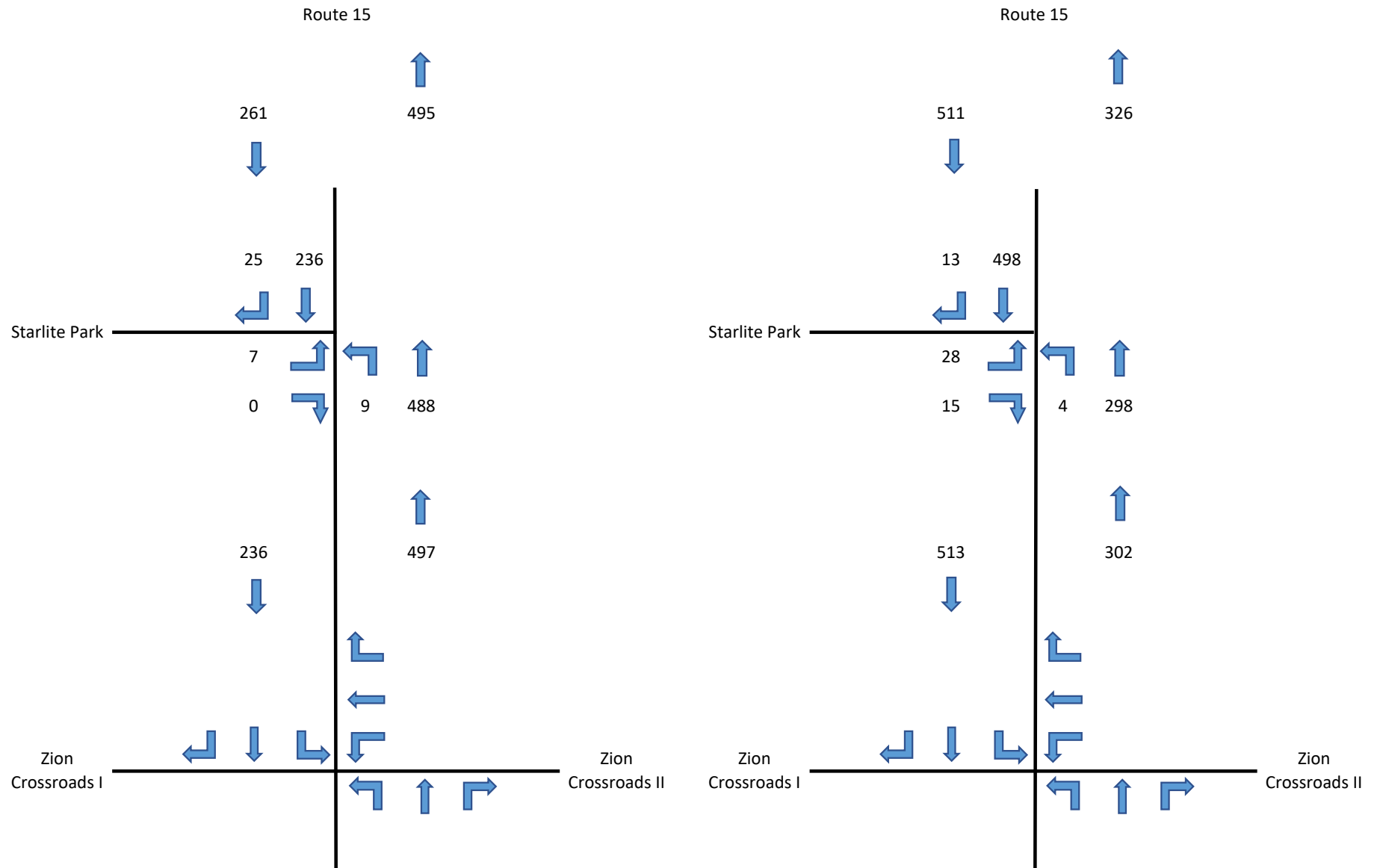
Attachment B

Starlite Park Traffic Volumes

Starlite Park and Route 15 Traffic Volumes from Zions Crossroads Study Combined Cars and Trucks

Weekday AM: 7:00-8:00

Weekday PM:4:45-5:45



File Name : 13-Rt 15 and Starlite Park AM
 Site Code :
 Start Date : 10/3/2019
 Page No : 1

Groups Printed- Car

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	17	0	19	62	4	0	66	0	1	0	1	86
06:15 AM	0	23	0	23	95	2	0	97	0	0	0	0	120
06:30 AM	3	30	0	33	99	0	0	99	0	0	0	0	132
06:45 AM	1	43	0	44	121	1	0	122	0	3	0	3	169
Total	6	113	0	119	377	7	0	384	0	4	0	4	507
07:00 AM	6	41	0	47	119	2	0	121	0	1	0	1	169
07:15 AM	5	64	0	69	117	1	0	118	0	0	0	0	187
07:30 AM	7	51	0	58	118	1	0	119	0	1	0	1	178
07:45 AM	6	57	0	63	107	4	0	111	0	2	0	2	176
Total	24	213	0	237	461	8	0	469	0	4	0	4	710
08:00 AM	4	47	0	51	90	1	0	91	1	2	0	3	145
08:15 AM	3	45	0	48	96	0	0	96	0	2	0	2	146
08:30 AM	4	62	0	66	95	0	0	95	1	4	0	5	166
08:45 AM	6	45	0	51	66	1	0	67	0	4	0	4	122
Total	17	199	0	216	347	2	0	349	2	12	0	14	579
Grand Total	47	525	0	572	1185	17	0	1202	2	20	0	22	1796
Apprch %	8.2	91.8	0		98.6	1.4	0		9.1	90.9	0		
Total %	2.6	29.2	0	31.8	66	0.9	0	66.9	0.1	1.1	0	1.2	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	41	47	119	2	121	0	1	1	169
07:15 AM	5	64	69	117	1	118	0	0	0	187
07:30 AM	7	51	58	118	1	119	0	1	1	178
07:45 AM	6	57	63	107	4	111	0	2	2	176
Total Volume	24	213	237	461	8	469	0	4	4	710
% App. Total	10.1	89.9		98.3	1.7		0	100		
PHF	.857	.832	.859	.968	.500	.969	.000	.500	.500	.949

File Name : 13-Rt 15 and Starlite Park AM
 Site Code :
 Start Date : 10/3/2019
 Page No : 1

Groups Printed- Truck

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	0	6	0	6	3	0	0	3	0	0	0	0	9
06:15 AM	1	4	0	5	3	0	0	3	0	1	0	1	9
06:30 AM	0	4	0	4	8	0	0	8	0	0	0	0	12
06:45 AM	0	8	0	8	6	0	0	6	0	5	0	5	19
Total	1	22	0	23	20	0	0	20	0	6	0	6	49
07:00 AM	0	6	0	6	4	0	0	4	0	0	0	0	10
07:15 AM	1	3	0	4	3	1	0	4	0	0	0	0	8
07:30 AM	0	1	0	1	13	0	0	13	0	1	0	1	15
07:45 AM	0	13	0	13	7	0	0	7	0	2	0	2	22
Total	1	23	0	24	27	1	0	28	0	3	0	3	55
08:00 AM	0	7	0	7	6	0	0	6	0	0	0	0	13
08:15 AM	0	6	0	6	2	0	0	2	0	0	0	0	8
08:30 AM	0	5	0	5	8	0	0	8	1	2	0	3	16
08:45 AM	1	3	0	4	5	0	0	5	1	0	0	1	10
Total	1	21	0	22	21	0	0	21	2	2	0	4	47
Grand Total	3	66	0	69	68	1	0	69	2	11	0	13	151
Apprch %	4.3	95.7	0		98.6	1.4	0		15.4	84.6	0		
Total %	2	43.7	0	45.7	45	0.7	0	45.7	1.3	7.3	0	8.6	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
07:45 AM	0	13	13	7	0	7	0	2	2	22
08:00 AM	0	7	7	6	0	6	0	0	0	13
08:15 AM	0	6	6	2	0	2	0	0	0	8
08:30 AM	0	5	5	8	0	8	1	2	3	16
Total Volume	0	31	31	23	0	23	1	4	5	59
% App. Total	0	100		100	0		20	80		
PHF	.000	.596	.596	.719	.000	.719	.250	.500	.417	.670

Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 07:45 AM

File Name : 13-Rt 15 and Starlite Park AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Combined

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	23	0	25	65	4	0	69	0	1	0	1	95
06:15 AM	1	27	0	28	98	2	0	100	0	1	0	1	129
06:30 AM	3	34	0	37	107	0	0	107	0	0	0	0	144
06:45 AM	1	51	0	52	127	1	0	128	0	8	0	8	188
Total	7	135	0	142	397	7	0	404	0	10	0	10	556
07:00 AM	6	47	0	53	123	2	0	125	0	1	0	1	179
07:15 AM	6	67	0	73	120	2	0	122	0	0	0	0	195
07:30 AM	7	52	0	59	131	1	0	132	0	2	0	2	193
07:45 AM	6	70	0	76	114	4	0	118	0	4	0	4	198
Total	25	236	0	261	488	9	0	497	0	7	0	7	765
08:00 AM	4	54	0	58	96	1	0	97	1	2	0	3	158
08:15 AM	3	51	0	54	98	0	0	98	0	2	0	2	154
08:30 AM	4	67	0	71	103	0	0	103	2	6	0	8	182
08:45 AM	7	48	0	55	71	1	0	72	1	4	0	5	132
Total	18	220	0	238	368	2	0	370	4	14	0	18	626
Grand Total	50	591	0	641	1253	18	0	1271	4	31	0	35	1947
Apprch %	7.8	92.2	0		98.6	1.4	0		11.4	88.6	0		
Total %	2.6	30.4	0	32.9	64.4	0.9	0	65.3	0.2	1.6	0	1.8	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	47	53	123	2	125	0	1	1	179
07:15 AM	6	67	73	120	2	122	0	0	0	195
07:30 AM	7	52	59	131	1	132	0	2	2	193
07:45 AM	6	70	76	114	4	118	0	4	4	198
Total Volume	25	236	261	488	9	497	0	7	7	765
% App. Total	9.6	90.4		98.2	1.8		0	100		
PHF	.893	.843	.859	.931	.563	.941	.000	.438	.438	.966

File Name : 13- Rt. 15 & Starlite Park PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Cars

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	2	97	0	99	65	0	0	65	6	6	0	12	176
04:15 PM	0	102	0	102	77	2	0	79	2	4	0	6	187
04:30 PM	1	101	0	102	69	0	0	69	0	1	0	1	172
04:45 PM	0	117	0	117	71	3	0	74	3	3	0	6	197
Total	3	417	0	420	282	5	0	287	11	14	0	25	732
05:00 PM	2	118	0	120	57	0	0	57	6	10	0	16	193
05:15 PM	6	134	0	140	65	1	0	66	1	6	0	7	213
05:30 PM	1	118	0	119	90	0	0	90	3	8	0	11	220
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	14	448	0	462	269	2	0	271	11	29	0	40	773
06:00 PM	3	99	0	102	65	2	0	67	3	10	0	13	182
06:15 PM	1	95	0	96	56	0	0	56	1	3	0	4	156
06:30 PM	0	89	0	89	37	0	0	37	2	0	0	2	128
06:45 PM	0	88	0	88	39	0	0	39	0	1	0	1	128
Total	4	371	0	375	197	2	0	199	6	14	0	20	594
Grand Total	21	1236	0	1257	748	9	0	757	28	57	0	85	2099
Apprch %	1.7	98.3	0		98.8	1.2	0		32.9	67.1	0		
Total %	1	58.9	0	59.9	35.6	0.4	0	36.1	1.3	2.7	0	4	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	117	117	71	3	74	3	3	6	197
05:00 PM	2	118	120	57	0	57	6	10	16	193
05:15 PM	6	134	140	65	1	66	1	6	7	213
05:30 PM	1	118	119	90	0	90	3	8	11	220
Total Volume	9	487	496	283	4	287	13	27	40	823
% App. Total	1.8	98.2		98.6	1.4		32.5	67.5		
PHF	.375	.909	.886	.786	.333	.797	.542	.675	.625	.935

File Name : 13- Rt. 15 & Starlite Park PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Trucks

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	1	3	0	4	3	0	0	3	0	0	0	0	7
04:15 PM	0	3	0	3	4	0	0	4	0	0	0	0	7
04:30 PM	1	3	0	4	3	0	0	3	0	0	0	0	7
04:45 PM	1	2	0	3	5	0	0	5	0	0	0	0	8
Total	3	11	0	14	15	0	0	15	0	0	0	0	29
05:00 PM	1	4	0	5	3	0	0	3	1	1	0	2	10
05:15 PM	2	3	0	5	5	0	0	5	0	0	0	0	10
05:30 PM	0	2	0	2	2	0	0	2	1	0	0	1	5
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	9	0	12	10	0	0	10	2	1	0	3	25
06:00 PM	1	4	0	5	2	0	0	2	0	0	0	0	7
06:15 PM	0	2	0	2	2	0	0	2	1	0	0	1	5
06:30 PM	0	0	0	0	1	0	0	1	0	0	0	0	1
06:45 PM	0	2	0	2	1	0	0	1	0	0	0	0	3
Total	1	8	0	9	6	0	0	6	1	0	0	1	16
Grand Total	7	28	0	35	31	0	0	31	3	1	0	4	70
Apprch %	20	80	0		100	0	0		75	25	0		
Total %	10	40	0	50	44.3	0	0	44.3	4.3	1.4	0	5.7	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	1	3	4	3	0	3	0	0	0	7
04:45 PM	1	2	3	5	0	5	0	0	0	8
05:00 PM	1	4	5	3	0	3	1	1	2	10
05:15 PM	2	3	5	5	0	5	0	0	0	10
Total Volume	5	12	17	16	0	16	1	1	2	35
% App. Total	29.4	70.6		100	0		50	50		
PHF	.625	.750	.850	.800	.000	.800	.250	.250	.250	.875

File Name : 13- Rt. 15 & Starlite Park PM
 Site Code :
 Start Date : 10/16/2019
 Page No : 1

Groups Printed- Combined

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	3	100	0	103	68	0	0	68	6	6	0	12	183
04:15 PM	0	105	0	105	81	2	0	83	2	4	0	6	194
04:30 PM	2	104	0	106	72	0	0	72	0	1	0	1	179
04:45 PM	1	119	0	120	76	3	0	79	3	3	0	6	205
Total	6	428	0	434	297	5	0	302	11	14	0	25	761
05:00 PM	3	122	0	125	60	0	0	60	7	11	0	18	203
05:15 PM	8	137	0	145	70	1	0	71	1	6	0	7	223
05:30 PM	1	120	0	121	92	0	0	92	4	8	0	12	225
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	17	457	0	474	279	2	0	281	13	30	0	43	798
06:00 PM	4	103	0	107	67	2	0	69	3	10	0	13	189
06:15 PM	1	97	0	98	58	0	0	58	2	3	0	5	161
06:30 PM	0	89	0	89	38	0	0	38	2	0	0	2	129
06:45 PM	0	90	0	90	40	0	0	40	0	1	0	1	131
Total	5	379	0	384	203	2	0	205	7	14	0	21	610
Grand Total	28	1264	0	1292	779	9	0	788	31	58	0	89	2169
Apprch %	2.2	97.8	0		98.9	1.1	0		34.8	65.2	0		
Total %	1.3	58.3	0	59.6	35.9	0.4	0	36.3	1.4	2.7	0	4.1	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	1	119	120	76	3	79	3	3	6	205
05:00 PM	3	122	125	60	0	60	7	11	18	203
05:15 PM	8	137	145	70	1	71	1	6	7	223
05:30 PM	1	120	121	92	0	92	4	8	12	225
Total Volume	13	498	511	298	4	302	15	28	43	856
% App. Total	2.5	97.5		98.7	1.3		34.9	65.1		
PHF	.406	.909	.881	.810	.333	.821	.536	.636	.597	.951

Attachment C

Turn Lane Warrant Forms

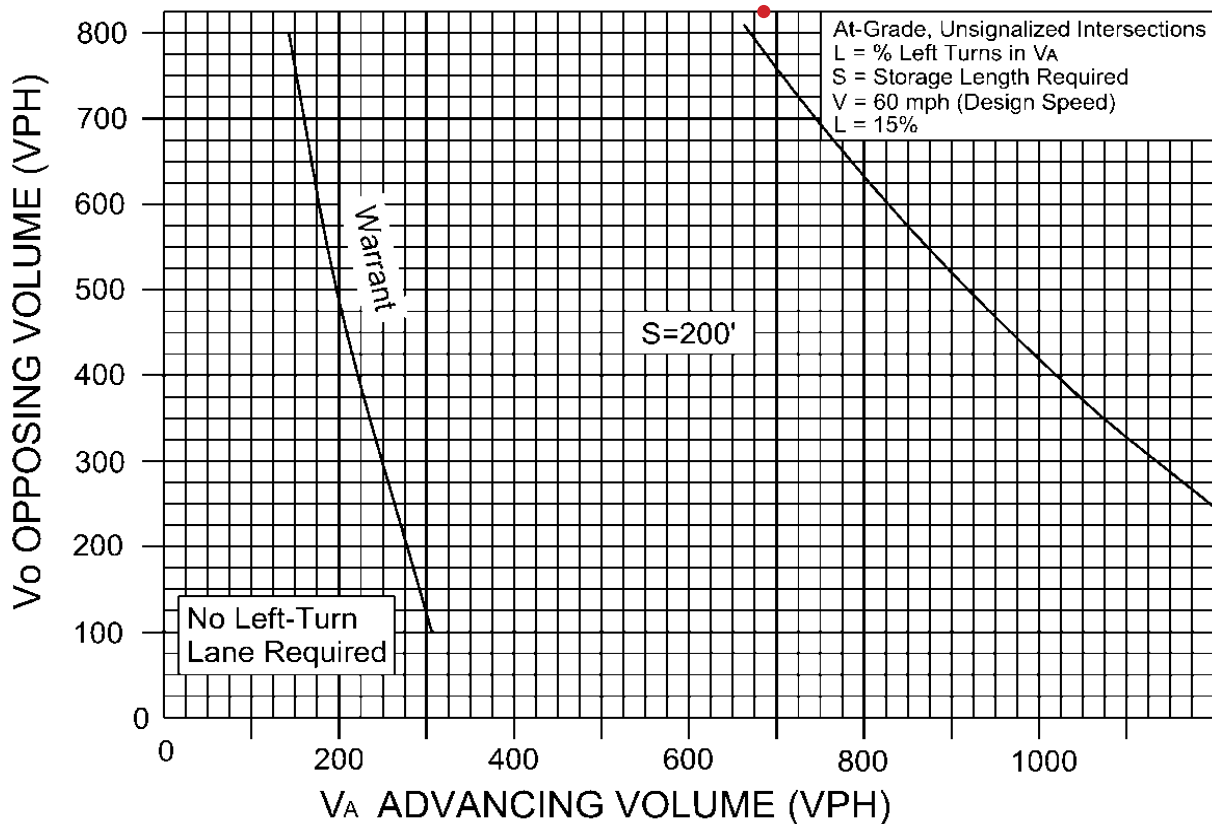
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Northbound
Peak Hour: AM

Peak Hour Left Turns (V_L): 96 vph
Advancing Volume (V_A): 689 vph
Opposing Volume (V_O): 814 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 15% (Calculated Value: 13.9%)
% Trucks in V_L : 80%

Conclusion: 300' (200' + 100' truck adjustment) Left Turn Lane Required



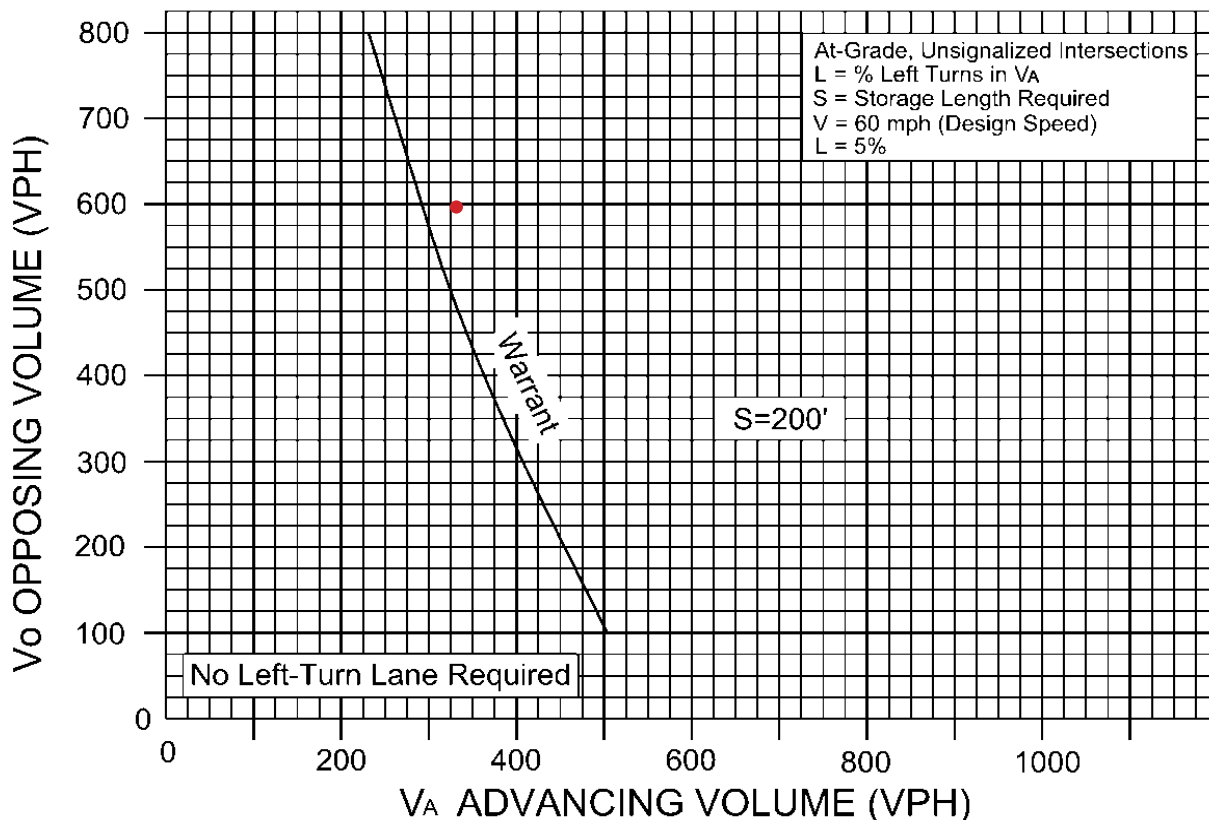
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Northbound
Peak Hour: PM

Peak Hour Left Turns (V_L): 13 vph
Advancing Volume (V_A): 328 vph
Opposing Volume (V_O): 595 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 5% (Calculated Value: 4.0%)
% Trucks in V_L : 70%

Conclusion: 300' (200' + 100' truck adjustment) Left Turn Lane Required



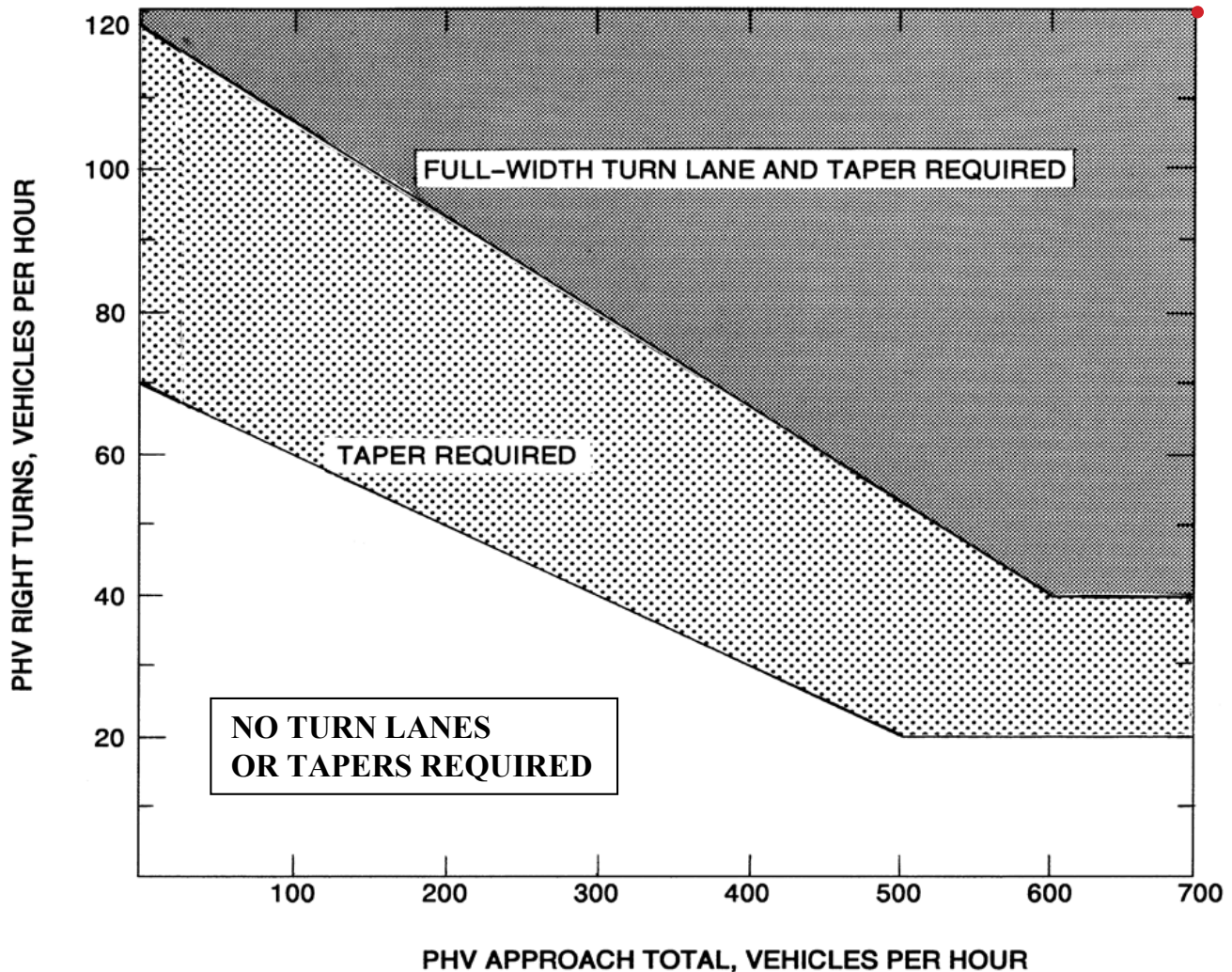
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Southbound
Peak Hour: AM

PHV APPROACH TOTAL: 814 vph
PHV RIGHT TURNS: 289 vph

Conclusion: Full-width Turn Lane and Taper Required



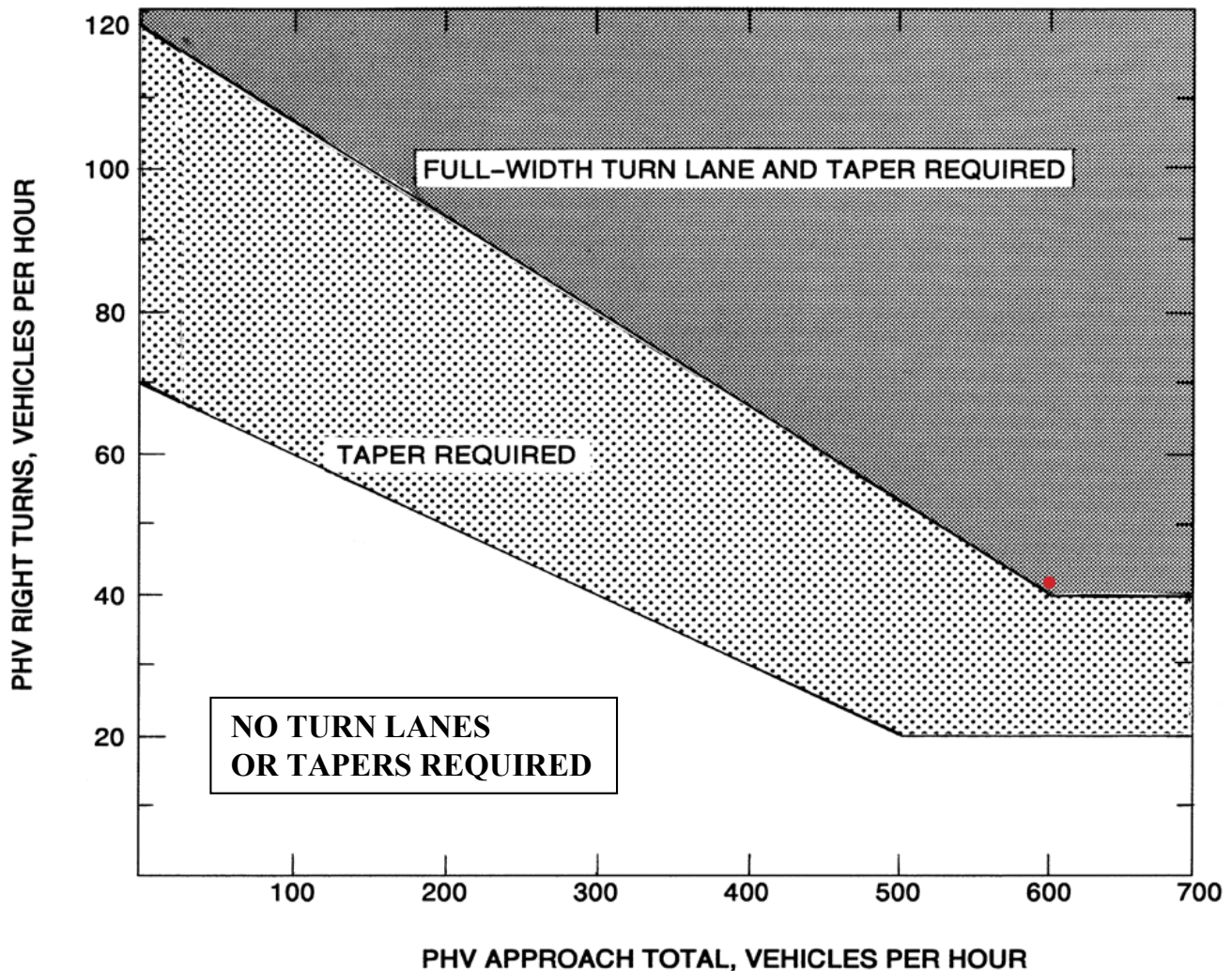
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Southbound
Peak Hour: PM

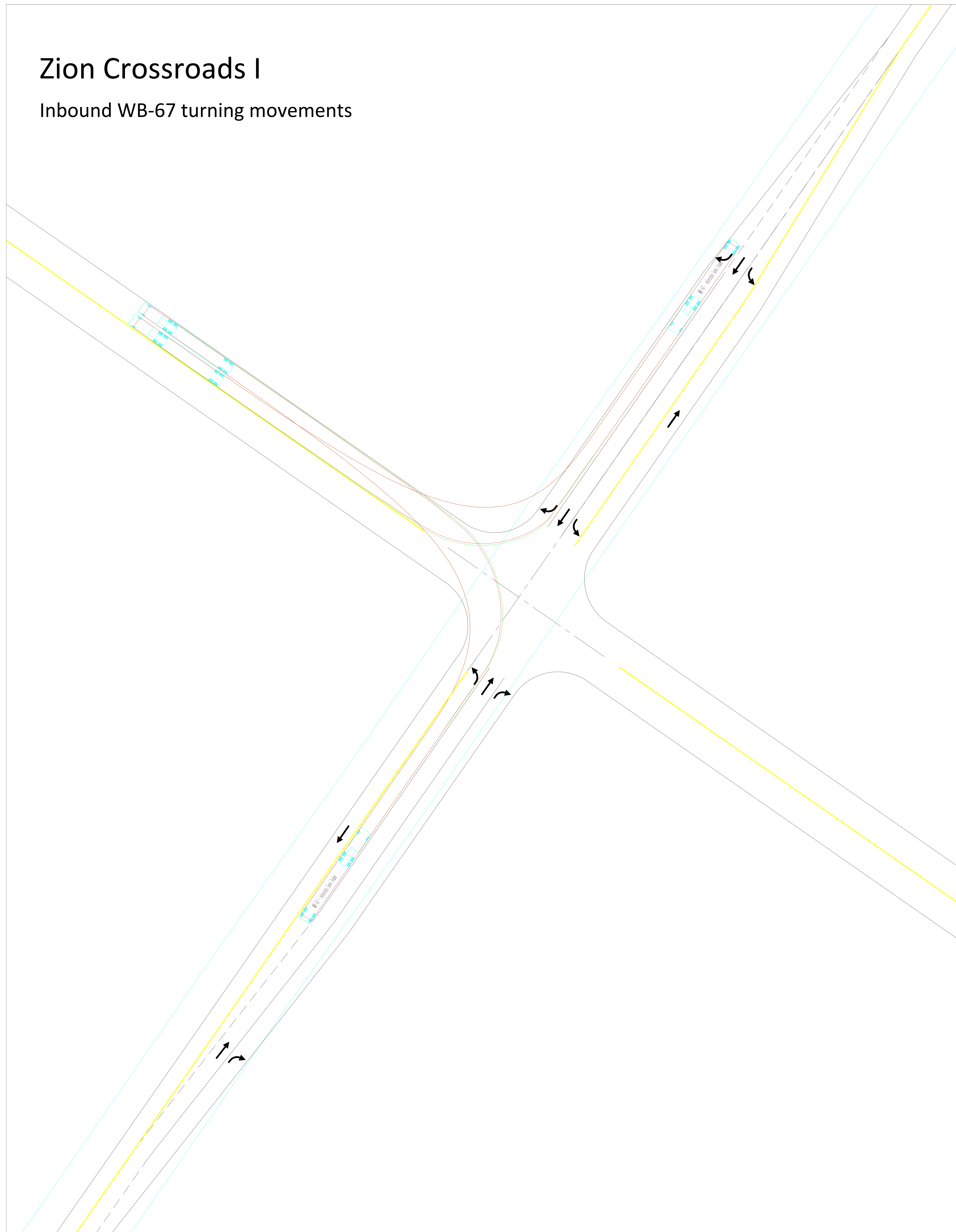
PHV APPROACH TOTAL: 595 vph
PHV RIGHT TURNS: 41 vph

Conclusion: Full-width Turn Lane and Taper Required



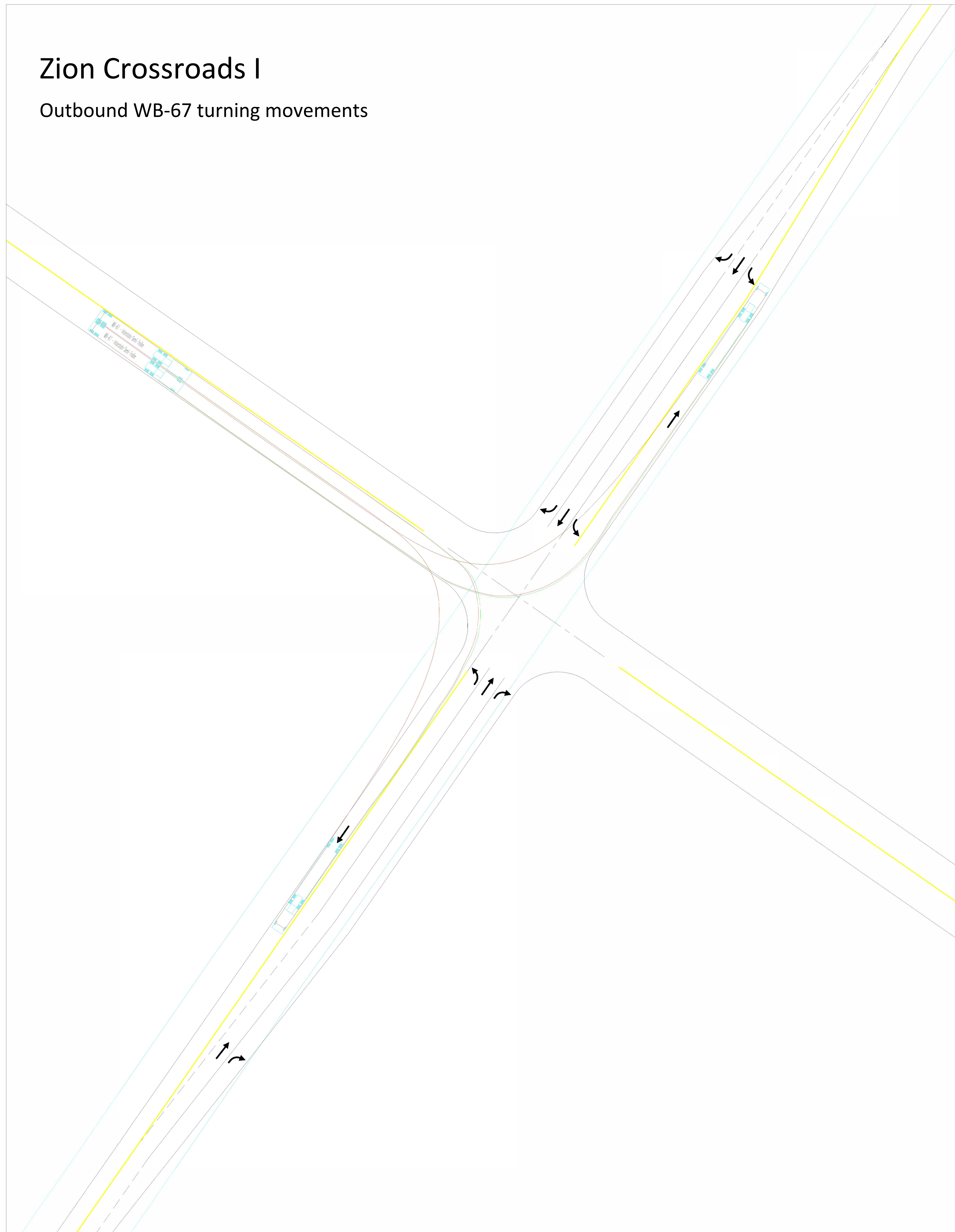
Zion Crossroads I

Inbound WB-67 turning movements



Zion Crossroads I

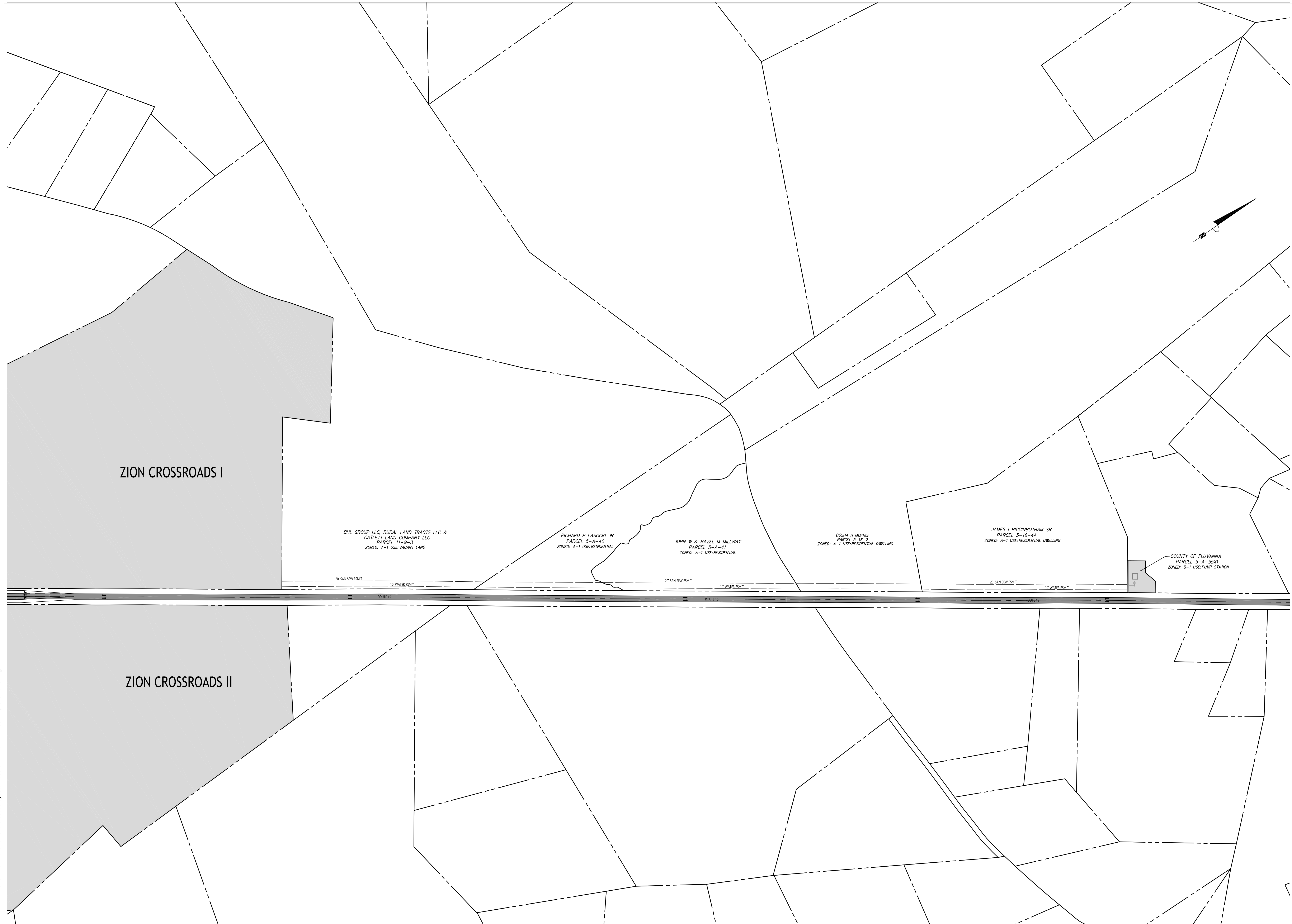
Outbound WB-67 turning movements





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**ZION CROSSROADS
 WATER AND SEWER EXTENSION
 CONCEPT LAYOUT**
 COLUMBIA ELECTION DISTRICT FLUVANNA COUNTY, VIRGINIA



PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
GB	DESIGN
GB	DRAWN
-	CHKD
SCALE: H: 1"=150'	
V: N/A	
JOB NO:	130184-01-001
DATE:	11/04/2022
FILE NO:	-

ADDENDUM - SALE

This Addendum is made on 8/17/2022, to a sales contract ("Contract") offered on 8/11/2022, between Vaughn Property Group LLC, and/or assigns ("Buyer") and Ruth Oliver, POA ("Seller") for the purchase and sale of Property: 11-9-1, 11-9-2 Fluvanna County, Virginia

The parties agree that this Contract is modified as follows:

Fluvanna Properties 11-9-1 & 11-9-2

Buyer will make an initial [redacted] (per property) emd upon contract ratification. Of which [redacted] (per property) will be non-refundable at the time of contract ratification.

Buyer retains right to extend study period 30 days in the event of delays from the county government during the rezoning process.

Buyer will provide additional [redacted] (per property) deposit within 48 hours of extension approval from sellers if an extension is needed. Of which [redacted] (per property) will be non-refundable within 48 hours from the time of extension approval.

Contract is not contingent on buyer financing or appraisal

This Addendum shall not alter, modify, or change in any other respect this Contract, and except as modified herein, all of the terms and provisions of this Contract are expressly ratified and confirmed and shall remain in full force and effect.

SELLER:

8/19/2022 / Ruth Oliver
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

BUYER:

8/17/2022 / John Vaughn
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature



SALES CONTRACT FOR UNIMPROVED LAND

This sales contract ("Contract") is made on 8/17/2022 ("Date of Offer") between Vaughn Property Group LLC, and/or assigns ("Buyer") and Ruth Oliver, POA ("Seller") who, among other things, hereby confirm and acknowledge by their initials and signatures herein that by prior disclosure in this real estate transaction Commonwealth Realty ("Listing Brokerage") represents Seller, and Vaughn Property Group, LLC. ("Cooperating Brokerage") represents Buyer or Seller. Listing Brokerage and Cooperating Brokerage are collectively referred to as Broker. (If the brokerage firm is acting as a dual representative for both Seller and Buyer, then the appropriate disclosure form is attached to and made a part of this Contract.) In consideration of the mutual promises and covenants set forth below, and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. REAL PROPERTY. Buyer agrees to buy and Seller agrees to sell the land and all improvements thereon located in the County or City of Fluvanna, Virginia and described as (legal description): 11-9-2 Fluvanna County, Virginia

_____ ("Property"), containing (more or less) 40 square feet or acre(s) and also known as (property address) if applicable: _____, together with the items described in the IMPROVEMENTS, CHATTELS AND/OR EQUIPMENT INCLUDED paragraph.

2. IMPROVEMENTS, CHATTELS AND/OR EQUIPMENT INCLUDED. The following items are included in this sale: _____

3. PRICE AND FINANCING. (Any % are percentages of Sales Price)

A. Sales Price. \$ ██████████

B. Down Payment. (If no financing, Down Payment equals Sales Price) \$ _____ or % 20

C. Financing.

1. First Trust (if applicable) \$ _____ or % _____
 Conventional VA FHA
 USDA Other: _____

2. Second Trust (if applicable) \$ _____ or % _____

3. Seller Held Trust (if applicable) \$ _____ or % _____

TOTAL FINANCING \$ _____ or % 80

C. "Seller Subsidy" to Buyer. Sellers' net reduced by: \$ _____ or % _____

D. Financing Contingency. This Contract is contingent (addendum attached) OR is not contingent on financing. If this Contract is contingent on financing: (i) Buyer will make written application for the financing and any lender-required property insurance no later than seven (7) days after Date of Ratification; and (ii) Buyer grants permission for Cooperating Brokerage and the lender to disclose to Listing Brokerage and Seller general information available about the progress of the loan application and loan approval process.

F. Appraisal Contingency. This Contract is contingent (addendum attached) **OR** is not contingent on Appraisal. If this Contract is contingent on financing and/or Appraisal, Seller will provide Appraiser(s) reasonable access to Property for Appraisal purposes. If this Contract is not contingent on financing and/or Appraisal; Seller will **OR** will not provide Appraiser(s) reasonable access for Appraisal purposes.

If this Contract is not contingent on Appraisal, Buyer will proceed to Settlement without regard to Appraisal. Seller and Buyer authorize Broker to release Sales Price to Appraiser(s) who contacts them to obtain the information. Nothing in this subparagraph creates a financing contingency not otherwise agreed to by the Parties. Listing Brokerage and Cooperating Brokerage are hereby authorized to release the Sales Price to any Appraiser who contacts them to obtain the information.

- 4. DEPOSIT.** Buyer's deposit ("Deposit") in the amount of \$ [REDACTED] check/bank-wired funds and/or \$ _____ by note due and payable on _____ will be held in escrow by the following Escrow Agent: Settlement Agent **OR** Cooperating Broker **OR** Other ATG Title- Fairfax. Buyer has delivered the Deposit to Escrow Agent **OR** will deliver the Deposit to Escrow Agent by 3 days after Date of Ratification. If Buyer fails to timely deliver Deposit to Escrow Agent as provided herein, Seller may at Seller's option Deliver to Buyer Notice to Void this Contract. Upon Delivery of Seller Notice to Void Contract, all respective rights and obligations of the Parties arising under this Contract will terminate. Buyer may cure Default by Delivering Deposit to Escrow Agent prior to Seller Delivery of Notice Voiding this Contract.

Deposit will be deposited by Escrow Agent into an escrow account in accordance with applicable state and federal law. This account may be interest bearing and all Parties waive any claim to interest resulting from Deposit. Deposit will be held in escrow until: (i) credited toward Sales Price at Settlement; (ii) all Parties have agreed in writing as to its disposition; (iii) a court of competent jurisdiction orders disbursement and all appeal periods have expired; or (iv) disposed of in any other manner authorized by law. Seller and Buyer agree that no Escrow Agent will have any liability to any party on account of disbursement of Deposit or on account of failure to disburse Deposit, except only in the event of Escrow Agent's gross negligence or willful misconduct. Seller and Buyer further agree that Escrow Agent will not be liable for the failure of any depository in which Deposit is placed and that Seller and Buyer each will indemnify, defend and save harmless Escrow Agent from any loss or expense arising out of the holding, disbursement or failure to disburse Deposit, except in the case of Escrow Agent's gross negligence or willful misconduct.

- 5. SETTLEMENT, POSSESSION.** Seller and Buyer will make full settlement in accordance with the terms of this Contract on, or with mutual consent before, 1/17/2023 ("Settlement Date") except as otherwise provided in this Contract. If Settlement Date falls on a Saturday, Sunday, or legal holiday, then Settlement will be on the prior business day.

NOTICE TO BUYER REGARDING THE REAL ESTATE SETTLEMENT AGENTS ACT ("RESAA") Choice of Settlement Agent: You have the right to select a settlement agent to handle the closing of this transaction. The settlement agent's role in closing your transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, your lender will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in

Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Real Estate Settlement Agents Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, you are entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Real Estate Settlement Agents Act.

Buyer designates ATG Title-Fairfax ("Settlement Agent").

Buyer agrees to contact Settlement Agent within ten (10) Days of Date of Ratification to schedule Settlement. Settlement Agent will order the title exam and survey if required. Pursuant to Virginia law, Settlement Agent is the sole agent responsible for conducting the Settlement as defined in Virginia Code §55.1-900, *et seq.* ("Settlement"). Delivery of the required funds and executed documents to the Settlement Agent will constitute sufficient tender of performance. Funds from this transaction at Settlement may be used to pay off any existing liens and encumbrances, including interest, as required by lender(s) or lienholders.

To facilitate Settlement Agent's preparation of various closing documents, including any Closing Disclosure, Buyer hereby authorizes Settlement Agent to send such Closing Disclosure to Buyer by electronic means and agrees to provide Settlement Agent Buyer's electronic mail address for that purpose only.

6. **DOWN PAYMENT.** The balance of the down payment will be paid on or before Settlement Date by certified or cashier's check or by bank-wired funds. An assignment of funds will not be used without prior written consent of Seller.
7. **BROKERAGE FEE, SETTLEMENT STATEMENTS.** Seller and Buyer authorize and direct the Settlement Agent to disburse to Listing Brokerage and/or Cooperating Brokerage from the settlement proceeds their respective portions of the brokerage fee payable as a result of this sale and closing under the Contract. Each Listing Brokerage and/or Cooperating Brokerage will deliver to Settlement Agent, prior to Settlement, a signed written statement setting forth the fee to which such brokerage is entitled and stating how such fee and any additional sales incentives are to be disbursed. Seller and Buyer authorize and direct Settlement Agent to provide to each of Seller, Buyer, Listing Brokerage and Cooperating Brokerage a copy of the unified settlement statement for the transaction.
8. **FEES, ADJUSTMENTS.** Seller will pay for Deed preparation, costs to release any existing encumbrances, Grantor's tax, as well as any Regional Congestion Relief Fee and Regional WMATA Capital Fee (applicable in Alexandria City, Arlington, Fairfax, Loudoun and Prince William Counties and all cities contained within). Buyer will pay for the title exam, survey, and recording charges for Deed and any purchase money trusts. Third-party fees charged to Buyer and/or Seller, including but not limited to, legal fees and Settlement Agent fees, will be reasonable and customary for the jurisdiction in which Property is located. All taxes, assessments, interest, rent escrow deposits, and other ownership fees, if any, will be adjusted as of Settlement Date.
9. **LAND USE ASSESSMENT/ROLLBACK TAXES.** Seller represents that the Property is **OR** is not currently enrolled in the Land Use Assessment Program. If, by the actions of the Seller,

Property is deemed unqualified for the Land Use Assessment Program, Seller will be liable for the rollback taxes.

If Buyer declines to continue Property in the program, or fails to renew or revalidate Property in the program after Settlement, within the time frame required by the local regulatory authority, Seller will not be liable for rollback taxes.

- 10. STUDY PERIOD CONTINGENCY.** This Contract is contingent for 130 days after Date of Ratification (“Study Period Deadline”) for Buyer to determine whether Property is suitable for Buyer’s intended use through feasibility, soil, utilities, percolation study(ies), or any other study(ies) or test(s) deemed necessary by Buyer (“Study Period”). Such study(ies) or test(s) will be pursued diligently and in good faith. If Buyer, in Buyer’s sole judgment, determines that Buyer’s intended use of Property is not permissible or practicable, Buyer will have the right to void this Contract, in which event Deposit will be returned to Buyer and the parties will have no further liability or obligations hereunder, except as set forth herein. In such event, Buyer will **OR** will not deliver to Seller all documents related to the test(s) and/or study(ies) conducted during the Study Period.

If Buyer does not void the Contract by the Study Period Deadline, this Contract will remain in full force and effect with no Study Period Contingency.

All engineering, surveying, topographic maps, site plans, special use permits, soil testing data, and any other technical information affecting Property in the possession of Seller will be made available to Buyer within 7 days from Date of Ratification **OR** will not be made available to Buyer.

- 11. ACCESS.** Buyer and Buyer’s agents, inspectors, and engineers will have the right to access Property at all reasonable times prior to Settlement for purposes of engineering, surveying, title or other work, so long as such studies do not result in a permanent change in the character or topography of Property. Access by easement must be acceptable to lender. Buyer will not interfere with Seller’s use of Property, and Buyer, at Buyer’s expense, will promptly restore Property to its prior condition upon completion of Buyer’s studies or work. Buyer will keep Property free and clear from all liens resulting from its work, studies, investigations or other activities performed pursuant to this Contract and will indemnify and hold Seller harmless against any loss or liability to person or property resulting from Buyer’s presence or activities on Property. This obligation will survive Settlement and transfer of title and possession to Property.
- 12. HAZARDOUS MATERIALS.** Seller hereby expressly represents and warrants to Buyer that during the period of Seller’s ownership of Property, Seller has not used and Seller had no actual knowledge of others using Property or any portion for landfill, dumping, or other disposal activities, or operation including storage of raw materials, products, or waste of hazardous nature, or for any other use which might give rise to the existence of hazardous materials as defined by but not limited to the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, or by any local ordinances on Property which could create liability for Buyer. Seller agrees to indemnify and hold Buyer harmless from and against any and all costs, expenses, and liabilities which may be incurred by Buyer (including, without limitation, court costs, reasonable attorney’s fees, and claims by any governmental agencies) as a result of any breach of the representations and warranties in this paragraph. Seller and Buyer will not hold Broker liable for any breach of this paragraph.

13. RISK OF LOSS. The risk of damage or loss to the Property by fire, act of God, or other casualty remains with Seller until the execution and delivery of the Deed to Buyer at Settlement. In the event of substantial loss or damage to Property before Settlement, Buyer will have the option of either (i) terminating this Contract and recovering Deposit, or (ii) affirming this Contract, in which event Seller will assign to Buyer all of Seller's rights under any policy or policies of insurance applicable to Property.

14. TITLE. Buyer will promptly order a title report, as well as any required or desired survey. Fee simple title to Property, and everything that conveys with it, will be sold free of liens except for any loans assumed by Buyer. Seller will convey title that is good, marketable and insurable with no additional risk premium to Buyer or non-standard exceptions. In case action is required to perfect the title, such action must be taken promptly by Seller at Seller's expense. Title may be subject to easements, covenants, conditions and restrictions of record, if any, as of Date of Ratification.

Seller will convey Property by general warranty deed with English covenants of title ("Deed"). The manner of taking title may have significant legal and tax consequences. Buyer is advised to seek the appropriate professional advice concerning the manner of taking title. Seller will sign such affidavits, lien waivers, tax certifications, and other documents as may be required by the lender, title insurance company, Settlement Agent, or government authority, and authorizes Settlement Agent to obtain pay-off or assumption information from any existing lenders. Unless otherwise agreed to in writing, Seller will pay any special assessments and will comply with all orders or notices of violations of any county or local authority, condominium unit owners' association, homeowners' or property owners' association or actions in any court on account thereof, against or affecting Property on Settlement Date. Broker is hereby expressly released from all liability for damages by reason of any defect in the title.

15. DELIVERY. This paragraph specifies the general delivery requirements under this Contract. For delivery of property owner's association documents see the VIRGINIA PROPERTY OWNERS' ASSOCIATION ACT paragraph of this Contract.

Delivery ("Delivery", "delivery", or "delivered") methods may include hand-carried, sent by professional courier service, by United States mail, or by facsimile or email transmission. The parties agree that Delivery will be deemed to have occurred: on the day delivered by hand, on the day delivered by a professional courier service (including overnight delivery service), or by United States mail, return receipt requested, or on the day sent by facsimile or email transmission, either of which produces a tangible record of the transmission.

Deliveries will be sent to the following:

A. Addressed to Seller by United States mail, hand delivery or courier service **OR** fax **OR** email (check all that apply):

To Seller: _____

B. Addressed to Buyer by United States mail, hand delivery or courier service **OR** fax **OR** email (check all that apply):

To Buyer: Jvaughn@vaughnpropertiesllc.com

No party to this Contract will refuse Delivery in order to delay or extend any deadline established in the Contract.

16. VIRGINIA RESIDENTIAL PROPERTY DISCLOSURE ACT. If Property is subject to the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the Code of Virginia), Seller is

required to deliver a disclosure statement prior to the acceptance of this Contract unless the transfer of Property is exempt. The law requires Seller, on a disclosure statement provided by the Real Estate Board, to state that Seller makes no representations or warranties concerning the physical condition of the Property and to sell the Property "as is," except as otherwise provided in this Contract.

17. VIRGINIA PROPERTY OWNERS' ASSOCIATION ACT. Seller represents that the Property is OR is not located within a development that is subject to the Virginia Property Owners' Association Act ("POA Act" or "Act" solely in this Paragraph).

A. §55.1-1808(B) requires the following contract language:

Subject to the provisions of subsection A of §55.1-1814, an owner selling a lot will disclose in the contract that (i) the lot is located within a development that is subject to the Virginia Property Owners' Association Act (§55.1-1800 et seq.); (ii) the Property Owners' Association Act (§55.1-1800 et seq.) requires the seller to obtain from the property owners' association an association disclosure packet and provide it to the purchaser; (iii) the purchaser may cancel the contract within three days, or up to seven days if extended by the ratified real estate contract, after receiving the association disclosure packet or being notified that the association disclosure packet will not be available; (iv) if the purchaser has received the association disclosure packet, the purchaser has a right to request an update of such disclosure packet in accordance with subsection H of §55.1-1810 or subsection D of §55.1-1811, as appropriate; and (v) the right to receive the association disclosure packet and the right to cancel the contract are waived conclusively if not exercised before settlement.

Pursuant to §55.1-1808 and for purposes of this Paragraph, "ratified real estate contract" includes any addenda to this Contract.

B. For delivery of the Packet or the Notice of non-availability of the Packet, Buyer prefers delivery at _____ if electronic
or _____ if hard copy.

17. IRS/FIRPTA – WITHHOLDING TAXES FOR FOREIGN SELLER. Seller is OR is not a "Foreign Person," as defined by the Foreign Investment in Real Property Tax Act (FIRPTA). If Seller is a Foreign Person, Buyer may be required to withhold and pay to the Internal Revenue Service (IRS) up to fifteen percent (15%) of the Sales Price on behalf of the Seller and file an IRS form which includes both Seller and Buyer tax identification numbers. The parties agree to cooperate with each other and Settlement Agent to effectuate the legal requirements. If Seller's proceeds are not sufficient to cover the withholding obligations under FIRPTA, Seller may be required to pay at Settlement such additional certified funds necessary for the purpose of making such withholding payment.

18. NOTICE OF POSSIBLE FILING OF MECHANICS' LIEN. Virginia law (§43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (a) 90 Days from the last day of the month in which the lienor last performed work or furnished materials or (b) 90 Days from the time the construction, removal, repair or improvement is terminated. AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

- 19. MEGAN'S LAW DISCLOSURE.** Buyer should exercise whatever due diligence Buyer deems necessary with respect to information on sexual offenders registered under Chapter 9 of Title 9.1 of the Code of Virginia. Such information may be obtained by contacting your local police department or the Department of State Police, Central Records Exchange at (804) 674-2000 or <http://sex-offender.vsp.virginia.gov/sor/>.
- 20. DEFAULT.** If Buyer fails to complete Settlement for any reason other than Default by Seller, Buyer will be in Default and, at the option of Seller, Deposit may be forfeited to Seller as liquidated damages and not as a penalty. In such event, Buyer will be relieved from further liability to Seller. If Seller does not elect to accept Deposit as liquidated damages, Deposit may not be the limit of Buyer's liability in the event of a Default. Buyer and Seller knowingly, freely and voluntarily waive any defense as to the validity of liquidated damages under this Contract, including Seller's option to elect liquidated damages or pursue actual damages, or that such liquidated damages are void as penalties or are not reasonably related to actual damages.
- If Seller fails to perform or comply with any of the terms and conditions of this Contract or fails to complete Settlement for any reason other than Default by Buyer, Seller will be in Default and Buyer will have the right to pursue all legal or equitable remedies, including specific performance and/or damages. If either Buyer or Seller is in Default, then in addition to all other damages, the defaulting party will immediately pay the costs incurred for title examination, Appraisal, survey and Broker's Fee in full.
- If either Seller or Buyer refuses to execute a release of Deposit ("Release") when requested to do so in writing and a court finds that such party should have executed the Release, the party who so refused to execute the Release will pay the expenses, including, without limitation, reasonable attorney's fees, incurred by the other party in the litigation.
- 21. ASSIGNABILITY.** This Contract may be assigned. In the event it is assigned, the original parties to the Contract remain obligated hereunder until Settlement.
- 22. DEFINITIONS.**
- A. "Date of Ratification" means the date of Delivery of the final acceptance in writing by Buyer and Seller, of all the terms of this Contract (not the date of expiration or removal of any contingencies).
 - B. "Appraisal" means a written appraised valuation of Property, conducted by a Virginia-licensed appraiser ("Appraiser").
 - C. "Day(s)" or "day(s)" means calendar day(s) unless otherwise specified in this Contract.
 - D. All reference to time of day will refer to the time of day in the Eastern Time Zone of the United States.
 - E. For the purpose of computing time periods, the first Day will be the Day following Delivery and the time period will end at 9:00 p.m. on the Day specified. If the Settlement Date falls on a Saturday, Sunday, or legal holiday, then the Settlement will be on the prior business day.
 - F. The masculine includes the feminine and the singular includes the plural.
 - G. "Legal Expenses" means attorney fees, court costs, and litigation expenses, if any, including, but not limited to, expert witness fees and court reporter fees.
 - H. Notice ("Notice", "notice", or "notify") means a unilateral communication from one party to another. All Notices required under this Contract will be in writing and will be effective as of Delivery. For the purposes of computing time periods, the first Day will be the Day following

Delivery and the time period will end at 9:00 p.m. on the Day specified. Written acknowledgment of receipt of Notice is a courtesy but is not a requirement.

- I. "Buyer" and "Purchaser" may be used interchangeably in this Contract and any accompanying addenda or notices.
- J. "Seller Subsidy" is a payment from Seller towards Buyer's charges (including but not limited to loan origination fees, discount points, buy down or subsidy fees, prepaids or other charges) as allowed by lender(s), if any. It is Buyer's responsibility to confirm with any lender(s) that the entire credit provided herein may be utilized. If lender(s) prohibits Seller from the payment of any portion of this credit, then said credit will be reduced to the amount allowed by lender(s).

23. VOID CONTRACT. If this Contract becomes void and of no further force and effect, without Default by either party, both parties will immediately execute a release directing that the Deposit, if any, be refunded in full to Buyer according to the terms of the DEPOSIT paragraph.

24. TIME IS OF THE ESSENCE AS TO ALL TERMS OF THIS AGREEMENT.

25. REAL ESTATE LICENSED PARTIES. Broker may from time to time engage in general insurance, title insurance, mortgage loan, real estate settlement, home warranty and other real estate-related businesses and services, from which they may receive compensation during the course of this transaction, in addition to real estate brokerage fees. The parties acknowledge that Broker is retained for their real estate brokerage expertise, and neither has been retained as an attorney, tax advisor, appraiser, title advisor, home inspector, engineer, surveyor, or other professional service provider. The parties acknowledge that John Vaughn is an active or inactive licensed real estate agent in VA and Other _____ and is either the Buyer Seller or is related to one of the parties in this transaction.

26. ENTIRE AGREEMENT. This Contract will be binding upon the Parties and each of their respective heirs, executors, administrators, successors, and permitted assigns. The provisions not satisfied at Settlement will survive the delivery of the deed and will not be merged therein. This Contract, unless amended in writing, contains the final and entire agreement of the Parties and the Parties will not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. The interpretation of this Contract will be governed by the laws of the Commonwealth of Virginia. This Contract may be signed in one or more counterparts, each of which is deemed to be an original, and all of which together constitute one and the same instrument. Documents obtained via facsimile machines will also be considered as originals. Typewritten or handwritten provisions included in this Contract will control all pre-printed provisions in conflict.

27. ADDITIONS The following forms, if ratified and attached, are made a part of this Contract. (This list is not all inclusive of addenda that may need to be attached).

- Yes No Contingencies/Clauses Addendum
- Yes No Financing Contingency Addendum _____
- Yes No Appraisal Contingency All Cash
- Yes No Other (specify): _____

Date of Ratification (see DEFINITIONS)

SELLER:

5/19/2022 / Ruth Oliver
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

BUYER:

8/17/2022/ John Vaughn
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

For information purposes only:

Listing Brokerage's Name and Address:

Commonwealth Realty

Brokerage Phone #: _____

Bright MLS Broker Code: _____

VA Firm License #: _____

Agent Name: Norman K Brooks

Agent Email: _____

Agent Phone #: _____

MLS Agent ID # _____

VA Agent License #: _____

Team Leader Name: _____

Cooperating Brokerage's Name and Address:

Vaughn Property Group, LLC.

PO BOX 221252, Chantilly, VA 20153

Brokerage Phone #: (202) 615-0221

Bright MLS Broker Code: VAUGP1

VA Firm License #: _____

Agent Name: JOHN VAUGHN

Agent Email: jvaughn@vaughnpropertiesllc.com

Agent Phone #: _____

MLS Agent ID # 3055837

VA Agent License #: _____

Team Leader Name: _____

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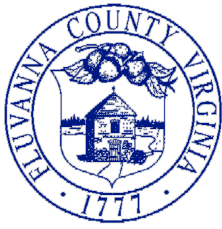
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**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB J

MEETING DATE:	January 18, 2023				
AGENDA TITLE:	ZMP 22:05 Vaughn Property Group LLC				
MOTION(s):	I move that the Board of Supervisors [Approve/ deny/ defer] ZMP 22:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 2 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with revised proffered conditions dated December 8, 2022.				
STRATEGIC INITIATIVE?	Yes	No	If yes, list initiative(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Douglas Miles, Community Development Director				
PRESENTER(S):	Douglas Miles, Community Development Director				
RECOMMENDATION:	At its meeting on November 9, 2022 the Planning Commission recommended Approval of ZMP 22:05 Vaughn Property Group LLC (4-0); Mr. Zimmer moved to recommend Approval and Mr. Lagomarsino seconded. AYES: Goad, Zimmer, Lagomarsino, Bibb.				
TIMING:	Normal Public Hearing review process				
FISCAL IMPACT:	The proposed industrial land uses would provide additional County tax revenue.				
POLICY IMPACT:	Regarding ZMP 22:05 Vaughn Property Group LLC, the Board of Supervisors may: <ul style="list-style-type: none"> • Approve this request, allowing the land uses to be constructed; OR • Deny this request, preventing the land uses from being constructed; OR • Defer this request and make a final decision at a later Board meeting date. 				
LEGISLATIVE HISTORY:	Review of a proposed Conditional Rezoning in accordance with Chapter 22 of the Fluvanna County Code Zoning Ordinance. The Planning Commission reviewed this ZMP case request on December 13, 2022 through the Public Hearing review process.				
ENCLOSURES:	Vaughn Property Group LLC Staff Report and Proffers dated December 8, 2022				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.111/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

BOARD OF SUPERVISORS STAFF REPORT

To: Fluvanna County Board of Supervisors
Request: Conditional Rezoning from A-1 to I-1

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

General Information: This rezoning request will be heard by the Board of Supervisors on Wednesday, January 18, 2023 at 7:00 pm in the Carysbrook Performing Arts Center.

Applicant: Vaughn Property Group, LLC / John Vaughn

Requested Action: **ZMP 22:05 Vaughn Property Group, LLC** – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 **Parcel 2**.

The subject property is located along the east line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: I-1, Limited Industrial Zoning District with proffered conditions

Existing Land Use: Vacant

Planning Area: Zion Crossroads Community Planning Area

Community Meeting:

The applicant conducted a community meeting on October 27, 2022 in the Morris Room of the Fluvanna County Administration Building. He discussed the forty (40) acre site located on the east side of Route 15 and approximately one (1) mile south of the intersection of US Route 15 and US Route 250 located in the Zion Crossroads area. The applicant indicated they propose to develop a flex industrial distribution center that includes three (3) buildings with approximately 200,000 square feet for a total of 600,000 square feet of industrial building space. There was a discussion about the required setbacks and buffers and parking and loading space requirements to include a stormwater management pond for on-site retention purposes for the proposed land uses.

The applicant conducted a second community meeting on January 11, 2023 in the Morris Room of the Fluvanna County Administration Building. He discussed the forty (40) acre site located on the west side of Route 15 and approximately one (1) mile south of the intersection of US Route 15 and US 250 located in the Zion Crossroads area. The applicant indicated they propose to develop a flex industrial distribution center that includes three (3) buildings with approximately 145,000 square feet for a total of 435,000 square feet of industrial building space.

There was a good discussion about the increased buffer areas and the remainder of the meeting further discussion was on the potential for truck traffic on Route 15. The applicant did indicate his traffic consultant had provided more realistic traffic counts based upon the average industrial use rather than the worst case scenario which may never be fully realized at this location. The applicant will provide additional information during his presentation at the January 18th Hearing.

Site Design Analysis:

The applicant's consultant, Bowman has prepared a rezoning conceptual layout to illustrate the required site design requirements contained within the Fluvanna County Zoning Ordinance such as an increased sixty (60) foot buffer where twenty-five (25) feet is required. There will not be a five (5) foot sidewalk along Route 15 due to the higher posted speed limit. However, there will be a forty (40) foot planted evergreen strip for additional buffering along the main frontage road.

The applicant's consultant, Bowman has prepared a **revised rezoning conceptual layout dated December 5, 2022** that now indicates that Flex / Industrial buildings will average 145,000 square feet, along with designated Truck yard areas.

Planning Staff has begun to work with applicants to move towards the installation of sidewalks along the collector roads in the Zion Crossroads Community Planning Area to allow for better pedestrian movement or encourage internal sidewalks that would serve this industrial park area. The applicant would be showing sidewalks around the proposed buildings and parking lot areas as a part of both the Sketch Plan stage and the administrative site development plan review stage.

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:

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

(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 economic development visibility.

The proposed light 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 Analysis:

James Madison Highway (Route 15) is classified by VDOT as a Minor Arterial Road with access to Interstate 64 approximately 2 miles to the north. A trip generation study was performed by EPR on November 2, 2022 at the request of the applicant for Fluvanna County and VDOT. The Route 15 through traffic volumes were based on the Starlite Park peak hour traffic volumes found in the Zion Crossroads Small Area Study. These volumes are from 2019, but they are greater than the most recent VDOT counts from 2021 for Route 15 in this area. The proposed site conceptual layout is expected to generate 2,881 daily trips, 438 morning peak hour trips and 385 afternoon peak hour trips. With full build out of both proposed site conceptual layouts, and each with 591,600 square feet of flex industrial space, the traffic study document has determined:

a 300 foot northbound left turn lane, with a 200 foot taper and a 100 foot southbound right turn lane with a 200 foot taper will be warranted on US Route 15 at the proposed site entrance areas.

Proffered Conditions:

The purpose of the I-1, Limited Industrial Zoning District, is *“to permit certain light industries. The limitations ... are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* The applicant has proffered out these I-1 by right land uses as a part of their conditional rezoning of the subject properties:

Commercial Uses: Flea Markets, Self-storage facilities, Car washes and Shooting ranges, indoors.

Industrial Uses: Solid Waste collection facilities

Miscellaneous Uses: Wood storage, temporary

The applicant has **revised his Statement of Proffers dated December 8, 2022** to include:

Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit B. This exhibit is conceptual in nature and is shown in consideration of the rezoning request ZMP 22:04 and ZMP 22:05. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

Screening:

The property shall be screened from view in substantial conformance with the illustrative Exhibit submitted December 7, 2022 as prepared by Bowman, along with the requirements of Section 22-24-7 of the Fluvanna Zoning Ordinance. The developer will maintain a sixty foot buffer along the shared property boundaries. (of ZMP 22:05)

Construction Entrance:

The VDOT approved construction entrance(s) for the property, including primary ingress and egress for any logging operations, shall be established from James Madison Highway (Route 15) The developer shall notify VDOT and Fluvanna County prior to commencing any construction and logging activity.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“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." The applicant and his consultant have worked with County Staff to better align with the comprehensive plan's goals and objectives in order to further implement them by bring forward a well thought out site design for future office and industrial employment.

Economic Development Chapter:

According to this chapter, *"the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas"* and *"Zion Crossroads is considered the most viable area to attract light industrial, technology businesses, medical facilities, and retail."* The subject property is located in close proximity to other light industrial land uses near US 15 and it is adjacent to single-family homes which provides an available pool of potential employees for some of these by right I-1, Limited Industrial zoning district land uses.

Planning Commission:

The Planning Commission conducted a Public Hearing on November 9, 2022 where adjacent and area property owners expressed their concerns on the potential for increased truck traffic from the proposed requests that are on either side of Route 15. There were two (2) property owners that reside on Jackson Road located to the south of ZMP 22:05 that met with the applicant in order to work on the potential of increasing the forty (40) foot buffer area. The applicant has submitted a sixty (60) foot buffer area and he has relocated the Truck yard area from the south side to the east side along with a sixty (60) foot buffer area. The Planning Commission recommended Approval of ZMP 22:04 and then separately recommended Approval of ZMP 22:05 both by 4-0 votes along with the proffers excluding certain I-1 land uses. The applicant indicated that additional proffers would be forthcoming for the conceptual layouts, screening and construction entrances.

Conclusion:

The 2015 Comprehensive Plan states *"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."* Planning Staff has worked with the applicant and his consultant to come up with potential land uses that could be located within the proposed industrial buildings. We feel that the proposed I-1, Light Industrial conditional zoning case request is in compliance with the Zion Crossroads Community Planning Area goals and objectives for new industrial uses.

Suggested Motion:

I move that the Board of Supervisors [Approves / denies / defers] ZMP 22:04, a request to amend the Fluvanna County Zoning Map with respect to approximately 40 +/- acres of Tax Map 11 Section 9 Parcel 1 to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with revised proffered conditions dated December 8, 2022.

Attachments:

Rezoning Application and Statement of Proffers
Bowman Conceptual Layout Plan dated 12/5/22
Community Meeting and County APO Letters
I-1 Light Industrial Zoning District Requirements
EPR Trip Generation Study
Sales Contract



RECEIVED

BOS2023-01-18 p.118/296

OCT 03 2022

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Fluvanna County
Planning Dept

Owner of Record: Ruth Oliver Applicant of Record: John Vaughn
Address: 3961 Pomeroy Dr. Winston-Salem NC 27105 Address: 44129 Eastgate View Drive Chertilly VA 20152
Phone: 336-767-6196 Fax: _____ Phone: 202-415-0221 Fax: _____
Email: _____ Email: JVaughn@VaughnPropertiesllc.com

Representative: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

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

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

Tax Map and Parcel(s) 11-9-2
Acreage 40 Current Zoning A-1

Is parcel in Land Use Valuation Program? No Yes

Location of Parcel: _____

Deed Book and Page: _____

If any Deed Restrictions, please attach a copy

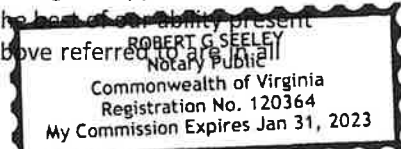
Requested Zoning I-1 Proposed Use of Property Flex Industrial

Affidavit to Accompany Petition for Rezoning

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

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

Date: 10/2/2022 Signature of Owner/Applicant: _____
Subscribed and sworn to before me this 2 day of OCT, 2022 Register # 120364
My commission expires: 1-31-23 Notary Public: _____



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

Office Use Only			
Date Received: <u>10/3/22</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>10/3/22</u>	Application #: <u>ZMP 22:05</u>
\$1,000 fee paid: <u>Check 1265</u>		Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:			
Election District: <u>Columbia</u>	Planning Area: <u>Zions Crossroads Community</u>		

Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing:
Decision:	Decision:



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept

Name: John Vaughn
Address: 44129 Eastgate View Drive
City: Charlottesville
State: VA Zip Code: 20152

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

[Signature]
Applicant Signature

10/2/2022
Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>22</u> : <u>05</u> ZTA _____ :	
\$90 deposit paid per sign* <u>Check 1268</u>	Approximate date to be returned:

RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept

RUTH C. OLIVER
3961 Pomeroy Drive
Winston-Salem, North Carolina 27105
(336) 767-6196

June 6, 2022

To: Planning and Zoning Department Fluvanna County Virginia

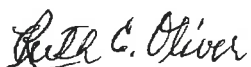
RE: Authority to Discuss Potential Rezoning of map #11-9-1 and 11-9-2

Dear Sir or Madam:

I am one of the owners and serve as Power of Attorney on behalf of the other owners of the properties located at map numbers 11-9-1 and 11-9-2.

We have been in discussions with the John Vaughn and Vaughn Property Group , LLC for the purchase of these parcels. The terms have not been agreed upon, but we do authorize John Vaughn to speak with your office regarding the potential rezoning of the property.

Very truly yours,



Ruth C. Oliver

Zion Crossroads Flex Industrial Distribution & Data Center Project Vaughn Property Group

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OCT 03 2022

Fluvanna County
Planning Dept

Property Information

Parcel: 11-9-2

Area: 39.92 Ac

Zone: A-1

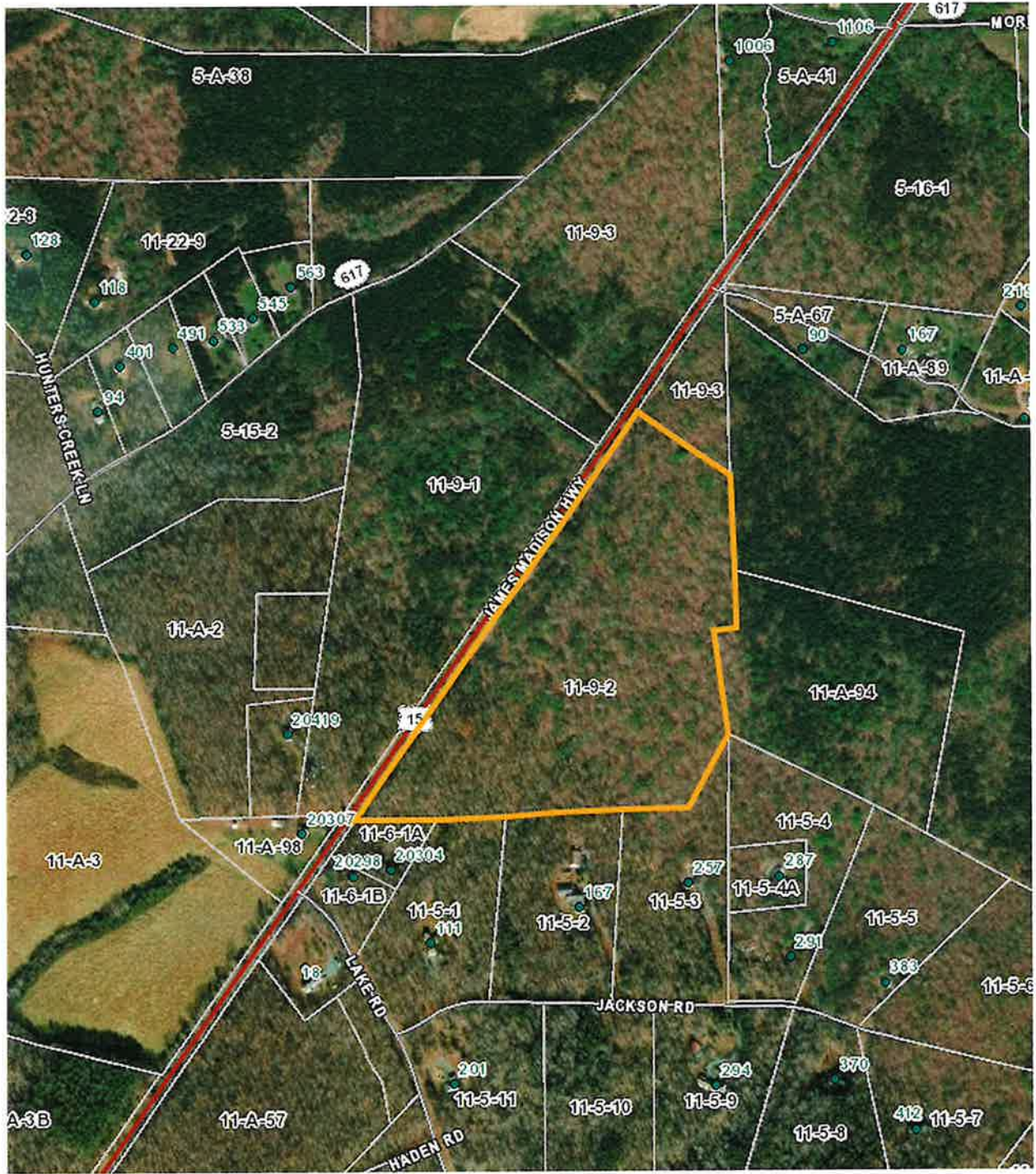
Palmyra Magisterial District

Vaughn Property Group, LLC is the contract purchaser of the above-referenced Property and is serving as the applicant for the proposed rezoning application. This application requests a rezoning to establish a new, flex industrial center as described below.

The Property comprises approximately 40 acres and is currently zoned A-1 Agricultural General zoning district pursuant to the Fluvanna County Zoning Guidelines. The Property is located in the Palmyra Magisterial District, and within the Zion Crossroads Community Planning Areas (CPA) as defined in the Fluvanna County Comprehensive Plan. These areas are designated to receive higher densities of residential and commercial growth. In addition, the Zion Crossroads Community Planning Area is envisioned to provide Regional Employment and expand and diversify local tax revenue by encouraging higher intensity commercial development, encouraging businesses and retail that are locally-based, and providing additional opportunity to expand light industry development.

The property is located along Route 15 approximately 1.1 miles south of the intersection of US Route 15 and US Route 250. It has approximately 2,260 linear feet of frontage along US Route 15 and proposes to provide access to the property in the form of an entrance along Route 15. The proposed development will enhance existing transportation elements and will provide improvements which comprise of right and left turn lanes with tapers in accordance with VDOT standards. The property is also located in close proximity to Central Water System – Fluvanna County Public Utilities and has access to power.

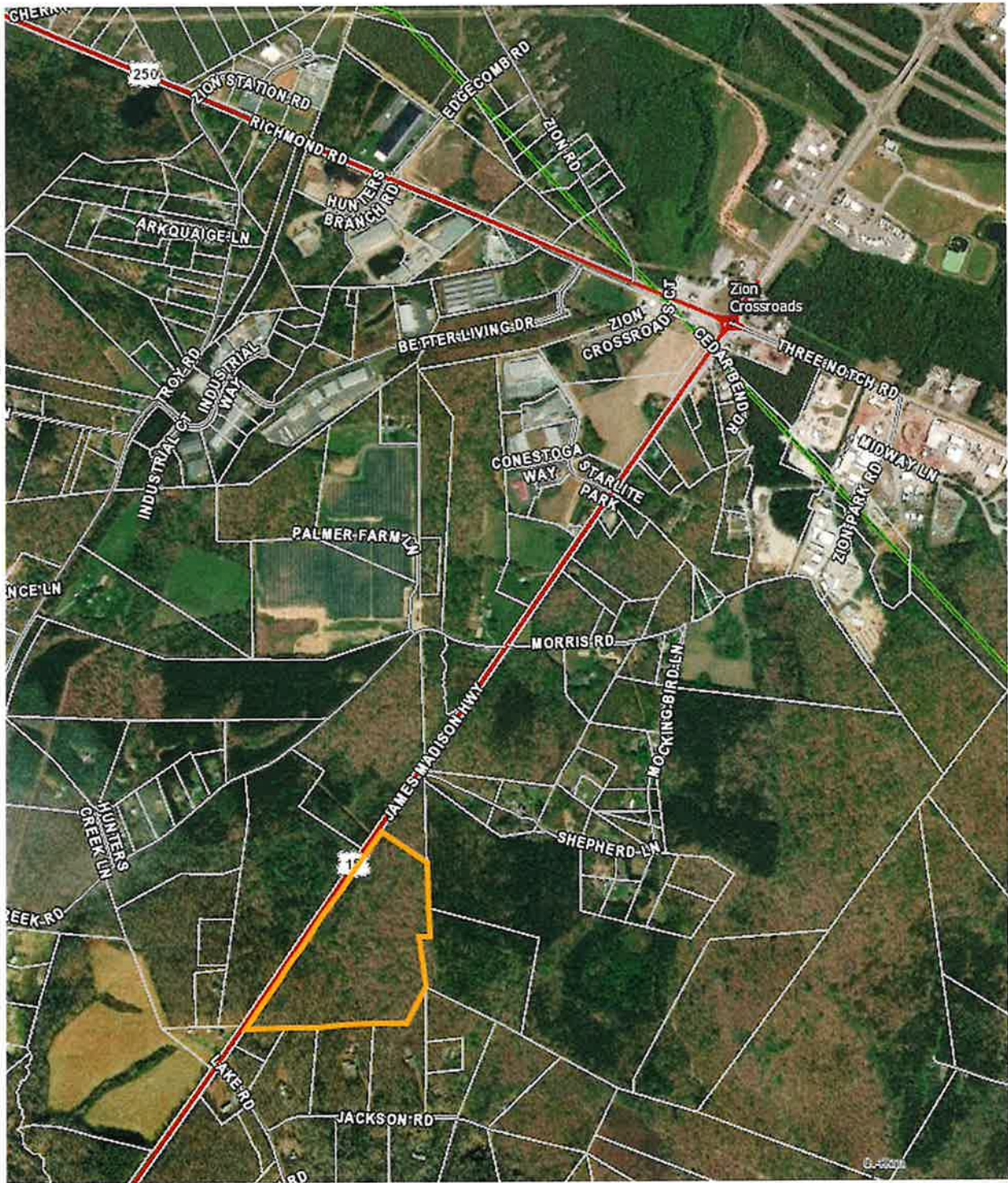
The Applicant proposes to develop a flex industrial distribution/data center project which includes 3 buildings with approximately 200,000 square feet each for a total of 600,000 square feet. In addition to the Route 15 roadway improvements, the development will include internal circulation patterns, required setbacks and buffers, parking, loading and associated infrastructure, including a stormwater management pond. In order to achieve this vision, the Applicant proposes to rezone the property to Industrial General I-2.



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OCT 03 2022

Fluvanna County
Planning Dept



RECEIVED

OCT 03 2022

Fluvanna County
Planning Dept



Statement of Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, John Vaughn, does hereby voluntarily proffer, as the agent for the contract purchaser of the property (the "Property") respectively, which is subject of this conditional rezoning request, that the development of the property shall be in strict accordance with the following conditions set forth in this submission:

We present this statement of proffers for Tax Map 11 Section 9 Parcel 1:

1. Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit A. This exhibit is conceptual in nature and is shown in consideration of the rezoning request for this parcel. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

2. Excluded Uses:

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

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

Industrial Uses: Solid waste collection facilities.

Miscellaneous Uses: Wood storage, temporary

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

Bowman



VAUGHN PROPERTY GROUP, LLC

10/18/2022
Date

COMMONWEALTH OF VIRGINIA

CITY/COUNTY

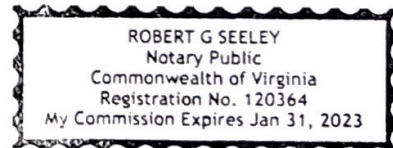
I, Robert Seeley, a Notary for the State of Virginia

Do verify that the foregoing instrument was signed before me this the 18 day of
OCT, 2022

My commission expires: 1-31-23



Notary Public



Bowman

Statement of Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, John Vaughn, does hereby voluntarily proffer, as the agent for the contract purchaser of the property (the "Property") respectively, which is subject of this conditional rezoning request, that the development of the property shall be in strict accordance with the following conditions set forth in this submission:

We present this statement of proffers for Tax Map 11 Section 9 Parcel 2:

1. Conceptual Rezoning Exhibit:

An Illustrative Exhibit is attached as Exhibit B. This exhibit is conceptual in nature and is shown in consideration of the rezoning request for this parcel. The final site plan shall establish the ultimate site layout and shall provide for the safe and convenient vehicular circulation within the site.

2. Excluded Uses:

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

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

Industrial Uses: Solid waste collection facilities.

Miscellaneous Uses: Wood storage, temporary

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

Bowman



VAUGHN PROPERTY GROUP, LLC

10/18/2022
Date


COMMONWEALTH OF VIRGINIA

CITY/COUNTY

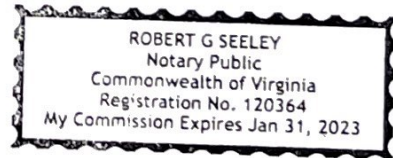
I ROBERT Seeley, a Notary for the State of Virginia

Do verify that the foregoing instrument was signed before me this the 18 day of
oct, 2022

My commission expires: 1-31-23



Notary Public





ZION X-ROAD

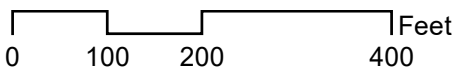
FLUVANNA COUNTY
CONCEPTUAL LAYOUT

Date: 12-5-2022



0 100 200 400 Feet





ZION X-ROAD I
 FLUVANNA COUNTY
 CONCEPTUAL LAYOUT

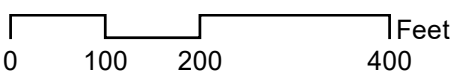
Date: 12-5-2022





ZION X-ROAD II
 FLUVANNA COUNTY
 CONCEPTUAL LAYOUT

Date: 12-5-2022





COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.131/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: December 30, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the January 18, 2023 Board of Supervisors meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.132/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PUBLIC HEARING NOTICE

December 30, 2022

ZMP 22:04 & ZMP 22:05 Vaughn Property Group LLC / Tax Map 11 Section 9 Parcels 1 and 2

This is to notify you that the Fluvanna County Board of Supervisors will hold public hearings on:

Meeting: Board of Supervisors Regular Meeting

Date: **Wednesday, January 18, 2023 at 7:00 pm**

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

ZMP 22:04 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 1. The subject property is located along the west line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

ZMP 22:05 Vaughn Property Group, LLC – A Conditional Rezoning from the A-1, Agricultural, General to the I-1, Industrial, Limited District on 40 +/- acres of Tax Map 11 Section 9 Parcel 2. The subject property is located along the east line of Route 15, approximately one mile +/- south of the intersection of US Route 15 and US Route 250 and is located in the Zion Crossroads Community Planning Area and the Columbia Election District.

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

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding these applications or the scheduled public hearings, then please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

VAUGHN PROPERTY GROUP LLC

Vaughn Property Group LLC
PO BOX 221252
CHANTILLY, VA 20153
jvaughn@vaughnpropertiesllc.com
202-615-0221

October 17, 2022
Re: Community Meeting

Dear Neighbor,

Vaughn Property Group LLC invites you to review information and provide comments regarding our request for rezoning of the tax parcel 11-9-2. The 40-acre property is located along route 15. The applicant seeks to establish a flex industrial use for this property. The intended use is to provide warehouse space for usage comparable to distribution centers. This Community meeting is the first opportunity to learn more about this proposed project and provide feedback. This application will subsequently be scheduled for public hearings with the Planning Commission and Board of Supervisors.

We invite you to ask questions and share comments about the proposed rezoning request and County review procedures at a community meeting. This in-person meeting will be held in the Morris Room, 132 Main Street, Palmyra, Va. 22963 on Thursday, October 27, 2022 at 6 pm.

There are several ways that you can learn more about this project, share your comments, or ask questions about this proposal:

1. Attend the in-person community meeting in the Morris Room, 132 Main Street, Palmyra, Va. 22963 on Thursday, October 27, 2022 at 6 pm.
2. Contact me directly to review the full application packet and I will coordinate with you on the best way for you to view the application. You can contact me by phone or email using the contact information provided at the top left corner of this letter.

We look forward to hearing from you.

John Vaughn

VAUGHN PROPERTY GROUP LLC

Vaughn Property Group LLC
PO BOX 221252
CHANTILLY, VA 20153
jvaughn@vaughnpropertiesllc.com
202-615-0221

January 11, 2023
Re: Community Meeting

Dear Neighbor,

Vaughn Property Group LLC invites you to review information and provide comments regarding our request for rezoning of the tax parcel 11-9-2. The 40-acre property is located along route 15. The applicant seeks to establish a flex industrial use for this property. The intended use is to provide warehouse space for usage comparable to distribution centers. This Community meeting is the first opportunity to learn more about this proposed project and provide feedback. This application will subsequently be scheduled for public hearings with the Planning Commission and Board of Supervisors.

We invite you to ask questions and share comments about the proposed rezoning request and County review procedures at a community meeting. This in-person meeting will be held in the Morris Room, 132 Main Street, Palmyra, Va. 22963 on Wednesday January 11, 2023 at 6 pm.

There are several ways that you can learn more about this project, share your comments, or ask questions about this proposal:

1. Attend the in-person community meeting in the Morris Room, 132 Main Street, Palmyra, Va. 22963 on Wednesday January 11, 2023 at 6 pm.
2. Contact me directly to review the full application packet and I will coordinate with you on the best way for you to view the application. You can contact me by phone or email using the contact information provided at the top left corner of this letter.

We look forward to hearing from you.

John Vaughn

Recent Land Use Amendments to Chapter 22 – Zoning

I-1, Limited Industrial District

Sec. 22-11-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Automobile repair service establishments

Automobile sales

Car washes

Communications service

Corporate offices

Financial institutions

Flea markets

Gas stations

Landscaping materials supply

Laundries

Machinery sales and service

Medical clinics

Offices

Parking facilities

Professional schools

Recreational vehicle sales

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Transportation terminals

Vehicle impound facilities

Vending carts

Veterinary offices

Industrial Uses

Contractor's storage yards

Data centers

Lumberyards

Machine shops

Manufacturing, light

Railroad facilities

Research laboratories

Sawmills, temporary

Solid waste collection facilities

Upholstery shops

Wholesale warehouses

Miscellaneous Uses

Accessory uses

Minor scale solar generation facility

Utilities, minor

Wood storage, temporary

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. 9-15-21; Ord. 8-17-22)

Sec. 22-11-2.2. - Uses permitted by special use permit only.

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

Commercial Uses

- Amusements, commercial
- Auction houses
- Manufactured home sales
- Outdoor entertainment
- Outdoor recreation facilities
- Restaurants, fast food
- Shooting ranges, outdoor

Industrial Uses

- Manufacturing, medium
- Sanitary landfills
- Sawmills, permanent
- Solid waste material recovery facilities
- Truck terminals

Miscellaneous Uses

- Aviation facilities
- Outdoor gatherings
- Small scale solar generation facility
- Utility scale solar generation facility
- Telecommunication facilities
- Utilities, major

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. 9-15-21; Ord. 8-17-22)

ARTICLE 11. - INDUSTRIAL, LIMITED, DISTRICT I-1**December 2022****Sec. 22-11-1. - Statement of intent.**

The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.

Sec. 22-11-2. - Use regulations.

In Industrial, Limited, I-1, structures to be erected or land to be used shall be for one or more of the following uses, together with ordinary and necessary accessory uses, and no others.

(Ord. 12-16-15)

Sec. 22-11-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Automobile repair service establishments

Automobile sales

~~Car washes~~

Communications service

Corporate offices

Financial institutions

~~Flea markets~~

Gas stations

Landscaping materials supply

Laundries

Machinery sales and service

Medical clinics

Offices

Parking facilities

Professional schools

Recreational vehicle sales

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

~~Self-storage facilities~~

~~Shooting ranges, indoor~~

Transportation terminals

Vending carts

Vehicle impound facilities

Veterinary offices

Industrial Uses

Contractor's storage yards

Data centers

Lumberyards

Machine shops

Manufacturing, light

Railroad facilities

Research laboratories

Sawmills, temporary

~~Solid waste collection facilities~~

Upholstery shops

Wholesale warehouses

Miscellaneous Uses

Accessory uses

Small scale solar generation facility

Utilities, minor

~~Wood storage, temporary~~

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. 9-15-21; Ord. 8-17-22)

Sec. 22-11-2.2. - Uses permitted by special use permit only.

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

Commercial Uses

Amusements, commercial

Auction houses

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

Restaurants, fast food

Shooting ranges, outdoor

Industrial Uses

Manufacturing, medium

Sanitary landfills

Sawmills, permanent

Solid waste material recovery facilities

Truck terminals

Miscellaneous Uses

Aviation facilities

Outdoor gatherings

Telecommunication facilities

Utilities, major

Utility scale solar generation facility

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

Sec. 22-11-3. - Requirements for permitted uses.

(A)Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of Article 23 of this chapter.(B)Screening from adjacent business, residential and agricultural district shall be required.(C)Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

Sec. 22-11-4. - Area regulations.

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

Sec. 22-11-5. - Setback regulations.

Buildings and accessory uses shall be located not less than one hundred feet (100') from any street right-of-way and all parking lots shall be located not less than fifty feet (50') from any street right-of-way except that:

(A)Buildings and accessory uses may be located less than one hundred feet (100'), but not less than fifty feet (50'), from a street right-of-way, provided that said street:(i)Is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;(ii)Is a cul-de-sac or an interior road; and(B)All parking lots shall be located not less than twenty-five feet (25') from any street right-of-way. This shall be known as the "building setback line."

(Ord. 12-19-07)

Sec. 22-11-6. - Yard regulations.

When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty feet (50'). All parking lots shall be located not less than twenty-five feet (25') from any residential or agricultural district.

Sec. 22-11-7. - Height regulations.

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

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

Sec. 22-11-8. - Coverage regulations.

Impervious surface may cover up to eighty percent (80%) of the area of the lot.

Sec. 22-11-9. - Off-street parking.

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

Sec. 22-11-10. - Sign regulations.

Sign regulations shall conform with Article 15 of this chapter.

Sec. 22-11-11. - Sidewalks.

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

Exceptions approved by the Planning Commission for locating sidewalks along road frontage may be acceptable with the placement of a trail network or greenway on the property providing sufficient pedestrian circulation.

(Ord. 5-4-11)

MEMORANDUM

TO: JOHN VAUGHN

FROM: JEANIE ALEXANDER, P.E.

ORGANIZATION: VAUGHN PROPERTY GROUP, LLC

DATE: NOVEMBER 2, 2022

PHONE NUMBER: 202.615.0221

SENDER'S REFERENCE NUMBER:

RE: ZION CROSSROADS II: ZMP 22-05

YOUR REFERENCE NUMBER:

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

Introduction and Background

A trip generation study was requested by Fluvanna County and VDOT staff to understand the potential traffic impacts of the Zion Crossroads II industrial development rezoning. The project is located on the east side of Route 15 approximately 1.3 miles south of Route 250 (Richmond Road). **Figure 1** illustrates the project location within the regional context and **Figure 2** within the local context.

The project includes 591,600 square feet of flex industrial space. A single access is proposed on Route 15. **Figure 3** illustrates the conceptual plan for the site created by Bowman Engineering.

Immediately opposite the site, on the west side of Route 15, an identical 591,600 square-foot flex industrial space is proposed, Zion Crossroads I. This memo focuses on the Zion Crossroads II site. However, the turn lane warrant analyses include the traffic to be generated by Zion Crossroads I and II sites.

This memo summarizes the trip generation and turn lane warrant analyses for the Zion Crossroads II site.

Figure 1: Project Location within Regional Context

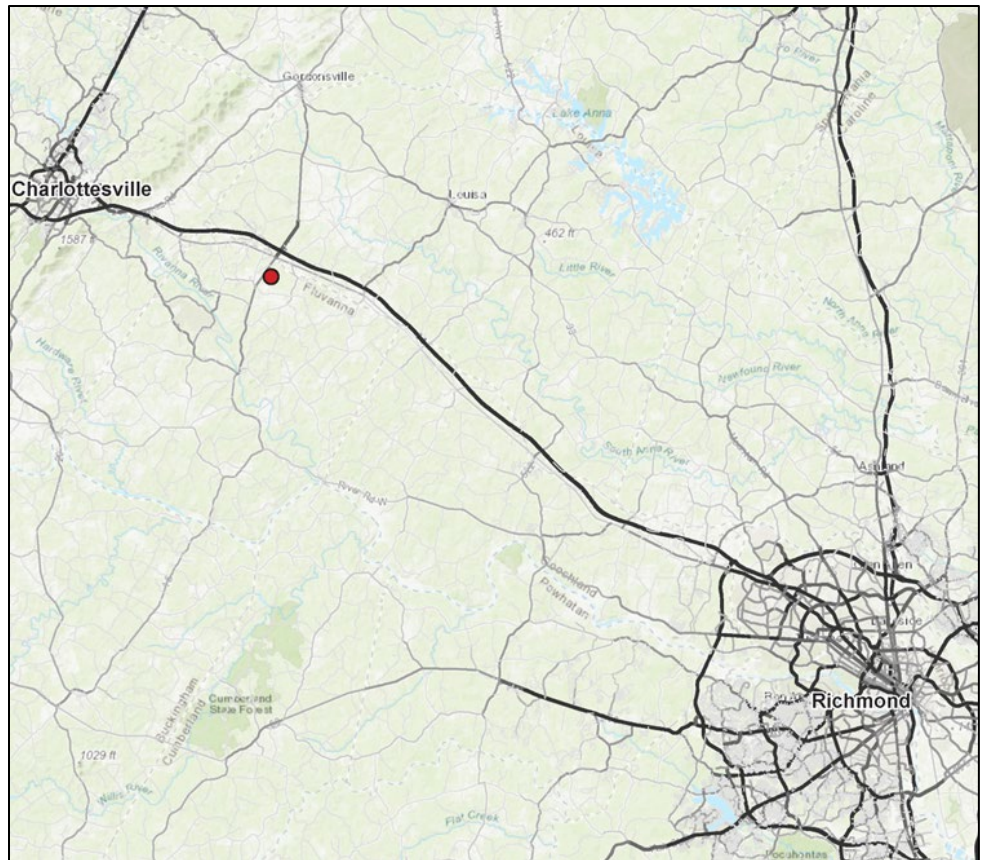


Figure 2: Project Location within Local Context

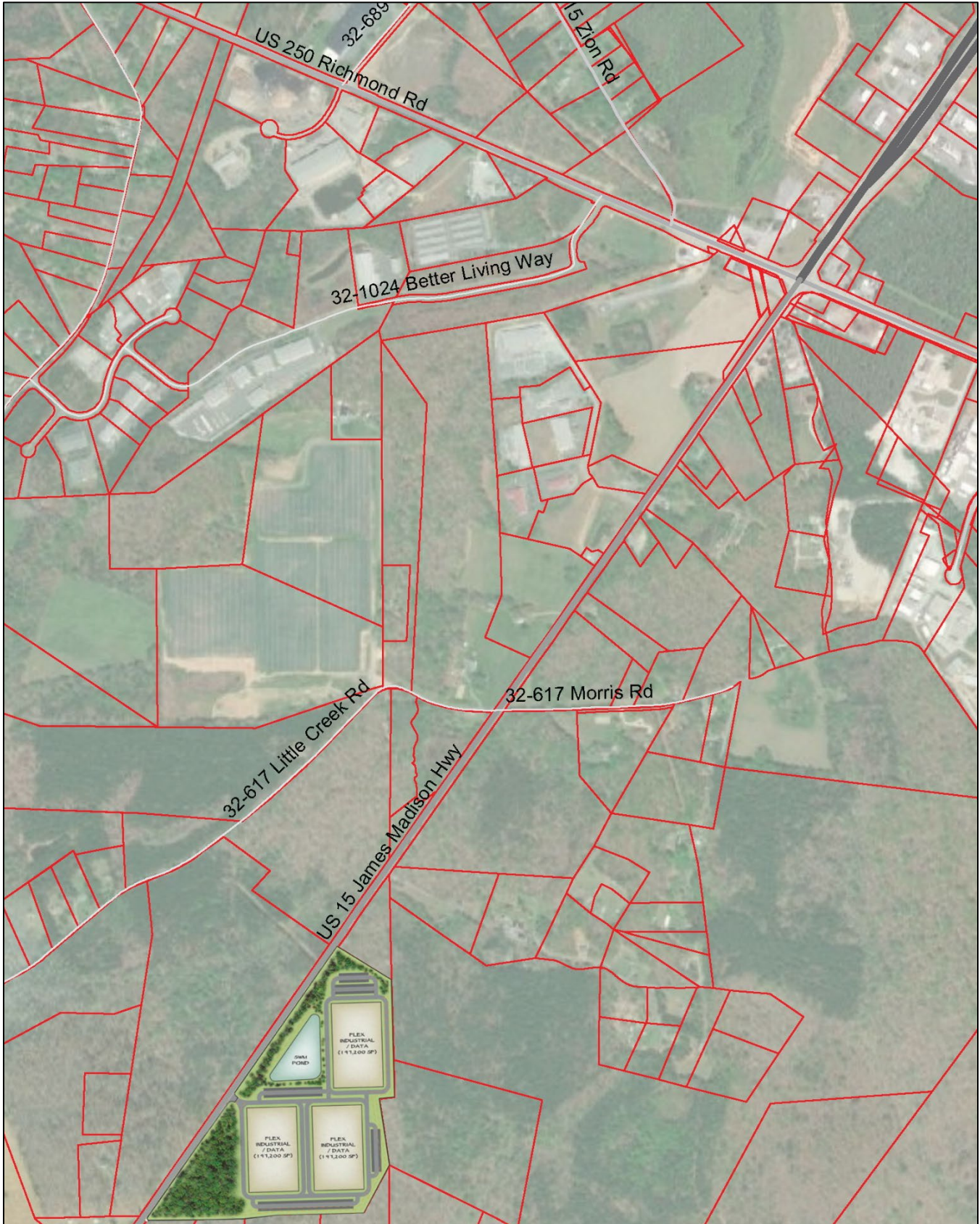


Figure 3: Conceptual Site Plan



Trip Generation

The proposed site includes 591,600 square feet of flex industrial space. The *ITE Trip Generation Manual 11th Edition* was used to estimate the trips generated by the proposed development. **Table 1** summarizes the land use description, ITE land use code, size, and anticipated trips for the project.

Table 1: Site Trip Generation

use	LU code	unit	qty	daily	AM			PM		
					in	out	total	in	out	total
Light Industrial	110	sf	591,600	2,881	385	53	438	54	331	385

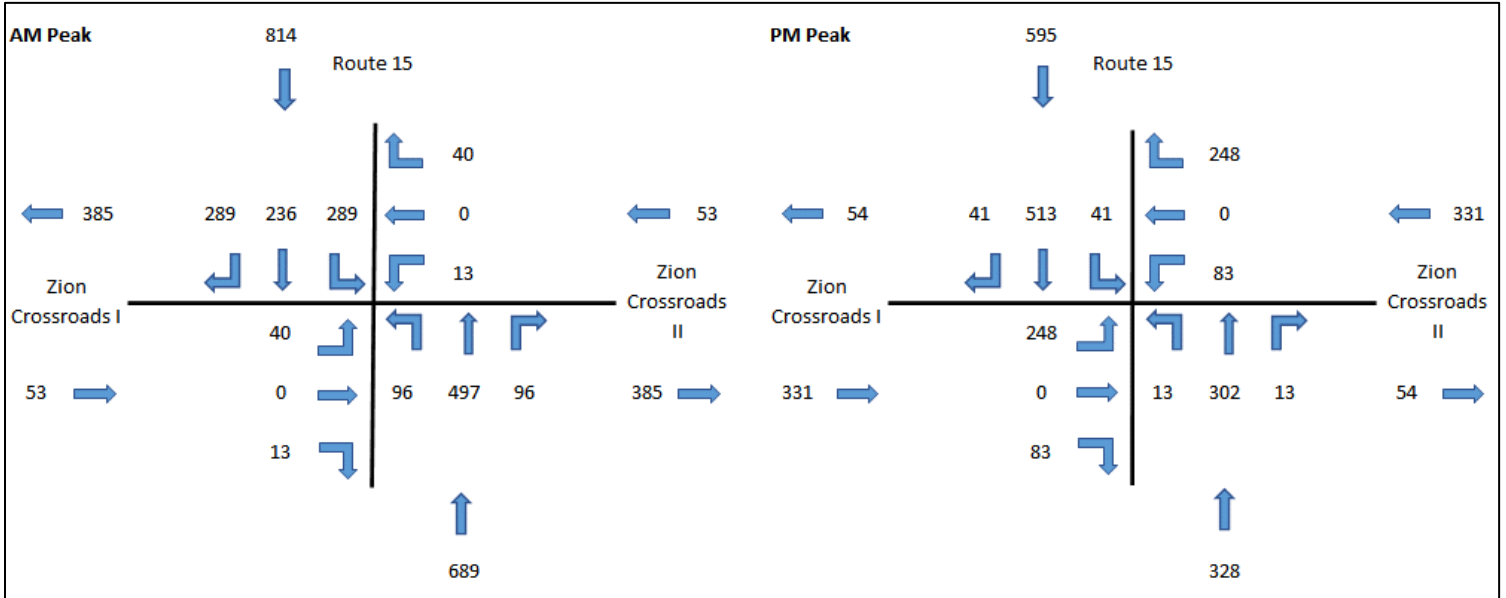
As indicated in Table 1, the development is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.

Turn Lane Warrant Analysis

A turn lane warrant analysis per the *VDOT Roadway Design Manual* was performed at the site entrance on Route 15. The traffic volumes used as the basis of the turn lane warrant analyses are shown in **Figure 4** and were based on the following assumptions:

- Trip generation shown in Table 1.
- 75% of the site traffic is oriented to/from the north.
- Site traffic consists of 80% trucks during the AM peak and 70% trucks during the PM peak. These percentages are based on the Walmart Distribution Center volumes from the *Zion Crossroads Small Area Study*. The Route 15 and Walmart Distribution Center intersection count sheets and summaries are included in **Attachment A**.
- Recommended turn lane truck adjustments are from the *VDOT Roadway Design Manual* Appendix F, Page F-71, Table 3-2.
- Route 15 through traffic volumes are based on the Starlite Park peak hour traffic volumes in the *Zion Crossroads Small Area Study*. These volumes are from 2019 but are greater than the most recent VDOT counts (2021) for Route 15 in this area. The Route 15 and Starlit Park intersection count sheets and summaries are included in **Attachment B**.
- Zion Crossroads I site is fully developed.

Figure 4: Turn Lane Warrant Traffic Volumes



The results of the turn lane warrant analysis are shown in **Table 2** and the warrant forms are included in **Attachment C**.

Table 2: Site Trip Generation

Approach and Movement	Turn Lanes Warranted		Recommendation
	AM	PM	
Southbound Left Turn	525-foot lane	300-foot lane	525-foot turn lane with 200-foot taper
Northbound Right Turn	turn lane and taper	turn lane and taper	100-foot turn lane with 200-foot taper

As shown in Table 2, with full build out of the site, both a right turn lane and left turn lane are warranted at the Route 15 site entrance.

Findings and Recommendations

Based on the analyses summarized in this memorandum, the principal findings are:

- The Zion Crossroads I site is expected to generate 2,881 daily trips, 438 morning peak hour trips, and 385 afternoon peak hour trips.
- With full build out of the Zion Crossroads I and II sites, a 525-foot southbound left turn lane with a 200-foot taper will be warranted and a 100-foot southbound right turn lane with a 200-foot taper will be warranted.

End of Memorandum

Attachments

- A: Walmart Distribution Center Traffic Volumes
- B: Starlite Park Traffic Volumes

- C: Turn Lane Warrant Forms

Attachments

Attachment A

Walmart Distribution Center Traffic Volumes

Walmart Distribution Center Truck Percentages from Zion Crossroads Small Area Study

Vehicle Type	AM Truck Peak Hour 7:45-8:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	2	26	33	69
Total Vehicles	10	3	29	42	84
	80%	67%	90%	79%	82%

Vehicle Type	PM Truck Peak Hour 4:15-5:15				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	5	16	16	40
Total Vehicles	3	8	25	23	59
	100%	63%	64%	70%	68%

Vehicle Type	AM Combined Peak Hour 7-8				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	6	3	26	26	61
Total Vehicles	7	3	30	39	79
	86%	100%	87%	67%	77%

Vehicle Type	PM Combined Peak Hour 4:45-5:45				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	3	2	16	16	37
Total Vehicles	3	7	24	20	54
	100%	29%	67%	80%	69%

Vehicle Type	AM Car Peak Period 6-9				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	13	6	68	81	168
Total Vehicles	18	9	79	107	213
	72%	67%	86%	76%	79%

Vehicle Type	PM Car Peak Period 4-7				
	SB Left	WB Right	WB Left	NB Right	Total Enter/Exit
Trucks	8	8	45	54	115
Total Vehicles	11	16	71	74	172
	73%	50%	63%	73%	67%

Study assumes 80% trucks in AM peak

Study assumes 70% trucks in PM peak

Peggy Malone & Associates
(888) 247-8602

BOS2023-01-18 p.154/296

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Car

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	61	1	0	62	0	0	1	1	1	27	0	28	91
06:15 AM	75	0	0	75	0	0	0	0	1	50	0	51	126
06:30 AM	87	1	0	88	1	1	0	2	3	62	0	65	155
06:45 AM	112	1	0	113	0	0	0	0	2	58	0	60	173
Total	335	3	0	338	1	1	1	3	7	197	0	204	545
07:00 AM	113	0	0	113	0	2	0	2	5	78	0	83	198
07:15 AM	142	1	0	143	0	2	0	2	1	60	0	61	206
07:30 AM	144	0	0	144	0	0	0	0	3	78	0	81	225
07:45 AM	126	0	0	126	0	0	0	0	4	75	0	79	205
Total	525	1	0	526	0	4	0	4	13	291	0	304	834
08:00 AM	96	0	0	96	1	1	0	2	1	70	0	71	169
08:15 AM	110	1	0	111	0	1	0	1	2	81	0	83	195
08:30 AM	91	0	0	91	0	1	0	1	2	60	0	62	154
08:45 AM	73	0	0	73	1	3	0	4	1	48	0	49	126
Total	370	1	0	371	2	6	0	8	6	259	0	265	644
Grand Total	1230	5	0	1235	3	11	1	15	26	747	0	773	2023
Apprch %	99.6	0.4	0		20	73.3	6.7		3.4	96.6	0		
Total %	60.8	0.2	0	61	0.1	0.5	0	0.7	1.3	36.9	0	38.2	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	113	0	113	0	2	2	5	78	83	198
07:15 AM	142	1	143	0	2	2	1	60	61	206
07:30 AM	144	0	144	0	0	0	3	78	81	225
07:45 AM	126	0	126	0	0	0	4	75	79	205
Total Volume	525	1	526	0	4	4	13	291	304	834
% App. Total	99.8	0.2		0	100		4.3	95.7		
PHF	.911	.250	.913	.000	.500	.500	.650	.933	.916	.927

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Truck

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	2	1	0	3	1	3	0	4	7	6	0	13	20
06:15 AM	3	1	0	4	0	8	0	8	6	6	0	12	24
06:30 AM	2	0	0	2	0	4	0	4	6	8	0	14	20
06:45 AM	2	0	0	2	2	4	0	6	10	9	0	19	27
Total	9	2	0	11	3	19	0	22	29	29	0	58	91
07:00 AM	4	1	0	5	1	4	0	5	6	8	0	14	24
07:15 AM	4	0	0	4	0	3	0	3	6	12	0	18	25
07:30 AM	7	1	0	8	0	11	0	11	2	3	0	5	24
07:45 AM	11	4	0	15	2	8	0	10	12	9	0	21	46
Total	26	6	0	32	3	26	0	29	26	32	0	58	119
08:00 AM	10	1	0	11	0	7	0	7	8	14	0	22	40
08:15 AM	11	3	0	14	0	6	0	6	5	11	0	16	36
08:30 AM	12	0	0	12	0	5	0	5	8	6	0	14	31
08:45 AM	9	1	0	10	0	5	0	5	5	9	0	14	29
Total	42	5	0	47	0	23	0	23	26	40	0	66	136
Grand Total	77	13	0	90	6	68	0	74	81	101	0	182	346
Apprch %	85.6	14.4	0		8.1	91.9	0		44.5	55.5	0		
Total %	22.3	3.8	0	26	1.7	19.7	0	21.4	23.4	29.2	0	52.6	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	11	4	15	2	8	10	12	9	21	46
08:00 AM	10	1	11	0	7	7	8	14	22	40
08:15 AM	11	3	14	0	6	6	5	11	16	36
08:30 AM	12	0	12	0	5	5	8	6	14	31
Total Volume	44	8	52	2	26	28	33	40	73	153
% App. Total	84.6	15.4		7.1	92.9		45.2	54.8		
PHF	.917	.500	.867	.250	.813	.700	.688	.714	.830	.832

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BOS2023-01-18 p.156/296

File Name : 3-Rt 15 and Liberty Trail_Walmart AM
Site Code :
Start Date : 10/3/2019
Page No : 1

Groups Printed- Combined

Start Time	Route 15 Southbound				Liberty Trail/Walmart Westbound				Route 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
06:00 AM	63	2	0	65	1	3	1	5	8	33	0	41	111
06:15 AM	78	1	0	79	0	8	0	8	7	56	0	63	150
06:30 AM	89	1	0	90	1	5	0	6	9	70	0	79	175
06:45 AM	114	1	0	115	2	4	0	6	12	67	0	79	200
Total	344	5	0	349	4	20	1	25	36	226	0	262	636
07:00 AM	117	1	0	118	1	6	0	7	11	86	0	97	222
07:15 AM	146	1	0	147	0	5	0	5	7	72	0	79	231
07:30 AM	151	1	0	152	0	11	0	11	5	81	0	86	249
07:45 AM	137	4	0	141	2	8	0	10	16	84	0	100	251
Total	551	7	0	558	3	30	0	33	39	323	0	362	953
08:00 AM	106	1	0	107	1	8	0	9	9	84	0	93	209
08:15 AM	121	4	0	125	0	7	0	7	7	92	0	99	231
08:30 AM	103	0	0	103	0	6	0	6	10	66	0	76	185
08:45 AM	82	1	0	83	1	8	0	9	6	57	0	63	155
Total	412	6	0	418	2	29	0	31	32	299	0	331	780
Grand Total	1307	18	0	1325	9	79	1	89	107	848	0	955	2369
Apprch %	98.6	1.4	0		10.1	88.8	1.1		11.2	88.8	0		
Total %	55.2	0.8	0	55.9	0.4	3.3	0	3.8	4.5	35.8	0	40.3	

Start Time	Route 15 Southbound			Liberty Trail/Walmart Westbound			Route 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	117	1	118	1	6	7	11	86	97	222
07:15 AM	146	1	147	0	5	5	7	72	79	231
07:30 AM	151	1	152	0	11	11	5	81	86	249
07:45 AM	137	4	141	2	8	10	16	84	100	251
Total Volume	551	7	558	3	30	33	39	323	362	953
% App. Total	98.7	1.3		9.1	90.9		10.8	89.2		
PHF	.912	.438	.918	.375	.682	.750	.609	.939	.905	.949

File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
Site Code :
Start Date : 10/16/2019
Page No : 1

Groups Printed- Cars

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	85	0	0	85	1	5	0	6	2	108	0	110	201
04:15 PM	84	0	0	84	0	5	0	5	4	102	0	106	195
04:30 PM	71	0	0	71	0	1	0	1	2	124	0	126	198
04:45 PM	115	0	0	115	0	1	0	1	1	124	0	125	241
Total	355	0	0	355	1	12	0	13	9	458	0	467	835
05:00 PM	102	0	0	102	3	2	0	5	0	139	0	139	246
05:15 PM	85	0	0	85	1	3	0	4	2	122	0	124	213
05:30 PM	78	0	0	78	1	2	0	3	1	137	0	138	219
05:45 PM	74	2	0	76	0	0	0	0	2	85	0	87	163
Total	339	2	0	341	5	7	0	12	5	483	0	488	841
06:00 PM	71	0	0	71	0	1	0	1	1	118	0	119	191
06:15 PM	59	1	0	60	1	3	0	4	1	92	0	93	157
06:30 PM	67	0	0	67	1	1	0	2	1	85	0	86	155
06:45 PM	61	0	0	61	0	2	0	2	3	75	0	78	141
Total	258	1	0	259	2	7	0	9	6	370	0	376	644
Grand Total	952	3	0	955	8	26	0	34	20	1311	0	1331	2320
Apprch %	99.7	0.3	0		23.5	76.5	0		1.5	98.5	0		
Total %	41	0.1	0	41.2	0.3	1.1	0	1.5	0.9	56.5	0	57.4	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	115	0	115	0	1	1	1	124	125	241
05:00 PM	102	0	102	3	2	5	0	139	139	246
05:15 PM	85	0	85	1	3	4	2	122	124	213
05:30 PM	78	0	78	1	2	3	1	137	138	219
Total Volume	380	0	380	5	8	13	4	522	526	919
% App. Total	100	0	100	38.5	61.5	100	0.8	99.2	100	100
PHF	.826	.000	.826	.417	.667	.650	.500	.939	.946	.934

File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
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Groups Printed- Trucks

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	7	0	0	7	0	5	0	5	4	3	0	7	19
04:15 PM	5	0	0	5	1	4	0	5	1	5	0	6	16
04:30 PM	5	1	0	6	2	1	0	3	3	6	0	9	18
04:45 PM	5	0	0	5	2	4	0	6	8	5	0	13	24
Total	22	1	0	23	5	14	0	19	16	19	0	35	77
05:00 PM	8	2	0	10	0	7	0	7	4	4	0	8	25
05:15 PM	9	0	0	9	0	2	0	2	3	1	0	4	15
05:30 PM	4	1	0	5	0	3	0	3	1	2	0	3	11
05:45 PM	3	1	0	4	0	2	0	2	5	1	0	6	12
Total	24	4	0	28	0	14	0	14	13	8	0	21	63
06:00 PM	4	1	0	5	0	1	0	1	6	2	0	8	14
06:15 PM	8	0	0	8	1	7	0	8	6	5	0	11	27
06:30 PM	4	2	0	6	2	3	0	5	4	1	0	5	16
06:45 PM	5	0	0	5	0	6	0	6	9	0	0	9	20
Total	21	3	0	24	3	17	0	20	25	8	0	33	77
Grand Total	67	8	0	75	8	45	0	53	54	35	0	89	217
Apprch %	89.3	10.7	0		15.1	84.9	0		60.7	39.3	0		
Total %	30.9	3.7	0	34.6	3.7	20.7	0	24.4	24.9	16.1	0	41	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	5	0	5	1	4	5	1	5	6	16
04:30 PM	5	1	6	2	1	3	3	6	9	18
04:45 PM	5	0	5	2	4	6	8	5	13	24
05:00 PM	8	2	10	0	7	7	4	4	8	25
Total Volume	23	3	26	5	16	21	16	20	36	83
% App. Total	88.5	11.5		23.8	76.2		44.4	55.6		
PHF	.719	.375	.650	.625	.571	.750	.500	.833	.692	.830

File Name : 3- Rt. 15 & Liberty Trail_Walmart PM
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Groups Printed- Combined

Start Time	Rt 15 Southbound				Liberty Trail_Walmart Westbound				Rt 15 Northbound				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
04:00 PM	92	0	0	92	1	10	0	11	6	111	0	117	220
04:15 PM	89	0	0	89	1	9	0	10	5	107	0	112	211
04:30 PM	76	1	0	77	2	2	0	4	5	130	0	135	216
04:45 PM	120	0	0	120	2	5	0	7	9	129	0	138	265
Total	377	1	0	378	6	26	0	32	25	477	0	502	912
05:00 PM	110	2	0	112	3	9	0	12	4	143	0	147	271
05:15 PM	94	0	0	94	1	5	0	6	5	123	0	128	228
05:30 PM	82	1	0	83	1	5	0	6	2	139	0	141	230
05:45 PM	77	3	0	80	0	2	0	2	7	86	0	93	175
Total	363	6	0	369	5	21	0	26	18	491	0	509	904
06:00 PM	75	1	0	76	0	2	0	2	7	120	0	127	205
06:15 PM	67	1	0	68	2	10	0	12	7	97	0	104	184
06:30 PM	71	2	0	73	3	4	0	7	5	86	0	91	171
06:45 PM	66	0	0	66	0	8	0	8	12	75	0	87	161
Total	279	4	0	283	5	24	0	29	31	378	0	409	721
Grand Total	1019	11	0	1030	16	71	0	87	74	1346	0	1420	2537
Apprch %	98.9	1.1	0		18.4	81.6	0		5.2	94.8	0		
Total %	40.2	0.4	0	40.6	0.6	2.8	0	3.4	2.9	53.1	0	56	

Start Time	Rt 15 Southbound			Liberty Trail_Walmart Westbound			Rt 15 Northbound			Int. Total
	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	120	0	120	2	5	7	9	129	138	265
05:00 PM	110	2	112	3	9	12	4	143	147	271
05:15 PM	94	0	94	1	5	6	5	123	128	228
05:30 PM	82	1	83	1	5	6	2	139	141	230
Total Volume	406	3	409	7	24	31	20	534	554	994
% App. Total	99.3	0.7		22.6	77.4		3.6	96.4		
PHF	.846	.375	.852	.583	.667	.646	.556	.934	.942	.917

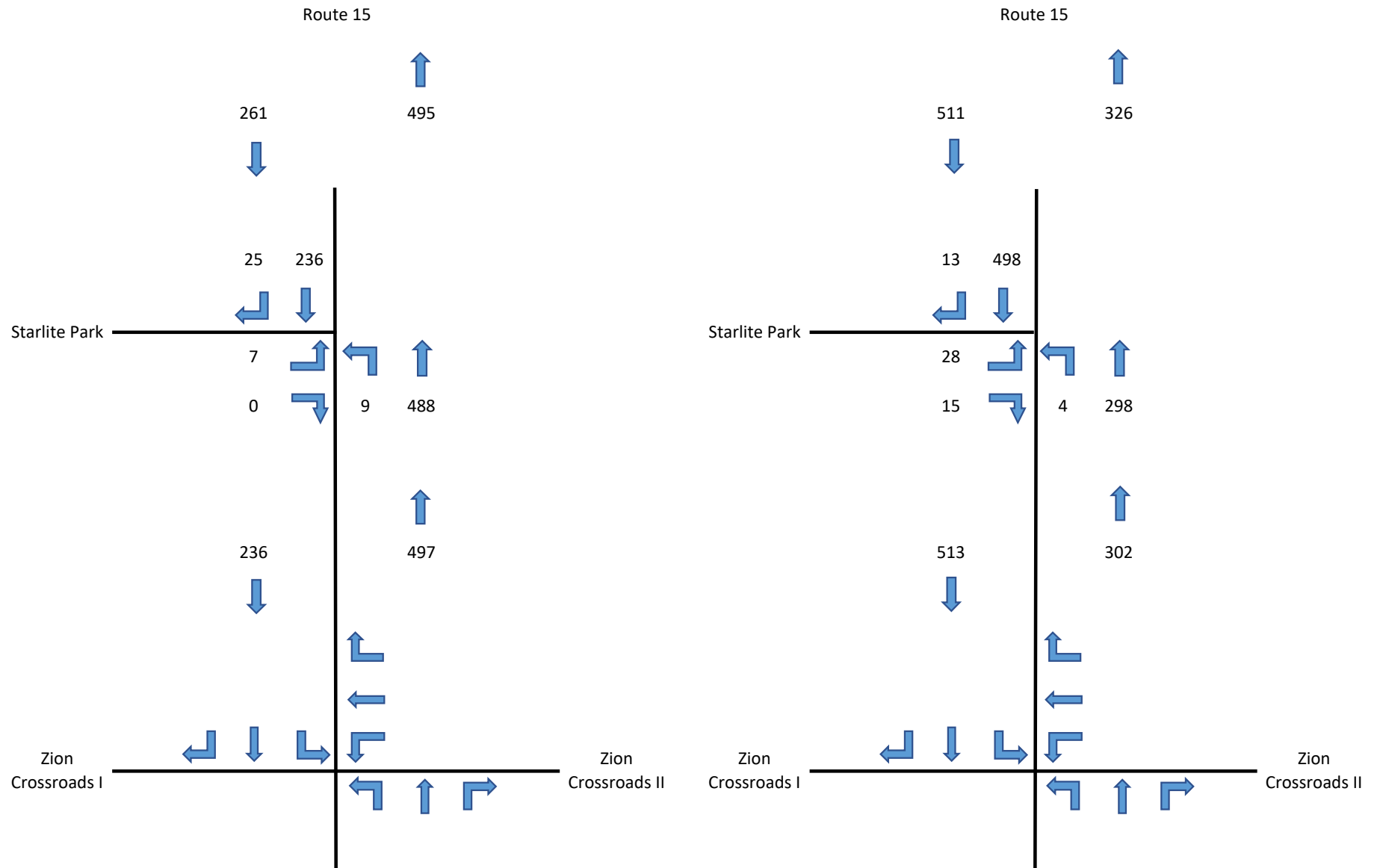
Attachment B

Starlite Park Traffic Volumes

Starlite Park and Route 15 Traffic Volumes from Zions Crossroads Study Combined Cars and Trucks

Weekday AM: 7:00-8:00

Weekday PM:4:45-5:45



File Name : 13-Rt 15 and Starlite Park AM
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Groups Printed- Car

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	17	0	19	62	4	0	66	0	1	0	1	86
06:15 AM	0	23	0	23	95	2	0	97	0	0	0	0	120
06:30 AM	3	30	0	33	99	0	0	99	0	0	0	0	132
06:45 AM	1	43	0	44	121	1	0	122	0	3	0	3	169
Total	6	113	0	119	377	7	0	384	0	4	0	4	507
07:00 AM	6	41	0	47	119	2	0	121	0	1	0	1	169
07:15 AM	5	64	0	69	117	1	0	118	0	0	0	0	187
07:30 AM	7	51	0	58	118	1	0	119	0	1	0	1	178
07:45 AM	6	57	0	63	107	4	0	111	0	2	0	2	176
Total	24	213	0	237	461	8	0	469	0	4	0	4	710
08:00 AM	4	47	0	51	90	1	0	91	1	2	0	3	145
08:15 AM	3	45	0	48	96	0	0	96	0	2	0	2	146
08:30 AM	4	62	0	66	95	0	0	95	1	4	0	5	166
08:45 AM	6	45	0	51	66	1	0	67	0	4	0	4	122
Total	17	199	0	216	347	2	0	349	2	12	0	14	579
Grand Total	47	525	0	572	1185	17	0	1202	2	20	0	22	1796
Apprch %	8.2	91.8	0		98.6	1.4	0		9.1	90.9	0		
Total %	2.6	29.2	0	31.8	66	0.9	0	66.9	0.1	1.1	0	1.2	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	41	47	119	2	121	0	1	1	169
07:15 AM	5	64	69	117	1	118	0	0	0	187
07:30 AM	7	51	58	118	1	119	0	1	1	178
07:45 AM	6	57	63	107	4	111	0	2	2	176
Total Volume	24	213	237	461	8	469	0	4	4	710
% App. Total	10.1	89.9		98.3	1.7		0	100		
PHF	.857	.832	.859	.968	.500	.969	.000	.500	.500	.949

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Groups Printed- Truck

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	0	6	0	6	3	0	0	3	0	0	0	0	9
06:15 AM	1	4	0	5	3	0	0	3	0	1	0	1	9
06:30 AM	0	4	0	4	8	0	0	8	0	0	0	0	12
06:45 AM	0	8	0	8	6	0	0	6	0	5	0	5	19
Total	1	22	0	23	20	0	0	20	0	6	0	6	49
07:00 AM	0	6	0	6	4	0	0	4	0	0	0	0	10
07:15 AM	1	3	0	4	3	1	0	4	0	0	0	0	8
07:30 AM	0	1	0	1	13	0	0	13	0	1	0	1	15
07:45 AM	0	13	0	13	7	0	0	7	0	2	0	2	22
Total	1	23	0	24	27	1	0	28	0	3	0	3	55
08:00 AM	0	7	0	7	6	0	0	6	0	0	0	0	13
08:15 AM	0	6	0	6	2	0	0	2	0	0	0	0	8
08:30 AM	0	5	0	5	8	0	0	8	1	2	0	3	16
08:45 AM	1	3	0	4	5	0	0	5	1	0	0	1	10
Total	1	21	0	22	21	0	0	21	2	2	0	4	47
Grand Total	3	66	0	69	68	1	0	69	2	11	0	13	151
Apprch %	4.3	95.7	0		98.6	1.4	0		15.4	84.6	0		
Total %	2	43.7	0	45.7	45	0.7	0	45.7	1.3	7.3	0	8.6	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
07:45 AM	0	13	13	7	0	7	0	2	2	22
08:00 AM	0	7	7	6	0	6	0	0	0	13
08:15 AM	0	6	6	2	0	2	0	0	0	8
08:30 AM	0	5	5	8	0	8	1	2	3	16
Total Volume	0	31	31	23	0	23	1	4	5	59
% App. Total	0	100		100	0		20	80		
PHF	.000	.596	.596	.719	.000	.719	.250	.500	.417	.670

Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 07:45 AM

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Groups Printed- Combined

Start Time	Route 15 Southbound				Route 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
06:00 AM	2	23	0	25	65	4	0	69	0	1	0	1	95
06:15 AM	1	27	0	28	98	2	0	100	0	1	0	1	129
06:30 AM	3	34	0	37	107	0	0	107	0	0	0	0	144
06:45 AM	1	51	0	52	127	1	0	128	0	8	0	8	188
Total	7	135	0	142	397	7	0	404	0	10	0	10	556
07:00 AM	6	47	0	53	123	2	0	125	0	1	0	1	179
07:15 AM	6	67	0	73	120	2	0	122	0	0	0	0	195
07:30 AM	7	52	0	59	131	1	0	132	0	2	0	2	193
07:45 AM	6	70	0	76	114	4	0	118	0	4	0	4	198
Total	25	236	0	261	488	9	0	497	0	7	0	7	765
08:00 AM	4	54	0	58	96	1	0	97	1	2	0	3	158
08:15 AM	3	51	0	54	98	0	0	98	0	2	0	2	154
08:30 AM	4	67	0	71	103	0	0	103	2	6	0	8	182
08:45 AM	7	48	0	55	71	1	0	72	1	4	0	5	132
Total	18	220	0	238	368	2	0	370	4	14	0	18	626
Grand Total	50	591	0	641	1253	18	0	1271	4	31	0	35	1947
Apprch %	7.8	92.2	0		98.6	1.4	0		11.4	88.6	0		
Total %	2.6	30.4	0	32.9	64.4	0.9	0	65.3	0.2	1.6	0	1.8	

Start Time	Route 15 Southbound			Route 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	6	47	53	123	2	125	0	1	1	179
07:15 AM	6	67	73	120	2	122	0	0	0	195
07:30 AM	7	52	59	131	1	132	0	2	2	193
07:45 AM	6	70	76	114	4	118	0	4	4	198
Total Volume	25	236	261	488	9	497	0	7	7	765
% App. Total	9.6	90.4		98.2	1.8		0	100		
PHF	.893	.843	.859	.931	.563	.941	.000	.438	.438	.966

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Groups Printed- Cars

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	2	97	0	99	65	0	0	65	6	6	0	12	176
04:15 PM	0	102	0	102	77	2	0	79	2	4	0	6	187
04:30 PM	1	101	0	102	69	0	0	69	0	1	0	1	172
04:45 PM	0	117	0	117	71	3	0	74	3	3	0	6	197
Total	3	417	0	420	282	5	0	287	11	14	0	25	732
05:00 PM	2	118	0	120	57	0	0	57	6	10	0	16	193
05:15 PM	6	134	0	140	65	1	0	66	1	6	0	7	213
05:30 PM	1	118	0	119	90	0	0	90	3	8	0	11	220
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	14	448	0	462	269	2	0	271	11	29	0	40	773
06:00 PM	3	99	0	102	65	2	0	67	3	10	0	13	182
06:15 PM	1	95	0	96	56	0	0	56	1	3	0	4	156
06:30 PM	0	89	0	89	37	0	0	37	2	0	0	2	128
06:45 PM	0	88	0	88	39	0	0	39	0	1	0	1	128
Total	4	371	0	375	197	2	0	199	6	14	0	20	594
Grand Total	21	1236	0	1257	748	9	0	757	28	57	0	85	2099
Apprch %	1.7	98.3	0		98.8	1.2	0		32.9	67.1	0		
Total %	1	58.9	0	59.9	35.6	0.4	0	36.1	1.3	2.7	0	4	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	117	117	71	3	74	3	3	6	197
05:00 PM	2	118	120	57	0	57	6	10	16	193
05:15 PM	6	134	140	65	1	66	1	6	7	213
05:30 PM	1	118	119	90	0	90	3	8	11	220
Total Volume	9	487	496	283	4	287	13	27	40	823
% App. Total	1.8	98.2		98.6	1.4		32.5	67.5		
PHF	.375	.909	.886	.786	.333	.797	.542	.675	.625	.935

File Name : 13- Rt. 15 & Starlite Park PM
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Groups Printed- Trucks

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total	
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total		
04:00 PM	1	3	0	4	3	0	0	3	0	0	0	0	0	7
04:15 PM	0	3	0	3	4	0	0	4	0	0	0	0	0	7
04:30 PM	1	3	0	4	3	0	0	3	0	0	0	0	0	7
04:45 PM	1	2	0	3	5	0	0	5	0	0	0	0	0	8
Total	3	11	0	14	15	0	0	15	0	0	0	0	0	29
05:00 PM	1	4	0	5	3	0	0	3	1	1	0	2	0	10
05:15 PM	2	3	0	5	5	0	0	5	0	0	0	0	0	10
05:30 PM	0	2	0	2	2	0	0	2	1	0	0	1	1	5
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	9	0	12	10	0	0	10	2	1	0	3	3	25
06:00 PM	1	4	0	5	2	0	0	2	0	0	0	0	0	7
06:15 PM	0	2	0	2	2	0	0	2	1	0	0	1	1	5
06:30 PM	0	0	0	0	1	0	0	1	0	0	0	0	0	1
06:45 PM	0	2	0	2	1	0	0	1	0	0	0	0	0	3
Total	1	8	0	9	6	0	0	6	1	0	0	1	1	16
Grand Total	7	28	0	35	31	0	0	31	3	1	0	4	4	70
Apprch %	20	80	0		100	0	0		75	25	0			
Total %	10	40	0	50	44.3	0	0	44.3	4.3	1.4	0	5.7		

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	1	3	4	3	0	3	0	0	0	7
04:45 PM	1	2	3	5	0	5	0	0	0	8
05:00 PM	1	4	5	3	0	3	1	1	2	10
05:15 PM	2	3	5	5	0	5	0	0	0	10
Total Volume	5	12	17	16	0	16	1	1	2	35
% App. Total	29.4	70.6		100	0		50	50		
PHF	.625	.750	.850	.800	.000	.800	.250	.250	.250	.875

Peggy Malone & Associates
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Groups Printed- Combined

Start Time	Rt 15 Southbound				Rt 15 Northbound				Starlite Park Eastbound				Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	
04:00 PM	3	100	0	103	68	0	0	68	6	6	0	12	183
04:15 PM	0	105	0	105	81	2	0	83	2	4	0	6	194
04:30 PM	2	104	0	106	72	0	0	72	0	1	0	1	179
04:45 PM	1	119	0	120	76	3	0	79	3	3	0	6	205
Total	6	428	0	434	297	5	0	302	11	14	0	25	761
05:00 PM	3	122	0	125	60	0	0	60	7	11	0	18	203
05:15 PM	8	137	0	145	70	1	0	71	1	6	0	7	223
05:30 PM	1	120	0	121	92	0	0	92	4	8	0	12	225
05:45 PM	5	78	0	83	57	1	0	58	1	5	0	6	147
Total	17	457	0	474	279	2	0	281	13	30	0	43	798
06:00 PM	4	103	0	107	67	2	0	69	3	10	0	13	189
06:15 PM	1	97	0	98	58	0	0	58	2	3	0	5	161
06:30 PM	0	89	0	89	38	0	0	38	2	0	0	2	129
06:45 PM	0	90	0	90	40	0	0	40	0	1	0	1	131
Total	5	379	0	384	203	2	0	205	7	14	0	21	610
Grand Total	28	1264	0	1292	779	9	0	788	31	58	0	89	2169
Apprch %	2.2	97.8	0		98.9	1.1	0		34.8	65.2	0		
Total %	1.3	58.3	0	59.6	35.9	0.4	0	36.3	1.4	2.7	0	4.1	

Start Time	Rt 15 Southbound			Rt 15 Northbound			Starlite Park Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	1	119	120	76	3	79	3	3	6	205
05:00 PM	3	122	125	60	0	60	7	11	18	203
05:15 PM	8	137	145	70	1	71	1	6	7	223
05:30 PM	1	120	121	92	0	92	4	8	12	225
Total Volume	13	498	511	298	4	302	15	28	43	856
% App. Total	2.5	97.5		98.7	1.3		34.9	65.1		
PHF	.406	.909	.881	.810	.333	.821	.536	.636	.597	.951

Attachment C

Turn Lane Warrant Forms

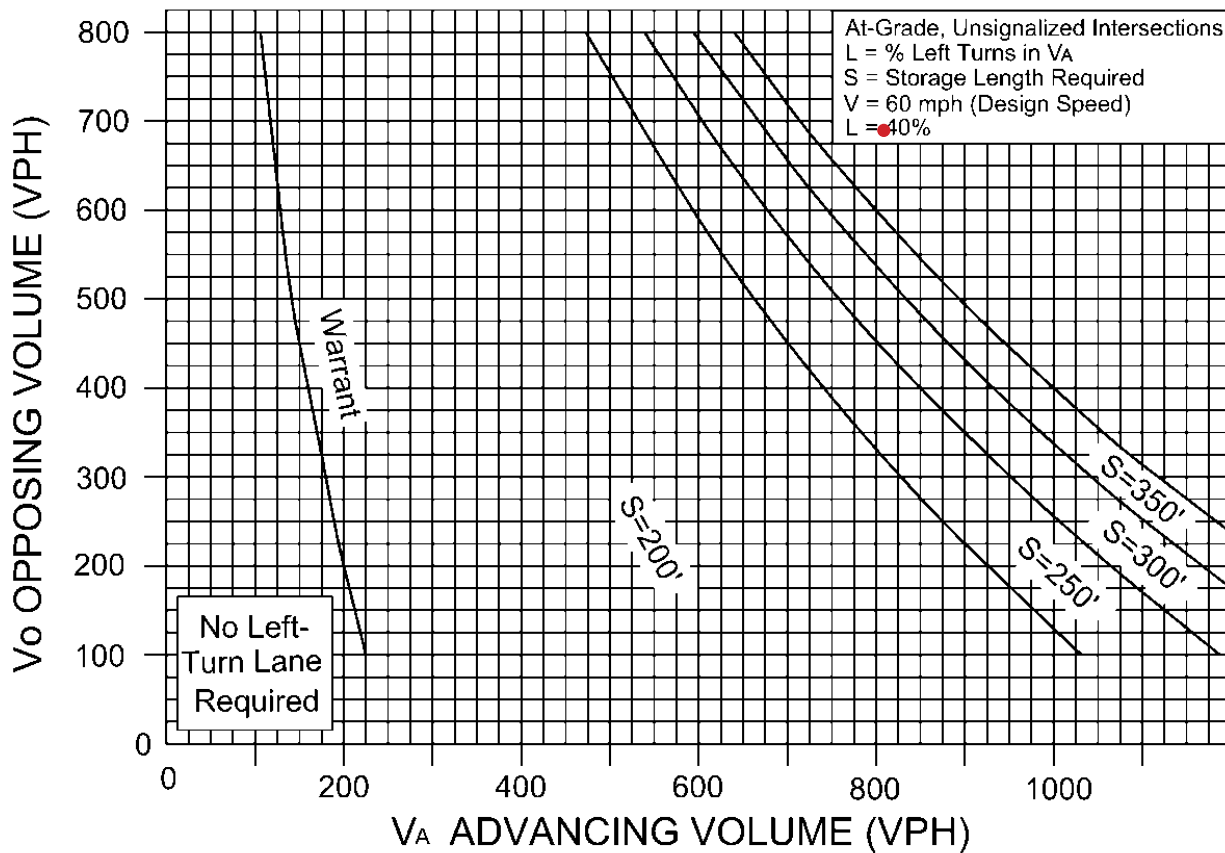
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Southbound
Peak Hour: AM

Peak Hour Left Turns (V_L): 289 vph
Advancing Volume (V_A): 814 vph
Opposing Volume (V_O): 689 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 40% (Calculated Value: 35.5%)
% Trucks in V_L : 80%

Conclusion: 525' (350' + 175' truck adjustment) Left Turn Lane Required



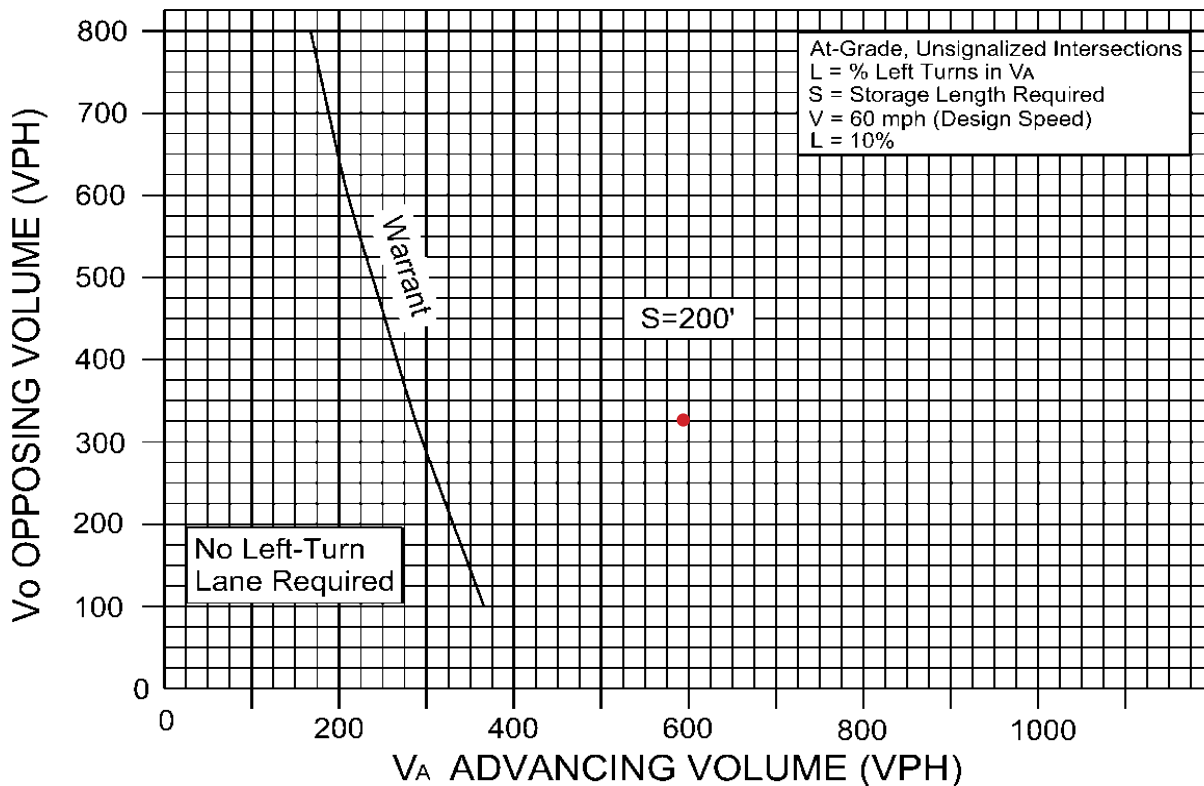
Warrant for Left-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance
Approach Direction: Southbound
Peak Hour: PM

Peak Hour Left Turns (V_L): 41 vph
Advancing Volume (V_A): 595 vph
Opposing Volume (V_O): 328 vph
Operating/Design Speed (V): 60 mph

% Left Turns in V_A (L): 10% (Calculated Value: 6.9%)
% Trucks in V_L : 70%

Conclusion: 300' (200' + 100' truck adjustment) Left Turn Lane Required



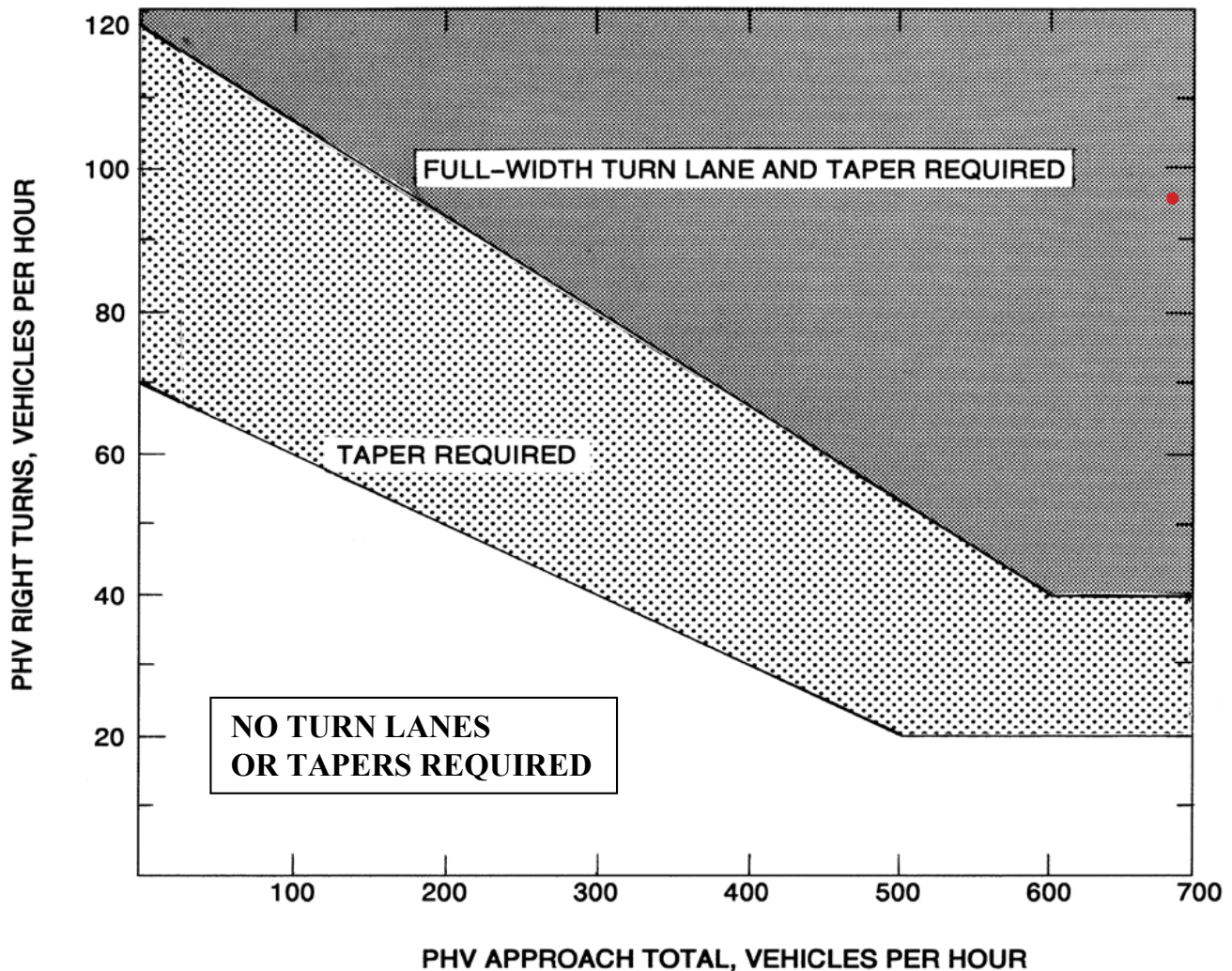
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Northbound
Peak Hour: AM

PHV APPROACH TOTAL: 689 vph
PHV RIGHT TURNS: 96 vph

Conclusion: Full-width Turn Lane and Taper Required



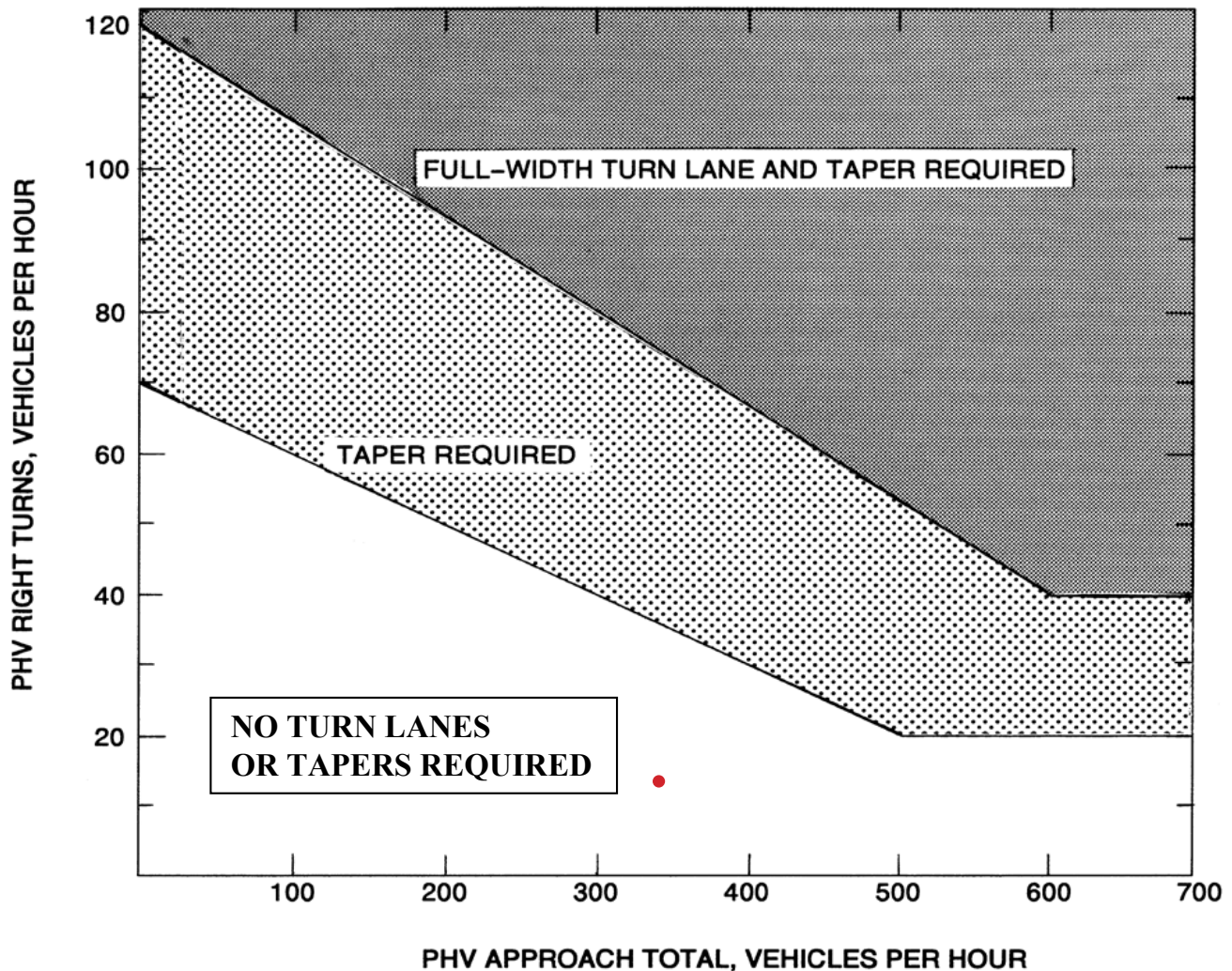
Warrant for Right-Turn Storage Lanes on Two-Lane Highway

Project: Zion Crossroads
Intersection: Route 15/Site Entrance

Approach Direction: Northbound
Peak Hour: PM

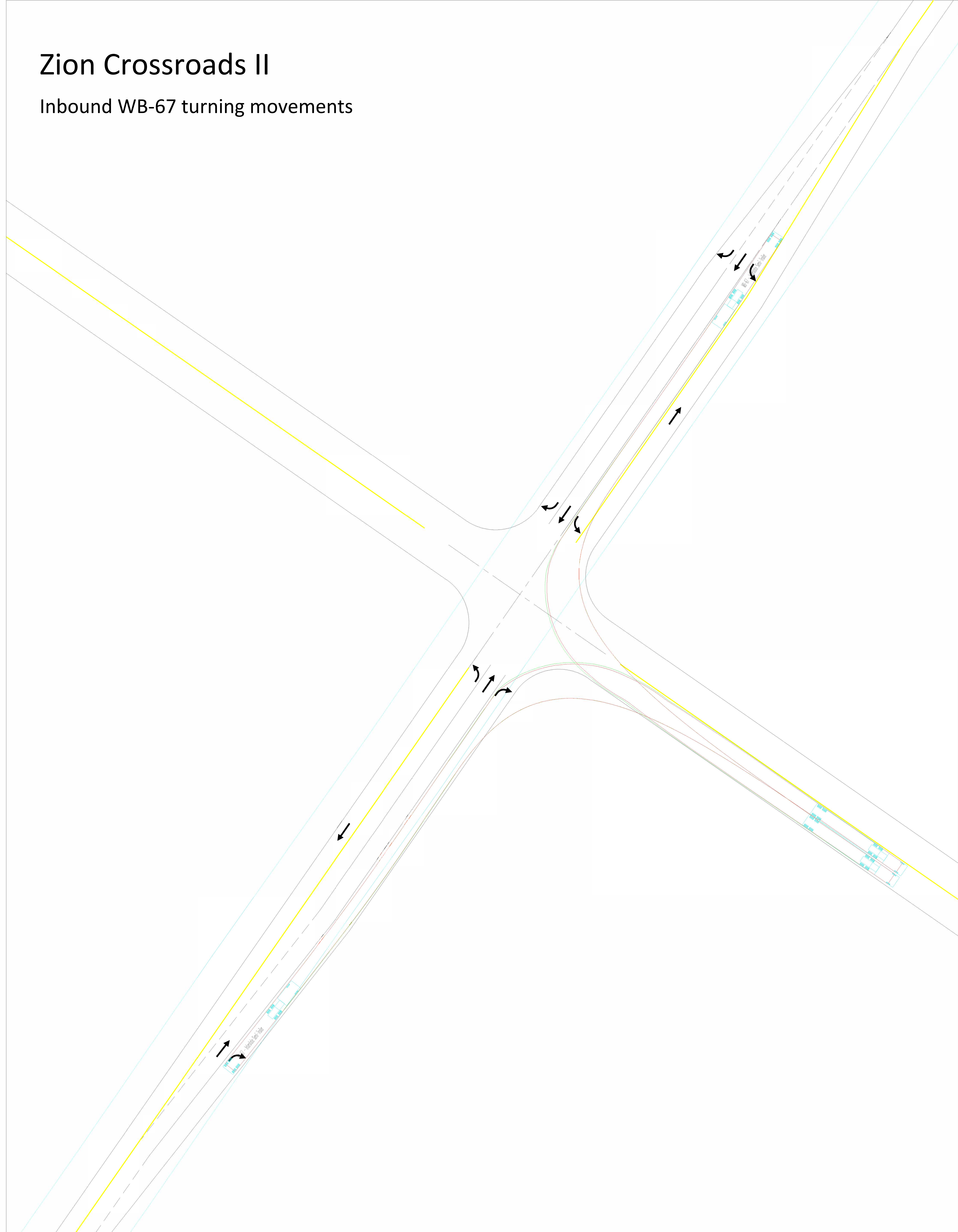
PHV APPROACH TOTAL: 328 vph
PHV RIGHT TURNS: 13 vph

Conclusion: No Turn Lane or Taper Required



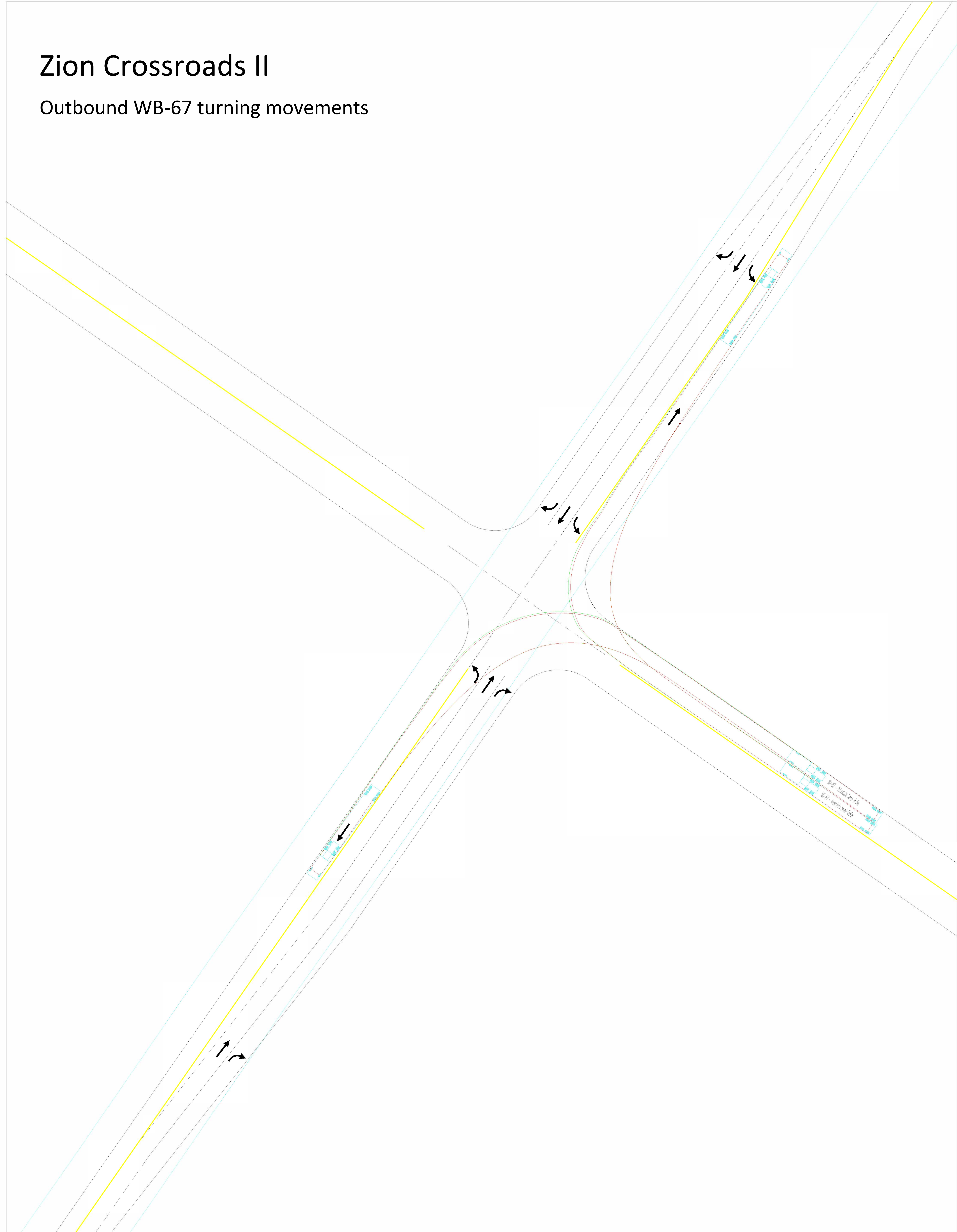
Zion Crossroads II

Inbound WB-67 turning movements



Zion Crossroads II

Outbound WB-67 turning movements



ADDENDUM - SALE

This Addendum is made on 8/17/2022, to a sales contract ("Contract") offered on 8/11/2022, between Vaughn Property Group LLC, and/or assigns ("Buyer") and Ruth Oliver, POA ("Seller") for the purchase and sale of Property: 11-9-1, 11-9-2 Fluvanna County, Virginia

The parties agree that this Contract is modified as follows:

Fluvanna Properties 11-9-1 & 11-9-2

Buyer will make an initial [redacted] (per property) emd upon contract ratification. Of which [redacted] (per property) will be non-refundable at the time of contract ratification.

Buyer retains right to extend study period 30 days in the event of delays from the county government during the rezoning process.

Buyer will provide additional [redacted] (per property) deposit within 48 hours of extension approval from sellers if an extension is needed. Of which [redacted] (per property) will be non-refundable within 48 hours from the time of extension approval.

Contract is not contingent on buyer financing or appraisal

This Addendum shall not alter, modify, or change in any other respect this Contract, and except as modified herein, all of the terms and provisions of this Contract are expressly ratified and confirmed and shall remain in full force and effect.

SELLER:

8/19/2022 / Ruth Oliver
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

BUYER:

8/17/2022 / John Vaughn
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature



SALES CONTRACT FOR UNIMPROVED LAND

This sales contract ("Contract") is made on 8/17/2022 ("Date of Offer") between Vaughn Property Group LLC, and/or assigns ("Buyer") and Ruth Oliver, POA ("Seller") who, among other things, hereby confirm and acknowledge by their initials and signatures herein that by prior disclosure in this real estate transaction Commonwealth Realty ("Listing Brokerage") represents Seller, and Vaughn Property Group, LLC. ("Cooperating Brokerage") represents Buyer or Seller. Listing Brokerage and Cooperating Brokerage are collectively referred to as Broker. (If the brokerage firm is acting as a dual representative for both Seller and Buyer, then the appropriate disclosure form is attached to and made a part of this Contract.) In consideration of the mutual promises and covenants set forth below, and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **REAL PROPERTY.** Buyer agrees to buy and Seller agrees to sell the land and all improvements thereon located in the County or City of Fluvanna, Virginia and described as (legal description): 11-9-2 Fluvanna County, Virginia

_____ ("Property"), containing (more or less) 40 square feet or acre(s) and also known as (property address) if applicable: _____, together with the items described in the IMPROVEMENTS, CHATTELS AND/OR EQUIPMENT INCLUDED paragraph.

2. **IMPROVEMENTS, CHATTELS AND/OR EQUIPMENT INCLUDED.** The following items are included in this sale: _____

3. **PRICE AND FINANCING.** (Any % are percentages of Sales Price)

A. **Sales Price.** \$ ██████████

B. **Down Payment.** (If no financing, Down Payment equals Sales Price) \$ _____ or % 20

C. **Financing.**

1. First Trust (if applicable) \$ _____ or % _____
 Conventional VA FHA
 USDA Other: _____

2. Second Trust (if applicable) \$ _____ or % _____

3. Seller Held Trust (if applicable) \$ _____ or % _____

TOTAL FINANCING \$ _____ or % 80

C. **"Seller Subsidy" to Buyer.** Sellers' net reduced by: \$ _____ or % _____

D. **Financing Contingency.** This Contract is **contingent** (addendum attached) **OR** is **not contingent** on financing. If this Contract is contingent on financing: (i) Buyer will make written application for the financing and any lender-required property insurance no later than seven (7) days after Date of Ratification; and (ii) Buyer grants permission for Cooperating Brokerage and the lender to disclose to Listing Brokerage and Seller general information available about the progress of the loan application and loan approval process.

F. Appraisal Contingency. This Contract is contingent (addendum attached) **OR** is not contingent on Appraisal. If this Contract is contingent on financing and/or Appraisal, Seller will provide Appraiser(s) reasonable access to Property for Appraisal purposes. If this Contract is not contingent on financing and/or Appraisal; Seller will **OR** will not provide Appraiser(s) reasonable access for Appraisal purposes.

If this Contract is not contingent on Appraisal, Buyer will proceed to Settlement without regard to Appraisal. Seller and Buyer authorize Broker to release Sales Price to Appraiser(s) who contacts them to obtain the information. Nothing in this subparagraph creates a financing contingency not otherwise agreed to by the Parties. Listing Brokerage and Cooperating Brokerage are hereby authorized to release the Sales Price to any Appraiser who contacts them to obtain the information.

- 4. DEPOSIT.** Buyer's deposit ("Deposit") in the amount of \$ [REDACTED] check/bank-wired funds and/or \$ _____ by note due and payable on _____ will be held in escrow by the following Escrow Agent: Settlement Agent **OR** Cooperating Broker **OR** Other ATG Title- Fairfax. Buyer has delivered the Deposit to Escrow Agent **OR** will deliver the Deposit to Escrow Agent by 3 days after Date of Ratification. If Buyer fails to timely deliver Deposit to Escrow Agent as provided herein, Seller may at Seller's option Deliver to Buyer Notice to Void this Contract. Upon Delivery of Seller Notice to Void Contract, all respective rights and obligations of the Parties arising under this Contract will terminate. Buyer may cure Default by Delivering Deposit to Escrow Agent prior to Seller Delivery of Notice Voiding this Contract.

Deposit will be deposited by Escrow Agent into an escrow account in accordance with applicable state and federal law. This account may be interest bearing and all Parties waive any claim to interest resulting from Deposit. Deposit will be held in escrow until: (i) credited toward Sales Price at Settlement; (ii) all Parties have agreed in writing as to its disposition; (iii) a court of competent jurisdiction orders disbursement and all appeal periods have expired; or (iv) disposed of in any other manner authorized by law. Seller and Buyer agree that no Escrow Agent will have any liability to any party on account of disbursement of Deposit or on account of failure to disburse Deposit, except only in the event of Escrow Agent's gross negligence or willful misconduct. Seller and Buyer further agree that Escrow Agent will not be liable for the failure of any depository in which Deposit is placed and that Seller and Buyer each will indemnify, defend and save harmless Escrow Agent from any loss or expense arising out of the holding, disbursement or failure to disburse Deposit, except in the case of Escrow Agent's gross negligence or willful misconduct.

- 5. SETTLEMENT, POSSESSION.** Seller and Buyer will make full settlement in accordance with the terms of this Contract on, or with mutual consent before, 1/17/2023 ("Settlement Date") except as otherwise provided in this Contract. If Settlement Date falls on a Saturday, Sunday, or legal holiday, then Settlement will be on the prior business day.

NOTICE TO BUYER REGARDING THE REAL ESTATE SETTLEMENT AGENTS ACT ("RESAA") Choice of Settlement Agent: You have the right to select a settlement agent to handle the closing of this transaction. The settlement agent's role in closing your transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, your lender will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in

Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Real Estate Settlement Agents Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, you are entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Real Estate Settlement Agents Act.

Buyer designates ATG Title-Fairfax ("Settlement Agent").

Buyer agrees to contact Settlement Agent within ten (10) Days of Date of Ratification to schedule Settlement. Settlement Agent will order the title exam and survey if required. Pursuant to Virginia law, Settlement Agent is the sole agent responsible for conducting the Settlement as defined in Virginia Code §55.1-900, *et seq.* ("Settlement"). Delivery of the required funds and executed documents to the Settlement Agent will constitute sufficient tender of performance. Funds from this transaction at Settlement may be used to pay off any existing liens and encumbrances, including interest, as required by lender(s) or lienholders.

To facilitate Settlement Agent's preparation of various closing documents, including any Closing Disclosure, Buyer hereby authorizes Settlement Agent to send such Closing Disclosure to Buyer by electronic means and agrees to provide Settlement Agent Buyer's electronic mail address for that purpose only.

6. **DOWN PAYMENT.** The balance of the down payment will be paid on or before Settlement Date by certified or cashier's check or by bank-wired funds. An assignment of funds will not be used without prior written consent of Seller.
7. **BROKERAGE FEE, SETTLEMENT STATEMENTS.** Seller and Buyer authorize and direct the Settlement Agent to disburse to Listing Brokerage and/or Cooperating Brokerage from the settlement proceeds their respective portions of the brokerage fee payable as a result of this sale and closing under the Contract. Each Listing Brokerage and/or Cooperating Brokerage will deliver to Settlement Agent, prior to Settlement, a signed written statement setting forth the fee to which such brokerage is entitled and stating how such fee and any additional sales incentives are to be disbursed. Seller and Buyer authorize and direct Settlement Agent to provide to each of Seller, Buyer, Listing Brokerage and Cooperating Brokerage a copy of the unified settlement statement for the transaction.
8. **FEES, ADJUSTMENTS.** Seller will pay for Deed preparation, costs to release any existing encumbrances, Grantor's tax, as well as any Regional Congestion Relief Fee and Regional WMATA Capital Fee (applicable in Alexandria City, Arlington, Fairfax, Loudoun and Prince William Counties and all cities contained within). Buyer will pay for the title exam, survey, and recording charges for Deed and any purchase money trusts. Third-party fees charged to Buyer and/or Seller, including but not limited to, legal fees and Settlement Agent fees, will be reasonable and customary for the jurisdiction in which Property is located. All taxes, assessments, interest, rent escrow deposits, and other ownership fees, if any, will be adjusted as of Settlement Date.
9. **LAND USE ASSESSMENT/ROLLBACK TAXES.** Seller represents that the Property is **OR** is not currently enrolled in the Land Use Assessment Program. If, by the actions of the Seller,

Property is deemed unqualified for the Land Use Assessment Program, Seller will be liable for the rollback taxes.

If Buyer declines to continue Property in the program, or fails to renew or revalidate Property in the program after Settlement, within the time frame required by the local regulatory authority, Seller will not be liable for rollback taxes.

- 10. STUDY PERIOD CONTINGENCY.** This Contract is contingent for 130 days after Date of Ratification (“Study Period Deadline”) for Buyer to determine whether Property is suitable for Buyer’s intended use through feasibility, soil, utilities, percolation study(ies), or any other study(ies) or test(s) deemed necessary by Buyer (“Study Period”). Such study(ies) or test(s) will be pursued diligently and in good faith. If Buyer, in Buyer’s sole judgment, determines that Buyer’s intended use of Property is not permissible or practicable, Buyer will have the right to void this Contract, in which event Deposit will be returned to Buyer and the parties will have no further liability or obligations hereunder, except as set forth herein. In such event, Buyer will **OR** will not deliver to Seller all documents related to the test(s) and/or study(ies) conducted during the Study Period.

If Buyer does not void the Contract by the Study Period Deadline, this Contract will remain in full force and effect with no Study Period Contingency.

All engineering, surveying, topographic maps, site plans, special use permits, soil testing data, and any other technical information affecting Property in the possession of Seller will be made available to Buyer within 7 days from Date of Ratification **OR** will not be made available to Buyer.

- 11. ACCESS.** Buyer and Buyer’s agents, inspectors, and engineers will have the right to access Property at all reasonable times prior to Settlement for purposes of engineering, surveying, title or other work, so long as such studies do not result in a permanent change in the character or topography of Property. Access by easement must be acceptable to lender. Buyer will not interfere with Seller’s use of Property, and Buyer, at Buyer’s expense, will promptly restore Property to its prior condition upon completion of Buyer’s studies or work. Buyer will keep Property free and clear from all liens resulting from its work, studies, investigations or other activities performed pursuant to this Contract and will indemnify and hold Seller harmless against any loss or liability to person or property resulting from Buyer’s presence or activities on Property. This obligation will survive Settlement and transfer of title and possession to Property.
- 12. HAZARDOUS MATERIALS.** Seller hereby expressly represents and warrants to Buyer that during the period of Seller’s ownership of Property, Seller has not used and Seller had no actual knowledge of others using Property or any portion for landfill, dumping, or other disposal activities, or operation including storage of raw materials, products, or waste of hazardous nature, or for any other use which might give rise to the existence of hazardous materials as defined by but not limited to the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, or by any local ordinances on Property which could create liability for Buyer. Seller agrees to indemnify and hold Buyer harmless from and against any and all costs, expenses, and liabilities which may be incurred by Buyer (including, without limitation, court costs, reasonable attorney’s fees, and claims by any governmental agencies) as a result of any breach of the representations and warranties in this paragraph. Seller and Buyer will not hold Broker liable for any breach of this paragraph.

13. RISK OF LOSS. The risk of damage or loss to the Property by fire, act of God, or other casualty remains with Seller until the execution and delivery of the Deed to Buyer at Settlement. In the event of substantial loss or damage to Property before Settlement, Buyer will have the option of either (i) terminating this Contract and recovering Deposit, or (ii) affirming this Contract, in which event Seller will assign to Buyer all of Seller's rights under any policy or policies of insurance applicable to Property.

14. TITLE. Buyer will promptly order a title report, as well as any required or desired survey. Fee simple title to Property, and everything that conveys with it, will be sold free of liens except for any loans assumed by Buyer. Seller will convey title that is good, marketable and insurable with no additional risk premium to Buyer or non-standard exceptions. In case action is required to perfect the title, such action must be taken promptly by Seller at Seller's expense. Title may be subject to easements, covenants, conditions and restrictions of record, if any, as of Date of Ratification.

Seller will convey Property by general warranty deed with English covenants of title ("Deed"). The manner of taking title may have significant legal and tax consequences. Buyer is advised to seek the appropriate professional advice concerning the manner of taking title. Seller will sign such affidavits, lien waivers, tax certifications, and other documents as may be required by the lender, title insurance company, Settlement Agent, or government authority, and authorizes Settlement Agent to obtain pay-off or assumption information from any existing lenders. Unless otherwise agreed to in writing, Seller will pay any special assessments and will comply with all orders or notices of violations of any county or local authority, condominium unit owners' association, homeowners' or property owners' association or actions in any court on account thereof, against or affecting Property on Settlement Date. Broker is hereby expressly released from all liability for damages by reason of any defect in the title.

15. DELIVERY. This paragraph specifies the general delivery requirements under this Contract. For delivery of property owner's association documents see the VIRGINIA PROPERTY OWNERS' ASSOCIATION ACT paragraph of this Contract.

Delivery ("Delivery", "delivery", or "delivered") methods may include hand-carried, sent by professional courier service, by United States mail, or by facsimile or email transmission. The parties agree that Delivery will be deemed to have occurred: on the day delivered by hand, on the day delivered by a professional courier service (including overnight delivery service), or by United States mail, return receipt requested, or on the day sent by facsimile or email transmission, either of which produces a tangible record of the transmission.

Deliveries will be sent to the following:

A. Addressed to Seller by United States mail, hand delivery or courier service **OR** fax **OR** email (check all that apply):

To Seller: _____

B. Addressed to Buyer by United States mail, hand delivery or courier service **OR** fax **OR** email (check all that apply):

To Buyer: Jvaughn@vaughnpropertiesllc.com

No party to this Contract will refuse Delivery in order to delay or extend any deadline established in the Contract.

16. VIRGINIA RESIDENTIAL PROPERTY DISCLOSURE ACT. If Property is subject to the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the Code of Virginia), Seller is

required to deliver a disclosure statement prior to the acceptance of this Contract unless the transfer of Property is exempt. The law requires Seller, on a disclosure statement provided by the Real Estate Board, to state that Seller makes no representations or warranties concerning the physical condition of the Property and to sell the Property "as is," except as otherwise provided in this Contract.

17. VIRGINIA PROPERTY OWNERS' ASSOCIATION ACT. Seller represents that the Property is OR is not located within a development that is subject to the Virginia Property Owners' Association Act ("POA Act" or "Act" solely in this Paragraph).

A. §55.1-1808(B) requires the following contract language:

Subject to the provisions of subsection A of §55.1-1814, an owner selling a lot will disclose in the contract that (i) the lot is located within a development that is subject to the Virginia Property Owners' Association Act (§55.1-1800 et seq.); (ii) the Property Owners' Association Act (§55.1-1800 et seq.) requires the seller to obtain from the property owners' association an association disclosure packet and provide it to the purchaser; (iii) the purchaser may cancel the contract within three days, or up to seven days if extended by the ratified real estate contract, after receiving the association disclosure packet or being notified that the association disclosure packet will not be available; (iv) if the purchaser has received the association disclosure packet, the purchaser has a right to request an update of such disclosure packet in accordance with subsection H of §55.1-1810 or subsection D of §55.1-1811, as appropriate; and (v) the right to receive the association disclosure packet and the right to cancel the contract are waived conclusively if not exercised before settlement.

Pursuant to §55.1-1808 and for purposes of this Paragraph, "ratified real estate contract" includes any addenda to this Contract.

B. For delivery of the Packet or the Notice of non-availability of the Packet, Buyer prefers delivery at _____ if electronic or _____ if hard copy.

17. IRS/FIRPTA – WITHHOLDING TAXES FOR FOREIGN SELLER. Seller is OR is not a "Foreign Person," as defined by the Foreign Investment in Real Property Tax Act (FIRPTA). If Seller is a Foreign Person, Buyer may be required to withhold and pay to the Internal Revenue Service (IRS) up to fifteen percent (15%) of the Sales Price on behalf of the Seller and file an IRS form which includes both Seller and Buyer tax identification numbers. The parties agree to cooperate with each other and Settlement Agent to effectuate the legal requirements. If Seller's proceeds are not sufficient to cover the withholding obligations under FIRPTA, Seller may be required to pay at Settlement such additional certified funds necessary for the purpose of making such withholding payment.

18. NOTICE OF POSSIBLE FILING OF MECHANICS' LIEN. Virginia law (§43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (a) 90 Days from the last day of the month in which the lienor last performed work or furnished materials or (b) 90 Days from the time the construction, removal, repair or improvement is terminated. AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

- 19. MEGAN'S LAW DISCLOSURE.** Buyer should exercise whatever due diligence Buyer deems necessary with respect to information on sexual offenders registered under Chapter 9 of Title 9.1 of the Code of Virginia. Such information may be obtained by contacting your local police department or the Department of State Police, Central Records Exchange at (804) 674-2000 or <http://sex-offender.vsp.virginia.gov/sor/>.
- 20. DEFAULT.** If Buyer fails to complete Settlement for any reason other than Default by Seller, Buyer will be in Default and, at the option of Seller, Deposit may be forfeited to Seller as liquidated damages and not as a penalty. In such event, Buyer will be relieved from further liability to Seller. If Seller does not elect to accept Deposit as liquidated damages, Deposit may not be the limit of Buyer's liability in the event of a Default. Buyer and Seller knowingly, freely and voluntarily waive any defense as to the validity of liquidated damages under this Contract, including Seller's option to elect liquidated damages or pursue actual damages, or that such liquidated damages are void as penalties or are not reasonably related to actual damages.
- If Seller fails to perform or comply with any of the terms and conditions of this Contract or fails to complete Settlement for any reason other than Default by Buyer, Seller will be in Default and Buyer will have the right to pursue all legal or equitable remedies, including specific performance and/or damages. If either Buyer or Seller is in Default, then in addition to all other damages, the defaulting party will immediately pay the costs incurred for title examination, Appraisal, survey and Broker's Fee in full.
- If either Seller or Buyer refuses to execute a release of Deposit ("Release") when requested to do so in writing and a court finds that such party should have executed the Release, the party who so refused to execute the Release will pay the expenses, including, without limitation, reasonable attorney's fees, incurred by the other party in the litigation.
- 21. ASSIGNABILITY.** This Contract may be assigned. In the event it is assigned, the original parties to the Contract remain obligated hereunder until Settlement.
- 22. DEFINITIONS.**
- A. "Date of Ratification" means the date of Delivery of the final acceptance in writing by Buyer and Seller, of all the terms of this Contract (not the date of expiration or removal of any contingencies).
 - B. "Appraisal" means a written appraised valuation of Property, conducted by a Virginia-licensed appraiser ("Appraiser").
 - C. "Day(s)" or "day(s)" means calendar day(s) unless otherwise specified in this Contract.
 - D. All reference to time of day will refer to the time of day in the Eastern Time Zone of the United States.
 - E. For the purpose of computing time periods, the first Day will be the Day following Delivery and the time period will end at 9:00 p.m. on the Day specified. If the Settlement Date falls on a Saturday, Sunday, or legal holiday, then the Settlement will be on the prior business day.
 - F. The masculine includes the feminine and the singular includes the plural.
 - G. "Legal Expenses" means attorney fees, court costs, and litigation expenses, if any, including, but not limited to, expert witness fees and court reporter fees.
 - H. Notice ("Notice", "notice", or "notify") means a unilateral communication from one party to another. All Notices required under this Contract will be in writing and will be effective as of Delivery. For the purposes of computing time periods, the first Day will be the Day following

Delivery and the time period will end at 9:00 p.m. on the Day specified. Written acknowledgment of receipt of Notice is a courtesy but is not a requirement.

- I. "Buyer" and "Purchaser" may be used interchangeably in this Contract and any accompanying addenda or notices.
- J. "Seller Subsidy" is a payment from Seller towards Buyer's charges (including but not limited to loan origination fees, discount points, buy down or subsidy fees, prepaids or other charges) as allowed by lender(s), if any. It is Buyer's responsibility to confirm with any lender(s) that the entire credit provided herein may be utilized. If lender(s) prohibits Seller from the payment of any portion of this credit, then said credit will be reduced to the amount allowed by lender(s).

23. VOID CONTRACT. If this Contract becomes void and of no further force and effect, without Default by either party, both parties will immediately execute a release directing that the Deposit, if any, be refunded in full to Buyer according to the terms of the DEPOSIT paragraph.

24. TIME IS OF THE ESSENCE AS TO ALL TERMS OF THIS AGREEMENT.

25. REAL ESTATE LICENSED PARTIES. Broker may from time to time engage in general insurance, title insurance, mortgage loan, real estate settlement, home warranty and other real estate-related businesses and services, from which they may receive compensation during the course of this transaction, in addition to real estate brokerage fees. The parties acknowledge that Broker is retained for their real estate brokerage expertise, and neither has been retained as an attorney, tax advisor, appraiser, title advisor, home inspector, engineer, surveyor, or other professional service provider. The parties acknowledge that John Vaughn is an active or inactive licensed real estate agent in VA and Other _____ and is either the Buyer Seller or is related to one of the parties in this transaction.

26. ENTIRE AGREEMENT. This Contract will be binding upon the Parties and each of their respective heirs, executors, administrators, successors, and permitted assigns. The provisions not satisfied at Settlement will survive the delivery of the deed and will not be merged therein. This Contract, unless amended in writing, contains the final and entire agreement of the Parties and the Parties will not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. The interpretation of this Contract will be governed by the laws of the Commonwealth of Virginia. This Contract may be signed in one or more counterparts, each of which is deemed to be an original, and all of which together constitute one and the same instrument. Documents obtained via facsimile machines will also be considered as originals. Typewritten or handwritten provisions included in this Contract will control all pre-printed provisions in conflict.

27. ADDITIONS The following forms, if ratified and attached, are made a part of this Contract. (This list is not all inclusive of addenda that may need to be attached).

- Yes No Contingencies/Clauses Addendum
- Yes No Financing Contingency Addendum _____
- Yes No Appraisal Contingency All Cash
- Yes No Other (specify): _____

Date of Ratification (see DEFINITIONS)

SELLER:

5/19/2022 / Ruth Oliver
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

BUYER:

8/17/2022/ John Vaughn
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

_____/_____
Date Signature

For information purposes only:

Listing Brokerage's Name and Address:

Commonwealth Realty

Brokerage Phone #: _____

Bright MLS Broker Code: _____

VA Firm License #: _____

Agent Name: Norman K Brooks

Agent Email: _____

Agent Phone #: _____

MLS Agent ID # _____

VA Agent License #: _____

Team Leader Name: _____

Cooperating Brokerage's Name and Address:

Vaughn Property Group, LLC.

PO BOX 221252, Chantilly, VA 20153

Brokerage Phone #: (202) 615-0221

Bright MLS Broker Code: VAUGP1

VA Firm License #: _____

Agent Name: JOHN VAUGHN

Agent Email: jvaughn@vaughnpropertiesllc.com

Agent Phone #: _____

MLS Agent ID # 3055837

VA Agent License #: _____

Team Leader Name: _____

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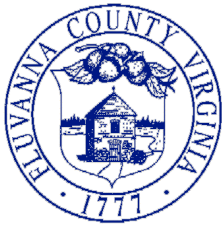
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**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB K

MEETING DATE:	January 18, 2023				
AGENDA TITLE:	ZMP 22:07 David W. Ordel				
MOTION(s):	I move that the Board of Supervisors [Approve/ deny/ defer] ZMP 22:06, a request to amend the Fluvanna County Zoning Map with respect to approximately 5 +/- acres of Tax Map 5 Section 2 Parcel 2B to conditionally rezone the same from A-1 General Agricultural, to the B-1, General Business Zoning District with Proffered Conditions dated December 29, 2022.				
STRATEGIC INITIATIVE?	Yes	No	If yes, list initiative(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Douglas Miles, Community Development Director				
PRESENTER(S):	Douglas Miles, Community Development Director				
RECOMMENDATION:	At its meeting on December 13, 2022 the Planning Commission recommended Approval of ZMP 22:06 David W. Ordel (4-0-1); Mr. Zimmer moved to recommend Approval and Mr. Lagomarsino seconded. AYES: Key, Lagomarsino, Bibb; Goad; Absent: Zimmer				
TIMING:	Normal Public Hearing review process				
FISCAL IMPACT:	The proposed industrial land uses would provide additional County tax revenue.				
POLICY IMPACT:	Regarding ZMP 22:06 David W. Ordel, the Board of Supervisors may: <ul style="list-style-type: none"> • Approve this request, allowing the land uses to be constructed; OR • Deny this request, preventing the land uses from being constructed; OR • Defer this request and make a final decision at a later Board meeting date. 				
LEGISLATIVE HISTORY:	Review of a proposed Conditional Rezoning in accordance with Chapter 22 of the Fluvanna County Code Zoning Ordinance. The Planning Commission reviewed this ZMP case request on December 13, 2022 through the Public Hearing review process.				
ENCLOSURES:	David W. Ordel Staff Report and Proffers dated December 29, 2022				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X



COUNTY OF FLUVANNA

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

BOARD OF SUPERVISORS STAFF REPORT

To: Fluvanna County Board of Supervisors
Request: Rezoning request from A-1 to B-1

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

General Information: This case request will be heard by the Board of Supervisors on Wednesday, January 18th at 7:00 pm at the Carysbrook Performing Arts Center.

Applicant: David W. Ordell / Property Owner

Request: **ZMP 22:06 David W. Ordell** – A request to conditionally rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 5 +/- acres of Tax Map 5 Section 2 Parcel 2B. The subject property is generally located along the north line of Richmond Road (Rte 250) and west of Troy Road (SR 631) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: B-1, General Business Zoning District

Existing Land Use: Vacant

Planning Area: Zion Crossroads Community Planning Area

The Zion Crossroads Community Plan states to Protect the rural features of the Zion Crossroads Area and that the development of Zion Crossroads needs not come at the expense of both its rural and environmental features. In 2022, public comments that were provided on not only the 2015 Plan and on the proposed 2040 Plan at the public Open House events that protecting the rural features, even in the Zion Crossroads area, should be considered in site development. We have taken this approach with this long term business owner and farmer who has chosen Fluvanna County for some of these same reasons; and he owns additional land in Troy.

This subject property contains certain features that should not only be protected, but can be further enhanced by the property owner in the construction of his proposed farm machinery sales and related feed store land use. The applicant has already consulted with Nick Hutchinson, LS at Foresight Survey in Charlottesville, his surveyor on the general lay of his land. He has a better understanding where he can construct his planned agricultural supply and machinery sales building in relation to Route 250 by using the large amount of valuable frontage to advertise the planned agricultural machinery.

Any siting development techniques should include bio swales and reduced impervious surfaces to better the leave natural features as intact as possible. The property owner, with his own agricultural background can avoid the removal of healthy, mature trees in order to buffer his proposed business use which is required on this site. If this subject property is sold in the future it would still be bound by the Site screening and buffering requirements found in the Zoning Ordinance for all other available B-1, General Business land uses.

Small Business Support:

Small, commercial businesses: such as the proposed machinery sales and service land use that was approved on August 17, 2022 by the Board of Supervisors to encourage rural, small business uses is being implemented under this land use request. Additional B-1 land uses that would be permitted include: Butcher shops, Fine arts studios and Garden centers, as well as other civic and commercial land uses allowed by right and they are shown in the attached B-1 Zoning District text which currently permits all of the land uses.

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

Community Meeting:

The applicant, in conjunction with Planning staff, conducted a community meeting on December 1st at 6:00 pm in the Morris Room of the County Administration Building. He discussed the five (5) acre site that he recently purchased and that is located on the north side of Route 250 and west of Troy Road (SR 631) and it is currently vacant with an extended amount of road frontage.

The applicant discussed his plans to construct a commercial, retail building for the purpose of selling farm tractors, and other similar implements such as backhoes, bulldozers, and together with attachments and implements of such machinery such as combines, harvesters and mowers.

He would also like to offer additional feed and seed related products in conjunction with the sales of the farm equipment to allow for County residents to purchase these items within our locality. At this time, you have to travel up the Route 15 corridor or over the mountains onto the west for these items and is cumbersome and creates a longer commute for such farm equipment products.

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:

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

(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 will select a civil engineer to work 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 economic development visibility.

As property owner, he has also been informed that all Amish storage buildings, farm machinery for sale and similar large retail items will not be permitted within the required fifty (50) foot front yard setback along Richmond Road. At the time of Site development plan review he will be able to establish his retail sales display area with his civil engineer by creating such sales display area.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“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.”* The applicant and his consultant have worked with County Staff to better align with the comprehensive plan’s goals and objectives in order to further implement them by bring forward a well thought out site design for his future plans for this subject property.

Economic Development Chapter:

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”* and *“Zion Crossroads is considered the most viable area to attract light industrial, technology businesses, medical facilities, and retail.”* The proposed business use, and potentially any of the additional B-1 land uses that are by right, would provide products and that are of limited availability in the County and that directly supports agricultural land uses currently that are prevalent on Richmond Road.

Planning Commission Meeting:

The Planning Commission conducted a Public Hearing on Tuesday, December 13, 2022 and one County business owner spoke in support of this farm machinery sales request citing the fact that you have to shop outside of the County for most farm supplies and it would be a good business.

Conclusion:

The 2015 Comprehensive Plan states *“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.”* Planning Staff has worked with the applicant and his land surveyor to come up with B-1 land uses that could be located along Richmond Road with the ample state maintained road frontage. The applicant / property owner plans to select a licensed civil engineer

to go beyond his preliminary commercial site entrance research that was performed with the VDOT – Louisa Residency staff members to determine a suitable commercial entrance onto 250.

Suggested Motion:

I move that the Board of Supervisors [Approves / denies / defers] ZMP 22:06, a request to amend the Fluvanna County Zoning Map with respect to approximately 5 +/- acres of Tax Map 5 Section 2 Parcel 2B to conditionally rezone the same from A-1 General Agricultural, to the B-1, General Business Zoning District with Proffered Conditions dated December 29, 2022.

Attachments:

Rezoning Application and Sign Form
Foresight Survey Plat dated November 1, 2022
Community Meeting and County APO Letters
Applicant's Statement of Final Proffers 12-29-22
B-1, Zoning District Uses and Requirements
ZTA 22:01 New Commercial Uses 8-17-22



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: David Ordell **Applicant of Record:** Same
Address: PO BOX 131 Keswick **Address:** _____
Phone: 434 960 7140 **Phone:** _____ **Fax:** _____
Email: ordella@stone.net **Email:** _____
Representative: Same
Address: _____
Phone: _____ **Fax:** _____
Email: _____
Tax Map and Parcel(s): 5-2-2 B
Acreeage: 4.011 **Current Zoning:** A-1
Location of Parcel: Richmond Rd
Requested Zoning: B1 **Proposed Use of Property:** Sell Farm Equipment and Supplies

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

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

Is parcel in Land Use Valuation Program? No Yes
Deed Book and Page: # 220002550
DB 3746409
 If any Deed Restrictions, please attach a copy

Affidavit to Accompany Petition for Rezoning

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

Date: 10/31/22 Signature of Owner/Applicant: [Signature]
Subscribed and sworn to before me this 31st day of October, 2022 Register # 7812344
My commission expires: July 23, 2023 Notary Public: [Signature]

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

Office Use Only			
Date Received: <u>10/31/2022</u>	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: <u>ZMP 22:06</u>
\$1,000 fee paid: <u>Check 7776</u>		Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:			
Election District: <u>Palmyra</u>		Planning Area: <u>Zions Crossroads Community</u>	
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision:		Decision:	



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: David Ordel
 Address: P.O. Box 131
 City: Keswick
 State: Va Zip Code: 22947

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

[Signature] Applicant Signature 10/31/22 Date

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

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

Statement of Final Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, David W. Ordel, as the owner of record of Tax Map 5 Section 2 Parcel 2B (the "Property") which is the subject of this conditional rezoning request, does hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this submission:

The Owner presents this statement of proffers for Tax Map 5 Section 2 Parcel 2B:

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

Civic Uses: Sheltered care facilities.


Commercial Uses: Automobile repair service establishments; Boarding houses; Guidance services; and Recreational vehicle sales.

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

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

Industrial Uses: Lumberyards; Railroad facilities and Outdoor gatherings.

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

 12-29-2022

Property Owner Signature / David W. Ordel

D

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Fluvanna

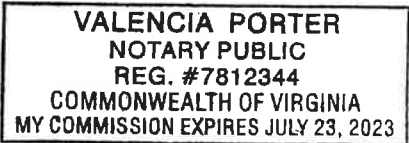
I, Valencia Porter, a Notary for the State of Virginia

do verify that the foregoing instrument was signed before me this the 29 day of December, 2022.

My commission expires: July 23, 2023



Notary Public





COUNTY OF FLUVANNA

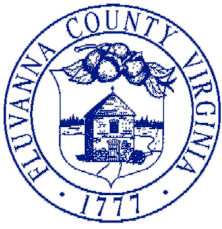
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Palmyra, VA 22963
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Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: December 30, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the January 18, 2023 Board of Supervisors meeting.



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PUBLIC HEARING NOTICE

December 30, 2022

ZMP 22:06 David W. Ordel B-1 Conditional Rezoning Request / Tax Map 5 Section 2 Parcel 2B

This is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on:

Meeting: Board of Supervisors Regular Meeting

Date: **Wednesday, January 18, 2023 at 7:00 pm**

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

ZMP 22:06 David W. Ordel - A Conditional Rezoning from A-1, Agricultural, General to the B-1, Business, General Zoning District of 5 +/- acres of Tax Map 5 Section 2 Parcel 2B. The subject property is generally located along the north line of Richmond Road (Rte 250) and west of Troy Road (SR 631) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

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

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding this application or the scheduled public hearing, then please contact me at dmiles@fluvannacounty.org or call us at 434.591.1910 with questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



**ZMP 22:06
Rezoning Request
A-1 to B-1
TMP 5-2-2B**



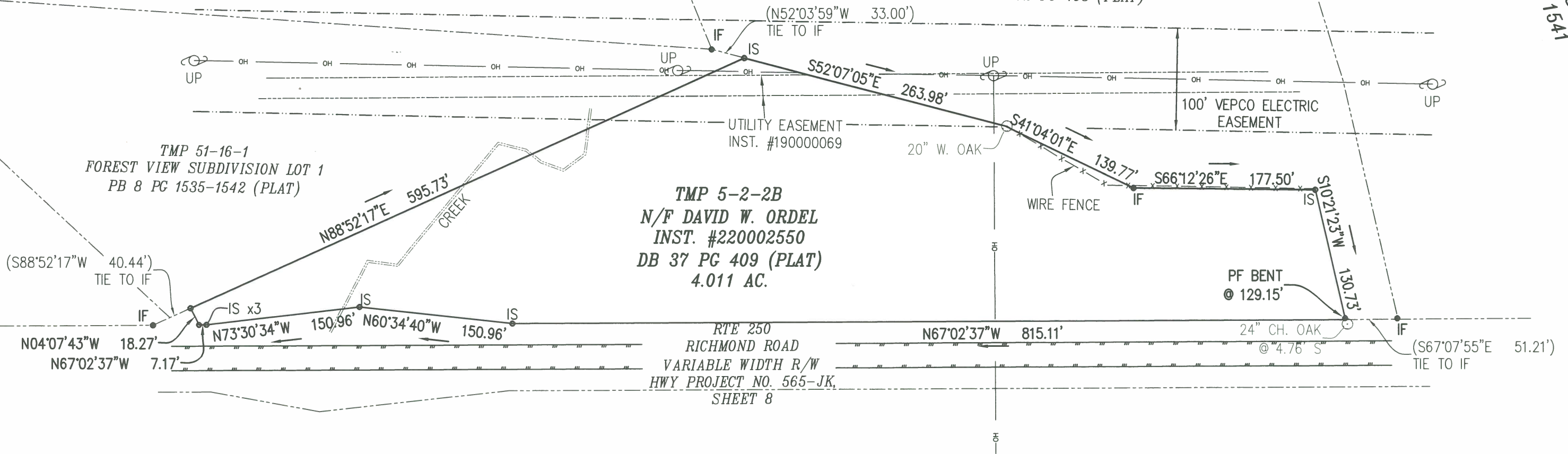
RECORD NORTH
PB 8 PG 1541

TMP 5-16-2
FOREST VIEW SUBDIVISION LOT 2
PB 8 PG 1535-1542 (PLAT)

TMP 5-1-A1
N/F VADA HOWARD
WB 69-5
DB 72 PG 463 (PLAT)

TMP 51-16-1
FOREST VIEW SUBDIVISION LOT 1
PB 8 PG 1535-1542 (PLAT)

TMP 5-2-2B
N/F DAVID W. ORDEL
INST. #220002550
DB 37 PG 409 (PLAT)
4.011 AC.



NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51065C0060C, EFFECTIVE DATE MAY 16, 2008. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY WAS NOT PERFORMED AS A PORTION OF THIS PROJECT.
4. OWNER OF RECORD: DAVID W. ORDEL
5. SOURCE OF TITLE: INST. #220002550
6. PROPERTY IS ZONED A-1: FRONT 200' FROM ROUTE 250, 50' SIDE & 75' REAR SETBACK

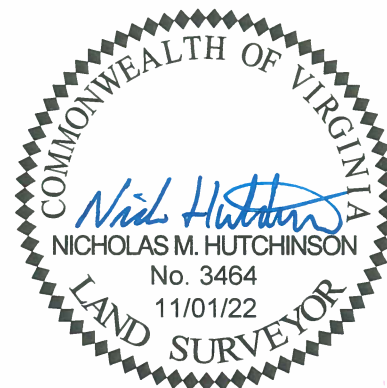
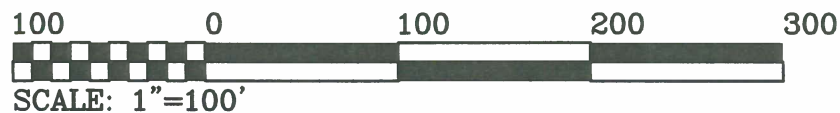
LEGEND

- IF IRON PIN FOUND
- IS IRON PIN SET
- OH OVERHEAD UTILITY
- UP UTILITY POLE

www.foresightpc.com
434-589-8395

FORESIGHT
SURVEY, PC
LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C
Charlottesville, VA 22902



PLAT SHOWING A BOUNDARY SURVEY FOR
TAX MAP 5 SECTION 2 PARCEL 2B
PALMYRA DISTRICT
FLUVANNA COUNTY, VIRGINIA

NOVEMBER 1, 2022
SCALE: 1" = 100'
FILE: 22.126

SHEET
1 OF 1

David Ordell
P.O. Box 131
Keswick, VA 22947
ordel@cstone.net

November 21, 2022
Re: Community Meeting

Dear Neighbor,

I would like to invite you and your neighbors to a Community meeting to review information and provide comments regarding my request to rezone tax parcel 5-2-2B. The 4.01 acre parcel is located along the north side of route 250 approximately 1.5 miles west of Zion Crossroads. It is my intention to establish a business for the purpose of selling farm equipment and supplies. This application will subsequently be scheduled for public hearings with the Planning Commission and the Board of Supervisors.

I invite you to ask questions and share comments about the proposed rezoning request and County review procedures at a community meeting. This in-person meeting will be held in the Morris Room at the County Administration Building, 132 Main Street Palmyra, VA 22963 in the on **Thursday, December 1st at 6:00 pm.**

Please see the attached map of the property for your review prior to our scheduled meeting. If you have any questions please call 434-960-7140 or contact me at ordel@cstone.net

Sincerely,

David Ordell

Attachments

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

January 2023

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

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

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

In Business, General, District B-1, structures to be erected or land to be used shall be for one (1) or more of the following uses, together with ordinary and necessary accessory uses, and no others. (Ord. 12-16-15)

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

The following uses shall be permitted by right:

Civic Uses

Amusements, public

Cultural services

Public recreation assembly

Public uses

Religious assembly

~~Sheltered care facilities~~

Commercial Uses

Assisted living facilities

Auction houses

~~Automobile repair service establishments~~

Automobile sales

Bakeries

Bed and breakfasts

~~Boarding houses~~

Brewpub

Butcher shops

Car washes
Cemeteries, commercial
Communications service
Corporate offices
Daycare centers
Emergency centers
Event facilities
Financial institutions
Flea markets
Funeral homes
Garden center
Gas stations
Greenhouses, commercial
Grocery stores
~~Guidance services~~
Hospitals
Hotels
Indoor entertainment
Indoor recreation facilities
Laundries
Machinery sales and service
Marinas, commercial
Medical clinics
Microbreweries
Nursing homes
Offices
Parking facilities

Personal improvement services

Personal service establishments

Pharmacies

Professional schools

~~Recreational vehicle sales~~

Restaurants, fast food

Restaurants, general

Restaurants, small

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Studios, fine arts

Taxidermists

Vending carts

Veterinary offices

Miscellaneous Uses

Accessory uses

Small scale solar generation facility

Utilities, minor

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord 9-15-21;
Ord 8-17-22)

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

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

Civic Uses

Educational facilities

Public assembly

Commercial Uses

~~Amusements, commercial~~

~~Dance halls~~

~~Entertainment establishments, adult~~

~~Halfway houses~~

Kennels, commercial

Landscaping materials supply

Laundromats

Lodges

~~Manufactured home sales~~

~~Outdoor entertainment~~

~~Outdoor recreation facilities~~

~~Retail stores, adult~~

~~Transportation terminals~~

Vehicle impound facilities

Industrial Uses

Contractor's storage yards

~~Lumberyards~~

Machine shops

~~Railroad facilities~~

Research laboratories

Miscellaneous Uses

~~Outdoor gatherings~~

Small scale solar generation facility



BOARD OF SUPERVISORS

County of Fluvanna
Palmyra, Virginia

ORDINANCE ZTA 22:01

An Ordinance to amend Chapter 22 Zoning of the Fluvanna County Code, and pursuant to Fluvanna County Code Section 22-20-1(c) and by the Addition of Definitions and the Amendment of a Definition known as Agricultural Enterprises under 22-22-1 Definitions; Uses permitted by Special Use Permit in A-1 Zoning Under 22-4-2.2 to permit an Event Facility, Machinery Sales and Service, Microbrewery; Uses permitted by Right in R-3 Zoning Under 22-7-9.1 to permit a Brewpub; Uses permitted by Special Use Permit in R-3 Zoning Under 22-7-9.2 to permit a Microbrewery; Uses permitted by Right in B-1 Zoning Under 22-9-2.1 to permit a Brewpub, Emergency Center, Event Facility, Machinery Sales and Service, and Microbrewery; Uses by Special Use Permit in B-1 Zoning Under 22-9-2.2 to Permit a Vehicle Impound Facility; Uses permitted by Right in B-C Zoning Under 22-10-3 to Permit a Brewpub; Uses permitted by Special Use Permit in B-C Zoning Under 22-10-4 to permit a Microbrewery; Uses permitted by Right in I-1 Zoning under 22-11-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility; Uses permitted by Right in I-2 Zoning Under 22-12-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility.

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

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

Commercial Uses

Event facilities
Machinery sales and service
Microbreweries

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

Commercial Uses

Brewpub

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

Commercial Uses

Microbreweries

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

Commercial Uses

Brewpub
Emergency centers
Event facilities
Machinery sales and service
Microbreweries

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

Commercial Uses

Vehicle impound facilities

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

Brewpub

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

Microbreweries

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

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

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

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

Sec. 22-22-1 Definitions:

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

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

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

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

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

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

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

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

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

THE FOREGOING ORDINANCE WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 17th day of August 2022, by the following vote:

SUPERVISOR	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District	X				X	
Patricia B. Eager, Palmyra District	X					X
Anthony P. O'Brien, Rivanna District	X					
John M. Sheridan, Columbia District	X					
Chris Fairchild, Cunningham District	X					

Adopted this 17th Day of August 2022
by the Fluvanna County Board of Supervisors

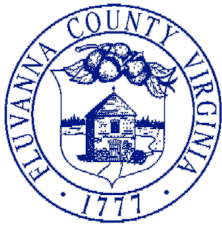
ATTEST:


John M. Sheridan, Chairman
Fluvanna County Board of Supervisors

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB L

MEETING DATE:	January 18, 2023				
AGENDA TITLE:	ZMP 22:07 The Clean Machine Inc.				
MOTION(s):	I move that the Board of Supervisors [Approve/ deny/ defer] ZMP 22:07, a request to amend the Fluvanna County Zoning Map with respect to approximately 6 +/- acres of Tax Map 4 Section A Parcel 24 to conditionally rezone the same from A-1 General Agricultural, to the I-1, Limited Industrial Zoning District with proffered conditions dated December 13, 2022.				
STRATEGIC INITIATIVE?	Yes	No	If yes, list initiative(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Douglas Miles, Community Development Director				
PRESENTER(S):	Douglas Miles, Community Development Director				
RECOMMENDATION:	At its meeting on December 13, 2022 the Planning Commission recommended Approval of ZMP 22:07 The Clean Machine Inc (3-0-1-1); Mr. Lagomarsino moved to recommend Approval and Ms. Key seconded. AYES: Key, Lagomarsino, Bibb; Abstained Goad; Absent: Zimmer				
TIMING:	Normal Public Hearing review process				
FISCAL IMPACT:	The proposed industrial land uses would provide additional County revenue taxes.				
POLICY IMPACT:	Regarding ZMP 22:07 The Clean Machine Inc, the Board of Supervisors may: <ul style="list-style-type: none"> • Approve this request, allowing the land uses to be constructed; OR • Deny this request, preventing the land uses from being constructed; OR • Defer this request and make a final decision at a later Board meeting date. 				
LEGISLATIVE HISTORY:	Review of a proposed Conditional Rezoning in accordance with Chapter 22 of the Fluvanna County Code Zoning Ordinance. The Planning Commission reviewed this ZMP case request on December 13, 2022 through the Public Hearing review process.				
ENCLOSURES:	The Clean Machine Inc Staff Report and Proffers dated December 29, 2022				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.213/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

BOARD OF SUPERVISORS STAFF REPORT

To: Fluvanna County Board of Supervisors
Request: Rezoning request from A-1 to I-1

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

General Information: This rezoning request will be heard by the Board of Supervisors on Wednesday, January 18, 2023 at 7:00 pm in the Carysbrook Performing Arts Center.

Applicant / Owner: The Clean Machine Inc / Puopolo Living Trust – Owner

Requested Action: **ZMP 22:07 The Clean Machine Inc.** – A request to conditionally rezone from A-1, General Agricultural to the I-1, Limited Industrial Zoning District of 6 +/- acres of Tax Map 4 Section A Parcel 24. The subject property is generally located in the southwest quadrant of Richmond Road (Rte 250) and Memory Lane (SR 698) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: I-1, General Business Zoning District

Existing Land Use: Vacant

Planning Area: Zion Crossroads Community Planning Area

The Zion Crossroads Community Plan states to Protect the rural features of the Zion Crossroads Area and that the development of Zion Crossroads needs not come at the expense of its rural and environmental features. Throughout 2022, the public comments that were provided on not only the 2015 Plan and on the proposed 2040 Plan at the public Open House events that protecting the rural features, even in the Zion Crossroads area, should be considered in site development. Shimp Engineering, the applicant's consultant, will be able to guide the applicant to better meet these guidelines.

Community Meeting:

The applicant and his planning consultant proceeded to review the project proposal that is found in the Textual Statement, last revised on December 5, 2022, where they were able to make edits to the proposed flex warehouse request layout, adding in the Traffic ITE code calculations for the uses of specialty trade contractor, general / light industrial and warehousing uses, as requested at the Community meeting. There were no adjacent property owners present at the meeting and the applicant, Planning Staff, Shimp Engineering planning consultant, and two (2) County residents were in attendance at the meeting that was held on December 1st at 6:30 pm in the Morris Room.

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:

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

(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)

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“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.”* The applicant and his consultant have worked with County Staff to better align with the comprehensive plan’s goals and objectives in order to further implement them by bringing forward a well thought out design for the future plans for this subject property.

Proffered Conditions:

The purpose of the I-1, Limited Industrial Zoning District, is *“to permit certain light industries. The limitations ...are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* The applicant has proffered out these I-1 by right land uses as a part of their conditional rezoning of the subject property:

Commercial uses: Transportation terminals
Industrial uses: Railroad facilities and solid waste collection facilities

These I-1 land uses by Special Use Permit (SUP) have been proffered out in this rezoning case:

Commercial uses: Amusements, commercial
Industrial uses: Shooting ranges, outdoors; sanitary landfills;
 Solid waste materials recovery facilities and Truck terminals
Miscellaneous uses: Aviation facilities

Conclusion:

The 2015 Comprehensive Plan states *“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.”* Planning Staff has worked with the applicant and his consultant to come up with I-1 land uses that could be located along Richmond Road with the ample state maintained road frontage. The applicants plan to work through all of the required site plan and design standards to promote the best opportunity for flex warehouse buildings to offer up small business owners with suitable space to conduct their office / flex / storage work without the need to have any outside storage other than the typical parking on light passenger trucks and/or vans.

Suggested Motion:

I move that the Board of Supervisors [Approves / denies / defers] ZMP 22:07, a request to amend the Fluvanna County Zoning Map with respect to approximately 6 +/- acres of Tax Map 4 Section A Parcel 24 to conditionally rezone the same from A-1 General Agricultural, to the I-1, Limited Industrial Zoning District along with proffers received on December 13, 2022.

Attachments:

Rezoning Application and Sign Form
Shimp Engineering Sketch Plan and Landscape Plan
Community Meeting and County APO Letters
I-1, Zoning District Uses and Requirements
ZTA 22:01 New Commercial Uses 8-17-22



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED
BOS2023-01-18 p.218/296

NOV 1 2022

Fluvanna County
Planning Dept

Owner of Record: Michael and Bethany Puopolo Living Trust
Applicant of Record: The Clean Machine
Address: PO BOX 5744 CHARLOTTESVILLE VA 22905
Address: 866 White Hall Road Keswick, VA 22947
Phone: Fax:
Phone: (434) 531-8503 Fax:
Email: cleanmachineva@gmail.com

Representative: Shimp Engineering
Address: 912 E High Street, Charlottesville, VA, 22902
Phone: (434) 227-5154 Fax:
Email: kelsey@shimp-engineering.com

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

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

Tax Map and Parcel(s) 4-A-24

Acreage 6.04 Current Zoning A-1

Is parcel in Land Use Valuation Program? [X] No [] Yes

Deed Book and Page: 670-597

Location of Parcel: Immediately west of the intersection of Route 250 and Zion Road

If any Deed Restrictions, please attach a copy

Requested Zoning I-1 Proposed Use of Property flex space/warehousing

Affidavit to Accompany Petition for Rezoning

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

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

Date: 10/5/22 Signature of Owner/Applicant:
Subscribed and sworn to before me this 5 day of October, 2022 Register # 7577206
My commission expires: 10/31/26 Notary Public: Dane Andrew Curtner



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

Office Use Only
Date Received: 11/01/2022 Application Meeting: PH Sign Deposit Received: 11/01/2022 Application #: ZMP 22 : 07
\$1,000 fee paid: Check 322479 Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:
Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:
Election District: Palmyra Planning Area: Zion Crossroads Community
Public Hearings
Planning Commission Board of Supervisors
Advertisement Dates:
APO Notification:
Date of Hearing:
Decision:



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: The Clean Machine Inc

Address: 866 White Hall Road

City: Keswick

State: VA Zip Code: 22947

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

 10/5/22
 Applicant Signature Date

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

Office Use Only	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>22</u> : <u>07</u> ZTA _____ :	
\$90 deposit paid per sign*: check 322478	Approximate date to be returned:

RECEIVED
BOS2023-01-18 p:220/296

NOV 1 2022

Fluvanna County
Planning Dept

October 6, 2022

Fluvanna County Planning and Zoning
132 Main Street
Post Office Box 540
Palmyra, VA 22963

Re: AUTHORIZATION TO SUBMIT LAND USE APPLICATIONS

The Michael and Bethany Puopolo Living Trust (the "Owner"), is the Owner of Fluvanna County tax parcel 4-A-24 (the "Property"). The Clean Machine Inc. (the "the Applicant") is the Applicant for a rezoning application affecting the Property (the "2022 Rezoning Application"); the Applicant is the contract purchaser of the Property. Justin M. Shimp and Kelsey Schlein of Shimp Engineering, P.C. are acting as the Applicant's representatives (the "Representatives") for the 2022 Rezoning Application. The Owner hereby authorizes the Applicant and the Representatives to submit land use applications affecting the Property, such as, but not limited to, Zoning Map Amendment Applications, Site Plan Applications, and other similar land use applications affecting the Property (collectively, the "Land Use Applications"). This authorization includes the authority to take any other steps, and submit any other documentation to Fluvanna County necessary to effectuate the Land Use Applications on behalf of the Owner.

Michael and Bethany Puopolo Living Trust

By: 
Trustee

Date: 10/06/22

By: 
Trustee

Date: 10/06/22

NOV 1 2022

Fluvanna County
Planning Dept

0648
0830

648 830

5891

CERTIFICATE OF PLAT

The attached plat, and courses and distances description made by Robert L. Lum, Certified Land Surveyor, Palmyra, Virginia, dated July 15, 2005, of the lands of Michael D. Puopolo, situate in Palmyra District, of the County of Fluvanna, Virginia, and being the same land acquired by the said Michael D. Puopolo, by Deed dated the 29th day of July, 2005, from Thomas Allen Knight, of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 640, Page 318, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under my hand this 23rd day of August, 2005.

Michael D. Puopolo
Michael D. Puopolo

ACKNOWLEDGEMENT

STATE OF VIRGINIA,
COUNTY OF ALBEMARLE, TO WIT:

I, Michelle D. Wood Metc, a Notary Public, in the State of Virginia, do hereby certify that Michael D. Puopolo, whose name is signed to the foregoing certificate of confirmation by owners, and Plat, bearing date of the 15th day of July, 2005, have acknowledged the same before me.

Given under my hand this 23rd day of August, 2005.

Michelle D. Wood Metc
Notary Public

My Commission Expires: 12-31-06



0648
0831

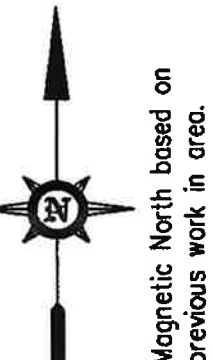
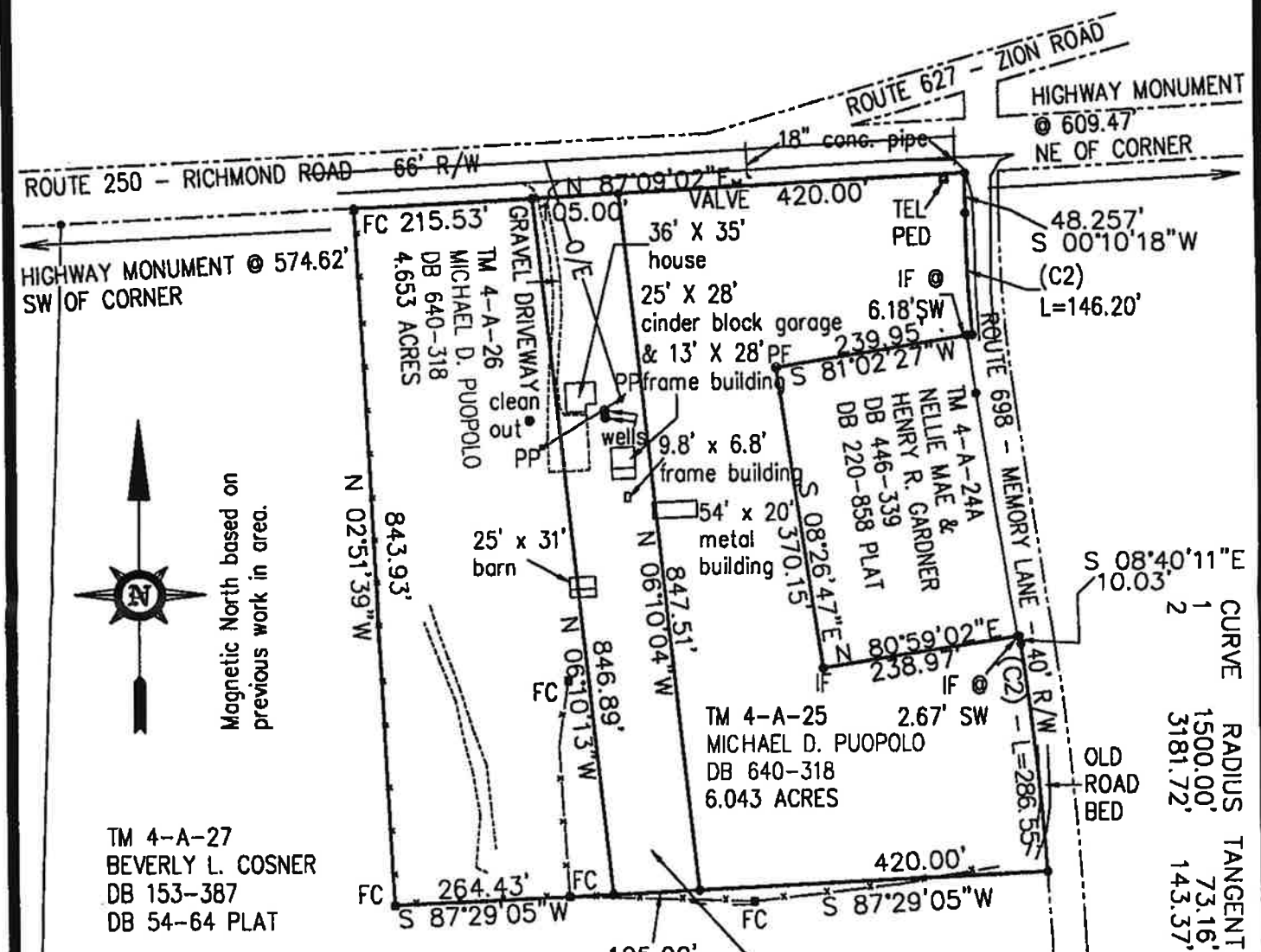
648 831

NOTES:

The boundary survey shown is based on a current field survey.

This Plot has been prepared without benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

2502 Richmond Road



TM 4-A-27
BEVERLY L. COSNER
DB 153-387
DB 54-64 PLAT

- LEGEND**
- IS Iron Rod Set
 - IF Iron Rod Found
 - PF Iron Pipe Found
 - FC Fence Corner
 - PP Power Pole
 - Tel Ped Telephone Pedestal
 - Fence
 - O/E Overhead Electric Line

TM 4-A-25
MICHAEL D. PUOPOLO
DB 640-318
2.038 ACRES

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
1	1500.00'	73.16'	146.20'	5.35°04"	146.14'	S 02°37'14"E
2	3181.72'	143.37'	286.55'	5°09'37"	286.45'	S 06°16'01"E

PLAT SHOWING BOUNDARY OF
TAX MAP 4 PARCEL (A) 24, 25, & 26

THE PUOPOLO PROPERTY

PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA

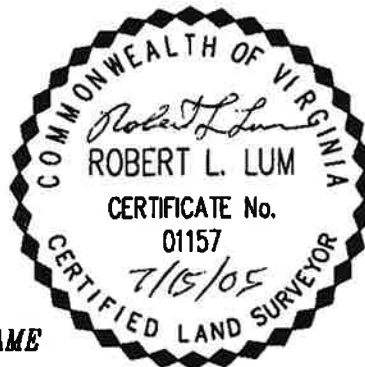
SCALE: 1" = 200' DATE: JULY 1, 2005

040024.dwg REVISED 7/15/05 TO ADD CURRENT OWNER'S NAME

LUM'S LAND SURVEYS, INC.

P.O. BOX 154, PALMYRA, VA. 22963-0154

PHONE: (434) 589-8395



0648
0832

648 832

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FLUVANNA COUNTY

St. R. Tax	_____	The foregoing instrument with acknowledgment was admitted to record on <u>Aug. 26</u> 20 <u>05</u> at <u>5:17</u> P.M. In D.B. <u>648</u> Page(s) <u>830-832</u> Recording costs paid as shown.
Co. R. Tax	_____	
Transfer	_____	
Clerk	<u>21.00</u>	
Grantor Tax	_____	
Total \$	<u>21.00</u>	Teste: <u>Bouison E. Peterson, Jr.</u> , Deputy Clerk Bouison E. Peterson, Jr., Clerk

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Project Narrative For: Memory Lane Flex Warehouse | Rezoning Request**Parcel Description:** Tax Parcel 4-A-24**Initial Submittal:** October 31, 2022**Narrative Revision:** December 5, 2022

	ACREAGE	EXISTING ZONING	PROPOSED ZONING
TMP 4-A-24	6.04	A-1	I-1

Location:

Approximately 500 feet west on Route 250 Richmond Road, from its intersection with Route 627 Zion Road.

Project Proposal:

The Clean Machine Inc. (the “applicant”) is the contract purchaser of tax parcel 4-A-24 in Fluvanna County (the “property”) which is owned by The Puopolo Living Trust (the “owner”). The 6.04-acre property is approximately 500 feet west on Richmond Road (Route 250) from its intersection with Zion Road (Route 627). The owner owns adjacent tax parcels 4-A-25 and 4-A-26, which the applicant also has under contract to purchase; the adjacent parcels are zoned I-1. The applicant seeks to develop flex warehouses of various sizes to accommodate a variety of users. To realize a cohesive development encompassing the property and the adjacent tax parcels, the applicant seeks to rezone the property from its current A-1 Agriculture zoning to I-1 Limited Industrial.

While the rezoning is limited to the 6.04-acre subject property, the entire proposed development would include the two adjacent properties, totaling 12.734 acres. If approved, the unified zoning would permit limited industrial uses, such as flex warehousing on the site. As Zion Crossroads continues to grow as a regional mixed-use center, the proximity to the Route 15/Interstate 64 interchange is an additional attraction to light industry users, allowing for ease of access to major transportation corridors. The demand for flex warehousing leasing has increased, especially in a post-COVID19 real estate market; in addition to the high demand of “commercial warehouse and industrial space...from pandemic-fueled growth in online shopping [that] shows few signs of abating...large warehouses are attracting high-tech manufacturing and life sciences.”¹ Furthermore, the wide variety of commercial and industrial uses that could take place on a Limited Industrial property could encourage local economic development and smaller business owners do not necessarily require the larger areas commonly offered for industrial users. Flex warehousing is ideal in allowing businesses to stage and store materials and goods in an enclosed space, and consolidating smaller warehouse spaces within one property would provide for a more organized manner that promotes commercial and business activity near the Zion Crossroads center. Furthermore, there is a need for scalable commercial and industrial spaces as businesses at all growth levels need varied spaces to accommodate their needs.

The property is surrounded by A-1 Agricultural zoned and I-1 Limited Industrial zoned properties. Where the property is adjacent to A-1 zoned properties, screening is to be provided, complying with section 24 of the Fluvanna Code of Ordinances, with setbacks established as a 50’ building setback and a 25’ parking setback.

Impacts Analysis:

Traffic

The following trip generation estimates for plausible users affiliated with the proposed development on the property are derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition.

Use	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Specialty Trade Contractor	180	10,000 SF	12	5	17	6	14	20	102
General Light Industrial	110	50,000 SF	31	4	35	4	28	32	247
Warehousing	150	60,000 SF	8	2	10	3	8	11	140
					62			63	489

The above trip generation estimates are derived for the development of the entire site, which will likely take place over several years. The initial phase of construction proposes development of 10,000 – 25,000 SF of specialty trade contractor / general light industrial / warehousing space.

The proposed development will utilize the existing commercial entrance from Route 250. If any entrance improvements or modifications are required by VDOT to the existing entrance, proposed improvements will be designed for at site plan and implemented prior to the issuance of a certificate of occupancy on the property. A second entrance is proposed to connect the site to Memory Lane, which is located just east of the property. The second entrance will likely be constructed with later phases of development of the property and will comply with applicable VDOT standards at the time of design permitting and construction.

Water and Sewer

The development proposes to connect to public water and will likely be served by a new on-site septic system for the initial phase, converting to a public connection during the construction of later phases.

Environmental

Regulated development on the property will be subject to the regulations of the Fluvanna County Erosion and Sediment Control regulations and state Virginia Stormwater Management Program (VSMP) regulations.

Proffers

The owner has submitted voluntary proffer conditions with this application to preclude certain uses from taking shape on the property to limit potential impacts from noise, dust, and traffic.

¹Spivack, Miranda S. “Warehouse Space Is The Latest Thing Being Hoarded.” 1 Feb. 2022, <https://www.nytimes.com/2022/02/01/business/warehouses-supply-chain.html>

Statement of FINAL Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Bethany J. Puopolo and Michael D. Puopolo as co-trustees of the Michael and Bethany Puopolo Living Trust, the Owner of record of Tax Map 4 Section A Parcel 24 (the "Property"), which is the subject of conditional rezoning request, ZMP 22: ____, does hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this statement of final proffers:

The Owner presents this statement of proffers for Tax Map 4 Section A Parcel 24:

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

Commercial Uses: Transportation terminals

Industrial Uses: Railroad facilities, solid waste collection facilities

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

Commercial Uses: Amusements, commercial

Industrial Uses: Shooting ranges, outdoor; sanitary landfills; solid waste material recovery facilities; truck terminals

Miscellaneous Uses: Aviation facilities

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



Bethany J. Puopolo, co-trustee

Date

Michael D. Puopolo, co-trustee

Date

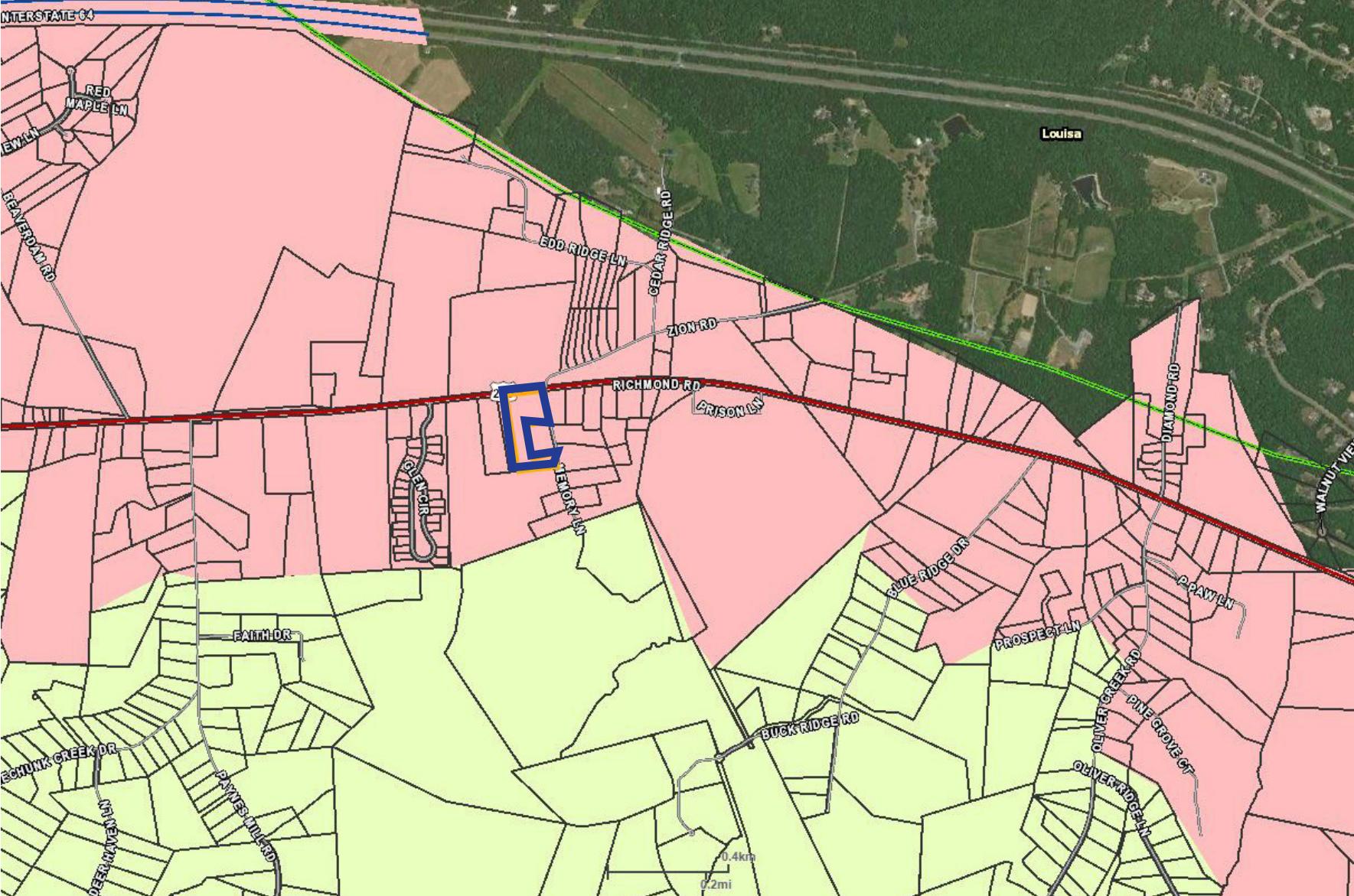
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

I, _____, a Notary for the State of Virginia
do verify that the foregoing instrument was signed before me this the _____ day of
_____, _____.

My commission expires: _____

Notary Public

COMPREHENSIVE PLAN

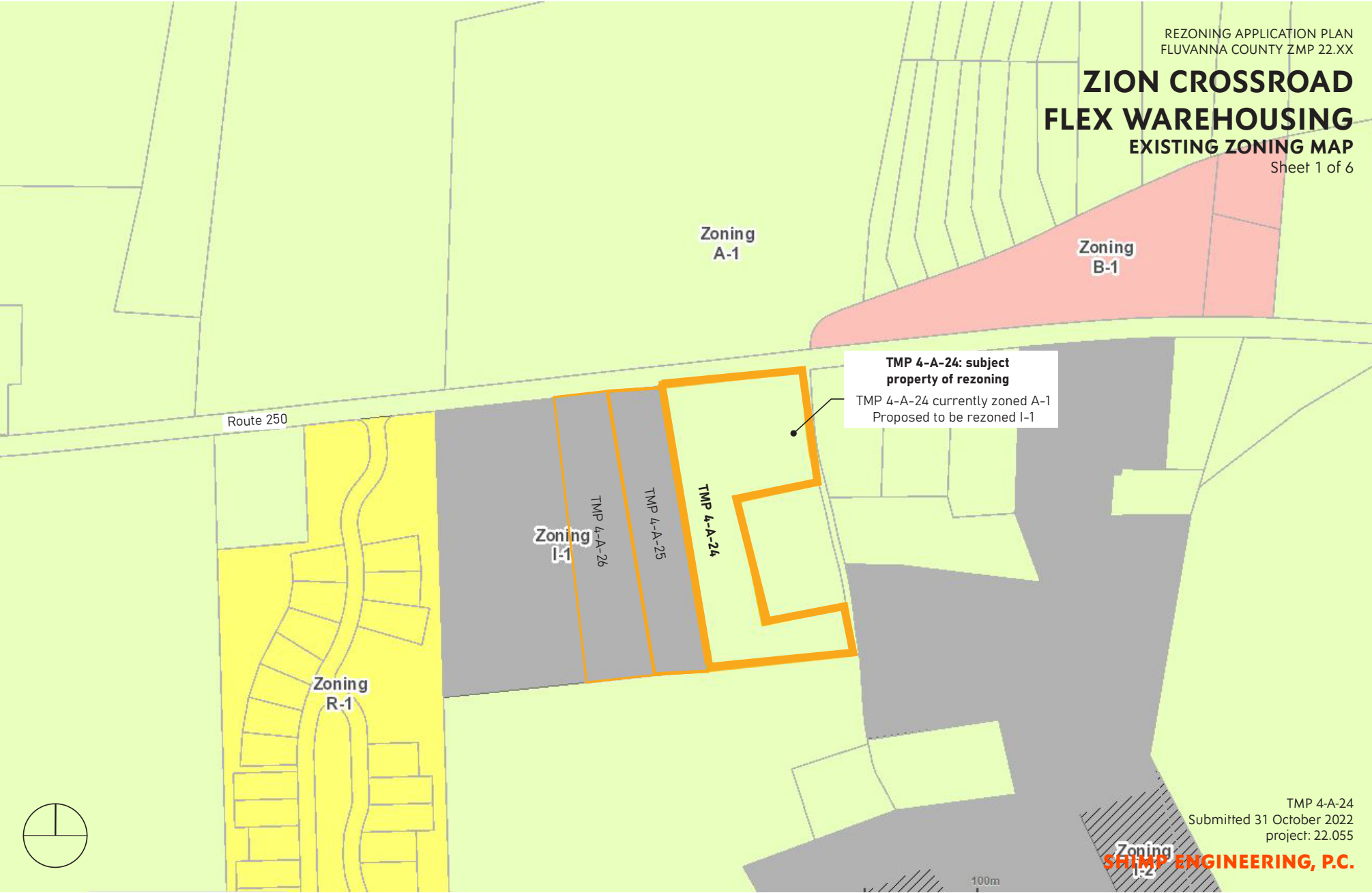


ZONING MAP

REZONING APPLICATION PLAN
FLUVANNA COUNTY ZMP 22.XX

ZION CROSSROAD FLEX WAREHOUSING EXISTING ZONING MAP

Sheet 1 of 6



TMP 4-A-24
Submitted 31 October 2022
project: 22.055

SHIMP ENGINEERING, P.C.

REZONING APPLICATION PLAN
FLUVANNA COUNTY ZMP 22.XX

ZION CROSSROAD FLEX WAREHOUSING PROPOSED ENTRANCE

Sheet 4 of 6



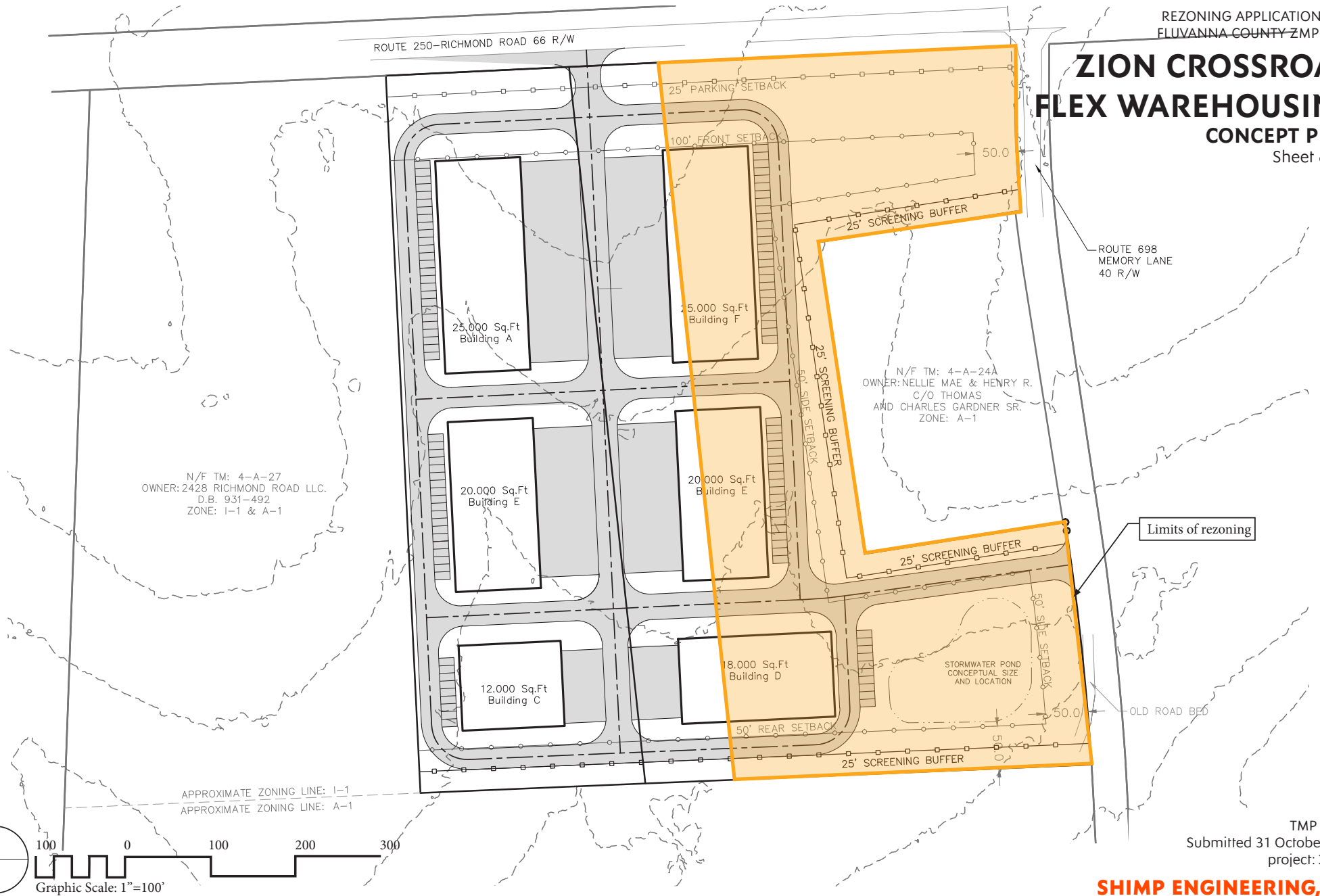
SHIMP ENGINEERING, P.C.

CONCEPT PLAN

REZONING APPLICATION PLAN
FLUVANNA COUNTY ZMP 22.XX

ZION CROSSROAD FLEX WAREHOUSING CONCEPT PLAN

Sheet 6 of 6

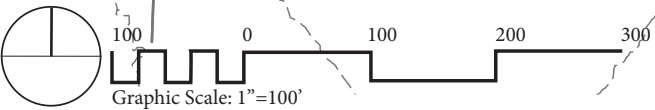


N/F TM: 4-A-27
OWNER: 2428 RICHMOND ROAD LLC.
D.B. 931-492
ZONE: I-1 & A-1

N/F TM: 4-A-24A
OWNER: NELLIE MAE & HENRY R.
C/O THOMAS
AND CHARLES GARDNER SR.
ZONE: A-1

Limits of rezoning

APPROXIMATE ZONING LINE: I-1
APPROXIMATE ZONING LINE: A-1



TMP 4-A-24
Submitted 31 October 2022
project: 22.055

SHIMP ENGINEERING, P.C.



East Coast Emergency Vehicles LLC

Route 250

TMP 4-A-24
TMP 4-A-25
TMP 4-A-26

A G Dillard

Correctional Center

MEMORY LANE FLEX WAREHOUSING - REZONING REQUEST

Community Meeting
Shimp Engineering P.C.
December 1, 2022

ZION CROSSROAD FLEX WAREHOUSING EXISTING CONDITIONS

Sheet 5 of 6

ROUTE 250-RICHMOND ROAD 66 R/W
ROUTE 250

MEMORY LANE

ROUTE 698
MEMORY LANE
40 R/W

TM 4-A-26
OWNER: PUOPOLO LIVING TRUST
MICHAEL & BETHANY PUOPOLO
4.653 AC.
D.B 670-597
D.B 648-831 PLAT
ZONE: I-1

N/F TM: 4-A-24A
OWNER: NELLIE MAE & HENRY R.
C/O THOMAS
AND CHARLES GARDNER SR.
ZONE: A-1

N/F TM: 4-A-27
OWNER: 2428 RICHMOND ROAD LLC.
D.B. 931-492
ZONE: I-1 & A-1

TM 4-A-26
OWNER: PUOPOLO LIVING TRUST
MICHAEL & BETHANY PUOPOLO
2.038 AC.
D.B 670-597
D.B 648-831 PLAT
ZONE: I-1

TM 4-A-24
OWNER: PUOPOLO LIVING TRUST
MICHAEL & BETHANY PUOPOLO
6.043 AC.
D.B 670-597
D.B 648-831 PLAT

GRAVEL
DRIVEWAY

25' PARKING SETBACK

100' FRONT SETBACK

50' SIDE SETBACK

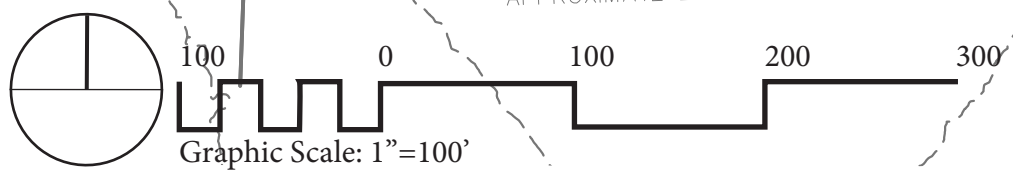
50' REAR SETBACK

50' SIDE SETBACK

Limits of rezoning

OLD ROAD BED

APPROXIMATE ZONING LINE: I-1
APPROXIMATE ZONING LINE: A-1



TMP 4-A-24
Submitted 31 October 2022
project: 22.055

SHIMP ENGINEERING, P.C.

Route 250 Screening Buffer
Mixed Vegetation Option -
1 large shade tree
1 medium shade tree
1 evergreen tree
3 evergreen shrubs
Every 20 LF
[Sec. 22-24-7]

ROUTE 250-RICHMOND ROAD 66 R/W

5' PARKING SETBACK

100' FRONT SETBACK

50' SIDE SETBACK

50' REAR SETBACK

ROUTE 698
MEMORY LANE
40 R/W

Public ROW & Adjacent A-1 Residential Screening Buffer
Evergreen Trees Option -
Double staggered row of evergreen trees, 10' O.C.
[Sec. 22-24-7]

STORMWATER POND
CONCEPTUAL SIZE
AND LOCATION

Illustrative screening exhibit for demonstration purposes only to show compliance with Sec. 22-24-7 of the Fluvanna County Zoning Ordinance





COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.237/296
132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: December 30, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the January 18, 2023 Board of Supervisors meeting.



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PUBLIC HEARING NOTICE

December 30, 2022

ZMP 22:07 The Clean Machine Inc I-1 Industrial Rezoning / Tax Map 4 Section A Parcel 24

This is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on:

Meeting: Board of Supervisors Regular Meeting
Date: **Wednesday, January 18, 2023 at 7:00 pm**
Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZMP 22:07 The Clean Machine Inc. – A Conditional Rezoning from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District of 6 +/- acres of Tax Map 4 Section A Parcel 24. The subject property is generally located in the southwest quadrant of Richmond Road (Rte 250) and Memory Lane (SR 698) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

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

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding this application or the scheduled public hearing, then please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

ARTICLE 11. - INDUSTRIAL, LIMITED, DISTRICT I-1**December 2022**

Sec. 22-11-1. - Statement of intent.

The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.

Sec. 22-11-2. - Use regulations.

In Industrial, Limited, I-1, structures to be erected or land to be used shall be for one or more of the following uses, together with ordinary and necessary accessory uses, and no others.

(Ord. 12-16-15)

Sec. 22-11-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Automobile repair service establishments

Automobile sales

Car washes

Communications service

Corporate offices

Financial institutions

Flea markets

Gas stations

Landscaping materials supply

Laundries

Machinery sales and service

Medical clinics

Offices

Parking facilities

Professional schools

Recreational vehicle sales

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Transportation terminals

Vending carts

Vehicle impound facilities

Veterinary offices

Industrial Uses

Contractor's storage yards

Data centers

Lumberyards

Machine shops

Manufacturing, light

Railroad facilities

Research laboratories

Sawmills, temporary

Solid waste collection facilities

Upholstery shops

Wholesale warehouses

Miscellaneous Uses

Accessory uses

Small scale solar generation facility

Utilities, minor

Woodstorage, temporary

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. 9-15-21; Ord. 8-17-22)

Sec. 22-11-2.2. - Uses permitted by special use permit only.

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

Commercial Uses

~~Amusements, commercial~~

Auction houses

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

Restaurants, fast food

~~Shooting ranges, outdoor~~

Industrial Uses

Manufacturing, medium

~~Sanitary landfills~~

Sawmills, permanent

~~Solid waste material recovery facilities~~

~~Truck terminals~~

Miscellaneous Uses

~~Aviation facilities~~

Outdoor gatherings

Telecommunication facilities

Utilities, major

Utility scale solar generation facility

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

Sec. 22-11-3. - Requirements for permitted uses.

(A)Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of Article 23 of this chapter.(B)Screening from adjacent business, residential and agricultural district shall be required.(C)Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

Sec. 22-11-4. - Area regulations.

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

Sec. 22-11-5. - Setback regulations.

Buildings and accessory uses shall be located not less than one hundred feet (100') from any street right-of-way and all parking lots shall be located not less than fifty feet (50') from any street right-of-way except that:

(A)Buildings and accessory uses may be located less than one hundred feet (100'), but not less than fifty feet (50'), from a street right-of-way, provided that said street:(i)Is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;(ii)Is a cul-de-sac or an interior road; and(B)All parking lots shall be located not less than twenty-five feet (25') from any street right-of-way. This shall be known as the "building setback line."

(Ord. 12-19-07)

Sec. 22-11-6. - Yard regulations.

When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty feet (50'). All parking lots shall be located not less than twenty-five feet (25') from any residential or agricultural district.

Sec. 22-11-7. - Height regulations.

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

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

Sec. 22-11-8. - Coverage regulations.

Impervious surface may cover up to eighty percent (80%) of the area of the lot.

Sec. 22-11-9. - Off-street parking.

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

Sec. 22-11-10. - Sign regulations.

Sign regulations shall conform with Article 15 of this chapter.

Sec. 22-11-11. - Sidewalks.

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

Exceptions approved by the Planning Commission for locating sidewalks along road frontage may be acceptable with the placement of a trail network or greenway on the property providing sufficient pedestrian circulation.

(Ord. 5-4-11)



BOARD OF SUPERVISORS

County of Fluvanna
Palmyra, Virginia

ORDINANCE ZTA 22:01

An Ordinance to amend Chapter 22 Zoning of the Fluvanna County Code, and pursuant to Fluvanna County Code Section 22-20-1(c) and by the Addition of Definitions and the Amendment of a Definition known as Agricultural Enterprises under 22-22-1 Definitions; Uses permitted by Special Use Permit in A-1 Zoning Under 22-4-2.2 to permit an Event Facility, Machinery Sales and Service, Microbrewery; Uses permitted by Right in R-3 Zoning Under 22-7-9.1 to permit a Brewpub; Uses permitted by Special Use Permit in R-3 Zoning Under 22-7-9.2 to permit a Microbrewery; Uses permitted by Right in B-1 Zoning Under 22-9-2.1 to permit a Brewpub, Emergency Center, Event Facility, Machinery Sales and Service, and Microbrewery; Uses by Special Use Permit in B-1 Zoning Under 22-9-2.2 to Permit a Vehicle Impound Facility; Uses permitted by Right in B-C Zoning Under 22-10-3 to Permit a Brewpub; Uses permitted by Special Use Permit in B-C Zoning Under 22-10-4 to permit a Microbrewery; Uses permitted by Right in I-1 Zoning under 22-11-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility; Uses permitted by Right in I-2 Zoning Under 22-12-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility.

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

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

Commercial Uses

Event facilities
Machinery sales and service
Microbreweries

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

Commercial Uses

Brewpub

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

Commercial Uses

Microbreweries

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

Commercial Uses

Brewpub
Emergency centers
Event facilities
Machinery sales and service
Microbreweries

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

Commercial Uses

Vehicle impound facilities

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

Brewpub

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

Microbreweries

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

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

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

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

Sec. 22-22-1 Definitions:

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

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

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

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

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

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

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

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

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

THE FOREGOING ORDINANCE WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 17th day of August 2022, by the following vote:

SUPERVISOR	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District	X				X	
Patricia B. Eager, Palmyra District	X					X
Anthony P. O'Brien, Rivanna District	X					
John M. Sheridan, Columbia District	X					
Chris Fairchild, Cunningham District	X					

Adopted this 17th Day of August 2022
by the Fluvanna County Board of Supervisors

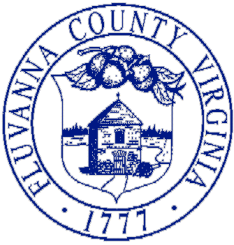
ATTEST:


John M. Sheridan, Chairman
Fluvanna County Board of Supervisors

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB M

MEETING DATE:	January 18, 2023				
AGENDA TITLE:	Historic Courthouse Request for Funding Ratification				
MOTION(s):	I move the Board of Supervisors ratify the letter sent to Delegate Lee Ware to request funding from the General Assembly for the renovation of the Historic Courthouse.				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		XX			
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Normal				
DISCUSSION:	<p>At the request of the Board, Staff, in collaboration with Kathleen Kilpatrick, county resident and former Director of the Virginia Department of Historic Resources, prepared a letter of request for funding to renovate the Historic Courthouse.</p> <p>The letter was prepared and provided to Delegate Ware's office on January 12, 2023.</p>				
FISCAL IMPACT:	Requesting \$307,985 in order to stabilize the structure, prevent further deterioration, and address life-safety issues.				
POLICY IMPACT:	None				
LEGISLATIVE HISTORY:	None				
ENCLOSURES:	Letter to Delegate Lee Ware; Budget Amendment Request Form				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X



COUNTY OF FLUVANNA

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BOARD OF SUPERVISORS

Mozell H. Booker
Fork Union District

Patricia B. Eager
Palmyra District

John M. "Mike" Sheridan
Columbia District

Anthony P. "Tony" O'Brien
Rivanna District

Chris Fairchild
Cunningham District

COUNTY ADMINISTRATION

Eric M. Dahl
County Administrator

Caitlin Solis
Clerk to the Board

January 11, 2023

The Honorable Lee Ware
P.O. Box 689
Powhatan, VA 23139

ELECTRONIC DELIVERY

Dear Delegate Ware,

The Historic Fluvanna County Courthouse, an 1830-31 landmark of national distinction located in the historic Village of Palmyra, is in need of attention and significant investment to continue to stand without loss of integrity. Designed by Gen. John Hartwell Cocke of nearby Brems, a founder of the University of Virginia, the temple-form structure is the first of Virginia's antebellum Classical Courthouses to use the Greek order, widely influencing public architecture throughout Virginia and the Nation. Replaced in 2001 with a nearby modern Courthouse, it remains uniquely intact without additions, retaining its interior form and many fittings. The building attracts history seekers, scholars, and students. It is the anchor of planned tourism and educational programming to expand economic opportunity for the county and region.

A year-long study by a renowned preservation firm has culminated in the creation of an Historic Structures Report which includes a detailed restoration plan and estimated budget. The county is currently focused on the urgent tasks of stabilizing the structure, preventing further deterioration, and addressing life-safety issues.

We believe this landmark must be restored. The County, in partnership with the Fluvanna Historical Society, humbly requests the General Assembly consider a request for funds that would allow the restoration of the Courthouse. Full restoration is estimated to cost \$2,214,255. The County requests \$307,985; this amount reflects the estimated construction costs related to a failing roof and support system.

On behalf of the Fluvanna County Board of Supervisors, I thank you for your time and attention to this matter. The Historic Courthouse is a beloved central feature of the Village. We hope it stands for public use and enjoyment for many years to come.

Sincerely,

Eric M. Dahl
County Administrator



House Appropriations Committee 2023 Budget Amendment Request

*** STAKEHOLDERS WORKSHEET ***

DEADLINE FOR DELEGATES TO ELECTRONICALLY SUBMIT REQUESTS IS 5:00 PM, FRIDAY, JANUARY 13, 2023

NOTE: We have a web-based Budget Amendment Request submission process for House members. Stakeholders can use this worksheet to provide Delegates with information for budget amendment requests that they would like to have submitted on their behalf. Stakeholders should send this completed worksheet, along with any supporting documentation, directly to the House member they are working with to electronically submit on their behalf.

House Patron: _____
(Name of Delegate)

Agency Name: _____

Increase/Decrease

Use this section to indicate whether the amendment would require an Increase or Decrease in appropriated funds.

General Fund (GF) monies are derived from taxes levied on individual and corporate income, sales, public service corporations, and insurance companies. The General Fund is the major source of support for many State functions.

Nongeneral Fund (NGF) monies consist of special fund revenues, higher education operating monies (tuition, special revenues and federal grants), highway maintenance and construction funds, trust and agency funds, and federal trust funds.

<u>Funding</u>	<u>First Year</u>	<u>Second Year</u>
<input type="checkbox"/> Increase	GF \$ _____	GF \$ _____
<input type="checkbox"/> Decrease	NGF \$ _____	NGF \$ _____

Position Level

Use this section to indicate if a change in the position level of the agency is desired or necessary. The position level is the number of full-time equivalent (FTE) positions dedicated to a specific program activity or agency. If you are unsure, leave the space blank.

<u>Position Level</u>	<u>First Year</u>	<u>Second Year</u>
<input type="checkbox"/> Increase	GF FTE \$ _____	GF FTE \$ _____
<input type="checkbox"/> Decrease	NGF FTE \$ _____	NGF FTE \$ _____

Explanation of Amendment (Explain and/or Include Materials)

Please explain the purpose of the amendment or attach explanatory materials. THIS IS THE MOST IMPORTANT PART OF REQUESTING AN AMENDMENT as it ensures the HAC staff has adequate background information to draft the budget amendment request.

FLUVANNA COUNTY BOARD OF SUPERVISORS BCC APPOINTMENTS STAFF REPORT

TAB N

MEETING DATE:	January 18, 2023			
AGENDA TITLE:	Board, Commission, and Committee Appointments			
MOTION:	I move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s):			
Board/Commission/Committee	Appointees	Begins Term	Ends Term	
TJPDC Regional Housing Partnership – Planning Commission Official	Andre-A'Bryanna Key	01/18/2023	06/30/2026	

BCC VACANCIES AND APPLICANTS				
BCC Vacancies	Applicants	Appt	Home District	Current BCC Appointments / Other Notes
TJPDC Regional Housing Partnership	Andre-A'Bryanna Key	Appoint	Rivanna	Rivanna District Representative on Planning Commission
DISCUSSION:	<ul style="list-style-type: none"> - The Regional Housing Partnership composition includes stakeholders from the public, private, nonprofit, and citizen sectors in the City of Charlottesville, Albemarle County, Greene County, Nelson County, Fluvanna County, and Louisa County. At the January 10, 2023 meeting, the Planning Commission recommended Ms. Key to represent Fluvanna County on the TJPDC Regional Housing Partnership as the Planning Commission Official. 			
ENCLOSURES:	TJPDC Regional Housing Partnership Operation Framework			

Regional Housing Partnership (RHP)

OPERATIONAL FRAMEWORK

Thomas Jefferson Planning District Commission
AUGUST 2018

RHP Overview

In the Spring of 2017, the Commissioners of the Thomas Jefferson Planning District Commission (TJPDC) identified that housing was a focus in several localities within the planning district. The Commission determined that housing should also be considered as a regional issue. The Commission saw several opportunities for improving the communication, coordination, and collaboration between both the six localities and the multiple sectors involved in providing housing solutions; the private, public, nonprofit, and citizen sectors. In January 2018, the commission hired a part-time Housing Coordinator to help facilitate, convene, and coordinate housing initiatives in the region.

In April of 2018, the TJPDC partnered with the Charlottesville chapter of Urban Land Institute to host seven affordable housing informational sessions during the Tom Tom Founders Festival's Hometown Summit in Charlottesville. The purpose of the sessions was to hear from service providers, elected officials, resident advocates, and experts in the private and public housing sector on the six steps to develop affordable housing: needs assessment, community engagement, policy, design, finance, and development. Nearly 50 panelists focused on developing and implementing effective strategies to address the local housing challenges.

During the Charlottesville Action Forum of the event, there was support for a Regional Housing Partnership, similar to the TJPDC's Regional Transit Partnership. The following document defines a draft operational framework of the Regional Housing Partnership (RHP) Advisory Board. This framework is a starting point from which to build and is intended to be revised as necessary.

Purpose:

The Regional Housing Partnership (RHP) is an advisory board, created by the Thomas Jefferson Planning District Commission, in partnership with multi-sector stakeholders related to housing. Composed of an overarching consortium of housing interests, the Partnership will enhance regional coordination and effectiveness.

Objectives:

The primary objectives of the RHP are:

To Address Unmet Housing Needs and Preserve Housing Affordability.

The Partnership will utilize the regional housing needs assessment report to identify and support strategies to bring about the alignment of policy, funding and programming in order to create a full housing ladder of opportunity in the region.

The challenge in the area is both quantitative, as defined by a gap between the number of affordable units and the need and qualitative, as defined by the lack of options for housing mobility, equity gain, transportation issues and workforce development, etc.

Members of the partnership believe that we can and must adopt an ambitious regional goal, within a specific timeframe, for aligning supply and demand. Housing is fundamental for our region to remain healthy and strong.

In order to support meeting the primary objectives, the partnership will pursue the following strategies:

1. Develop a plan for listening to residents in need of better housing
2. Create a holistic regional strategy.
3. Create a comprehensive, regional funding model to guide budgeting decisions that supports a holistic regional housing strategy.
4. Further the Relationship between localities.
5. Connect Housing Efforts to Transportation, Workforce Development, and Community Health.
6. Advocate for the integration of housing into other decision making.

Function:

The RHP will be an advisory board that generates research on housing-related issues and makes recommendations to localities. The Partnership will address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents. TJPDC staff on behalf of the RHP will:

- Provide a meeting space and coordination;
- Take meeting minutes;
- Prepare meeting packets;
- Coordinate studies and analysis for Partnership consideration;
- Develop and gather data and report on a 2-year basis, local and regional housing performance measures
- Facilitate continued communication, cooperation, and coordination on housing matters; and,
- Forward all recommendations to RHP members, member organizations, and other appropriate entities.

Each locality will maintain its existing structure for addressing housing-related issues. The RHP partnership will focus on macro-related issues, such as housing policies and coordination between stakeholders.

Funding:

As this is a regional housing effort, the TJPDC will staff the RHP with a half-time staff member from its local per capita funds. While convening, facilitating, compiling materials, drafting, organizing, and reporting is covered by the TJPDC staff member, additional studies and special project development will require additional or alternate funding sources.

Composition:

The composition of the RHP includes stakeholders from the public, private, nonprofit, and citizen sectors in the City of Charlottesville, Albemarle County, Greene County, Nelson County, Fluvanna County, and Louisa County. The composition may change with time as the Partners meet and identify other relevant stakeholders. Initially, the RHP will include one representative from each organization unless noted otherwise. The roster includes voting and advisory Members. Voting Members shall be appointed for one-year terms until official term and replacement criteria are identified in approved by-laws.

Members

Voting Members: Voting Membership includes the following 20 members:

- City of Charlottesville Elected or Planning Commission Official (1)
- Albemarle County Elected or Planning Commission Official (1)
- Fluvanna County Elected or Planning Commission Official (1)
- Greene County Elected or Planning Commission Official (1)
- Louisa County Elected or Planning Commission Official (1)
- Nelson County Elected or Planning Commission Official (1)
- TJPDC Appointed Non-Profit Housing Representatives (3)
- TJPDC Appointed Builder Representative (1)
- TJPDC Appointed Developer Representative (1)
- TJPDC Appointed Financial Lender Representative (1)
- TJPDC Appointed Design Professional Representative (1)
- TJPDC Appointed Citizen/Resident Representative (Urban) (1)
- TJPDC Appointed Citizen/Resident Representative (Rural) (1)
- University of Virginia (UVA) (1)
- Thomas Jefferson Planning District Commission Commissioner (1)
- Rural Nonprofit (Non-CHAACH) Representative (Nelson Community Development Corporation, Fluvanna/Louisa Housing Foundation, Skyline Community Action Partnership) – Appointed by TJPDC (1)
- Workforce Investment Board (WIB) Chair (1)
- Regional Transit Partnership (RTP) Chair (1)

RHP member may appoint an alternate to serve in their absence.

Advisory Members

Advisory Groups: There is a pool of stakeholders that will have an advisory role on the Partnership. In order to build relationships and facilitate meaningful coordination between the Partnership and the advisory groups, a plan will be developed for a member of the Partnership to attend periodic meetings of the advisory groups. The Partnership may revise this list of Advisory Group members as needed.

- Urban Land Institute (ULI)
- Charlottesville Area Development Round Table (CADRe)
- Charlottesville Area Association of Realtors (CAAR)
- Charlottesville/Albemarle Affordable Housing Coalition (CHAAHC)
- Charlottesville Low Income Housing Coalition (CLIHC)
- Public Housing Association of Residents (PHAR)
- Legal Aid Justice Center (LAJC)
- Blue Ridge Home Builder's Association (BRHBA)
- Charlottesville Housing Advisory Committee (HAC)
- Housing Directors
- For-profit Developers
- Manufactured Housing Representatives

- Planning and Coordination Council (PACC)
- Nelson Interagency Council
- Louisa Interagency Council
- Fluvanna County Interagency Council
- Greene County Interagency Council
- Charlottesville Area Transit (CAT)
- JAUNT
- Greene Transit
- Virginia Housing Development Authority
- Central Virginia
- Local Energy Alliance Program (LEAP)
- Interfaith Movement Promoting Action by Congregations Together (IMPACT)

Stakeholders: In addition to the voting Partners and Advisory Groups, there is an even larger pool of stakeholders that will intermittently engage with the Partnership and participate in twice-annual summits and discussions around regional housing issues. This list is not intended to be exhaustive as the Partnership will likely revise and add to this list as needed.

Public Sector:

- Charlottesville City Staff
- Albemarle County Staff
- Fluvanna County Staff
- Greene County Staff
- Nelson County Staff
- Louisa County Staff
- Charlottesville Redevelopment and Housing Authority (CRHA)
- Charlottesville Land Bank Representative

Private Sector:

- Financial Institution Representative
- University of Virginia (UVA) - Housing
- University of Virginia (UVA) - Real Estate
- University of Virginia (UVA) - Foundation
- Piedmont Virginia Community College (PVCC) – Community Self-Sufficiency

Nonprofit Sector:

- Habitat for Humanity of Greater Charlottesville (Habitat)
- Piedmont Housing Alliance (PHA)
- Thomas Jefferson Community Land Trust (TJCLT)
- Albemarle Housing Improvement Program (AHIP)
- Building Goodness Foundation (BGF)
- Nelson County Community Development Foundation (NCCDF)
- Fluvanna/Louisa Housing Foundation (F/L HF)
- Skyline Community Action Partnership (Skyline CAP)
- Charlottesville Area Alliance

Citizen Sector:

- Citizen Representatives – Rural areas
- Citizen Representatives – Urban areas

Organizational Structure:

The RHP would consist of an Advisory Board that includes all voting members as listed and as revised by the Partnership.

The voting members will at their initial meeting and then annually, at their Annual Meeting, elect an Executive Committee and a Chairperson and Vice-Chair to advise TJPDC staff and housing stakeholders on ongoing programs, projects, and issues.

The **Executive Committee** will include representatives from the following RHP membership:

- One elected official
- One affordable housing resident
- One Non-Profit Service Provider
- One Private Sector Service Provider
- One University of Virginia Representative
- One Rural Non-profit Service Provider
- One TJPDC Commission Representative

The Executive Committee will make recommendations to TJPDC staff and to the RHP membership.

Meeting schedule:

The RHP will meet no less than twice per year. When possible, the meetings will be held in conjunction with the two Regional Housing Summits.

Initially, the RHP will meet quarterly until bylaws, a schedule of meetings, and a work plan are established.

The RHP Executive Committee will have regular meetings every other month:

- September
- November
- January
- March
- May
- July

The Partnership may alter the regular meeting schedule or hold special meetings as approved by the chair of the Partnership. All Partnership meetings and advisory committees of the Partnership will be held as public meetings following Virginia Code of Law 2.2-3707.

Deliverables/Strategies:

In addition to recommendations, the RHP would be responsible for supplemental housing products and deliverables. These deliverables would be focused on ensuring continued communication, coordination, and collaboration. Documents and responsibilities include:

- **RHP Mission, Vision, and Goals:** This advisory board may develop a refined mission statement, vision, and goals.
- **Set the Work Scope and Budget:** The Partners will be responsible for synthesizing feedback from the Advisory Groups to form a scope of work and annual budget for the RHP.
- **Develop a Regional Definition for Affordable Housing:** The RHP would review existing working definitions of affordable housing, and draft a formal, mutually agreed upon definition. The initial and primary task would be to create a common vocabulary that could be used throughout the region when assessing and analyzing housing needs in the region.
- **Assign Working Committees (as needed):** Should a focus group need to be formed, the Partnership or Executive Committee would be responsible for creating working committees and assigning members to the committees. The working committees would function as technical support groups with a stated purpose and goals.
- **Coordinate a Regional Housing Needs Assessment:** The RHP would review existing Housing Needs studies in Charlottesville and the region, and draft, if necessary, formal contracts and agreements with independent consultants, to conduct a regional housing needs assessment (subject to funding). The TJPDC would be the contracting agency for all agreements.
- **Attend Meetings of the RHP Advisory Groups:** An RHP partner will participate in periodic meetings of the advisory groups, as appropriate. The purpose of this attendance is to build relationships and open the lines of communication between the Partnership and the Advisory Groups.
- **Request Periodic Agenda Items at Advisory Group Meetings:** The RHP partners will request that the RHP be permitted to occupy an agenda item on the agendas of periodic Advisory Group meeting agendas. This will ensure that time is allocated in the meetings for open communication between the RHP partners and Advisory groups.
- **Keep Communication Open:** The RHP will strive to make communication open and timely to facilitate strong collaboration between all stakeholders.
- **Coordinate Regional Housing Summits:** The Partnership would work to identify educational topics of interest to design and implement housing summits on a given housing-related topic, no less than twice a year.
- **Produce Annual Reporting:** The Partnership would develop a means to report on housing-related topics annually to all stakeholders.

- **Integrate Housing into Decision-Making:** The RHP would work to integrate housing considerations into planning efforts around the region. The Partnership would make recommendations to local planning efforts and projects.
- **Provide periodic reporting to TJPDC Commission:** Provide no less than twice a year reports of progress to the TJPDC Commission.

Timeline:

As there are immediate needs with identifying housing strategies that will best meet the unmet housing needs, the RHP will be established as soon as possible. The following timeline sets an outline for establishing the RHP and resolving pending concerns, while planning for future opportunities.

Task 1: Approval of Concept -COMPLETED

February 2017

The Thomas Jefferson Planning District Commission's board met in early 2017 and identified the need for a Regional Housing body to research and provide recommendations on housing strategies for the region.

Task 2: Develop FY2018 RHP Budget - COMPLETED

August 2017

The Thomas Jefferson Planning District Commission approved a half-time staff member from its local per capita funds.

Task 3: Identification of and Partnership Building with Housing Agencies - COMPLETED

September-December 2017

Task 4: Develop Roundtable of Stakeholders - COMPLETED

September-December 2017

Three stakeholder meetings were held November 20, 2017, December 7, 2017 and December 20, 2017 to solicit input and ideas from relevant stakeholders. Overall themes focused on the need for a common definition of the levels of affordable housing and the production of more affordable housing. Recommendations were made that efforts should be facilitated through the PDC.

Task 5: Hire of Housing Coordinator - COMPLETED

February 2018

A half-time Housing Coordinator was hired February 1, 2018. The staff member will convene, facilitate, compile materials, and organize, draft, and report findings to the Partnership and relevant stakeholders. Additional studies and special project development will require additional or alternate funding sources.

Task 6: Convene Steering Committee -COMPLETED

February 2018

An RHP Steering Committee was held Feb 27, 2018. Overall themes focused on the urgency of the need for a regional housing partnership to educate and coordinate efforts between sectors and localities.

Task 7: Participate in Tom Tom Hometown Summit Housing Sessions – COMPLETED*April 2018*

The PDC, in partnership with the Charlottesville chapter of the Urban Land Institute, participated in 7 affordable housing sessions. The sessions were housed at the PDC and facilitated by various moderators in the housing sectors.

Task 8: Formalize Structure and Framework -IN PROGRESS*February - September 2018*

The Housing Coordinator will draft the RHP Organizational Framework. The framework will serve as a draft of the Goals, Objectives, and tasks that the Partnership will adopt.

Framework approval – September, 2019

TJPDC & Member Appointment of Representatives – October, 2019

RHP First Member Meeting – November, 2018

RHP Executive Committee Meeting – January, 2019

Task 9: Coordinate Regional Housing Needs Assessment -IN PROGRESS*September 2018 – June 2019*

The Partnership will work to obtain funding for an independent consultant to perform a regional housing needs assessment and regional/local strategy recommendations. Results of the assessment will be shared with the partnership and with all localities. Results of the assessment will drive regional goal setting and planning related to housing. A proposal is currently under consideration for funding and approval. Once funding is in place, the RHP will act as the Steering Committee for Scope of Work development and project implementation.

Task 10: RHP Operational Framework Introduction – COMPLETED*May 2018*

The Operational Framework will be introduced to the Thomas Jefferson Planning District Commissioners during their regularly scheduled Board meeting on May 3, 2018.

Task 11: Solicit Feedback on Operational Framework from the Steering Committee - COMPLETED*May 2018*

The Housing Coordinator will forward the RHP Operational Framework to Steering Committee members for review and feedback. Feedback will be directed to Chip Boyles.

Task 12: Prepare VHDA Application for Funds - COMPLETED*May-July 2018*

The VHDA has expressed interest in partnering with the Regional Housing Partnership to develop the regional housing study and a dashboard that can be used to report out on local and regional metrics related to housing. The RHP will prepare an application to seek VHDA financial support.

Task 13: RHP Operational Framework Approval – IN PROGRESS*September 2018*

The Operational Framework will be approved by the Thomas Jefferson Planning District Commissioners during their regularly scheduled Board meeting on September 6, 2018.

Task 14: Develop FY2020 RHP By-laws and Budget

January-March 2019

The Partnership will develop a budget for FY2020.

Task 15: Organize and Implement Educational Regional Housing Summits

Fall 2018-Spring 2019

In cooperation with the City of Charlottesville, the RHP will coordinate two summits per year with a combined Charlottesville and Regional housing focus.

Task 16: Develop and Produce Local/Regional Template for Reporting Housing Metrics

2019

After the Regional Housing Plan is developed, data will be used to establish current conditions and future housing goals. Templates for each jurisdiction will be established for uniform reporting.

Task 17: Develop Annual/Bi-Annual Monitoring and Reporting of Established Regional Housing Metrics

2020

A monitoring and reporting protocol will be developed to provide a public reporting measure of housing status every two years.

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB O

MEETING DATE:	January 18, 2023				
AGENDA TITLE:	Central Virginia Regional Housing Partnership (CVRHP) Update				
MOTION(s):	N/A				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
			X		
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Ned Gallaway, CVRHP Chair and Keith Smith, CVRHP Vice-Chair				
RECOMMENDATION:	N/A				
TIMING:	Routine				
DISCUSSION:	The TJPDC houses and staffs the Central Virginia Regional Housing Partnership (CVRHP), a cross-sector advisory board dedicated to enhancing regional coordination around affordable housing. The partnership is comprised of public, private, nonprofit, and citizen stakeholders. In June 2022, the CVRHP formally approved a new strategic plan, which identifies more sustained and consistent community outreach as a critical part of achieving the partnership's goals. This presentation is meant to introduce the partnership and its goals for the next few years.				
FISCAL IMPACT:	None.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	N/A				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

COMMITTED TO REGIONAL HOUSING SOLUTIONS

What we do



Regional Collaboration - 21 member cross-sector advisory board that guides action



Fund Leveraging - Over \$3 million in leveraged funds for affordable housing development, stabilization, and research



Data Collection and Analysis - Real-time and relevant local data collection and presentation



Housing Policy and Recommendations - Tools for localities to use in ordinances and Comprehensive Planning



The Partnership enhances regional coordination and effectiveness to address the housing needs of the Thomas Jefferson Planning District's region, with a focus on housing production, diversity, accessibility, cost, location, design, and increasing stability for the region's residents.

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB P

MEETING DATE:	January 18, 2023				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors January 4, 2023 Meeting Minutes.				
MOTION(s):	I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday January 4, 2023, be adopted.				
BOS 2 YEAR GOALS?	Yes	No	If yes, list goals(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	None.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Minutes for January 4, 2023.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

**FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Carysbrook Performing Arts Center
8880 James Madison Hwy, Fork Union, VA 23055
January 4, 2023
Regular Meeting 5:00pm**

MEMBERS PRESENT: Mozell Booker, Fork Union District, Chair
Patricia Eager, Palmyra District, Vice Chair
John M. (Mike) Sheridan, Columbia District
Tony O’Brien, Rivanna District
Chris Fairchild, Cunningham District

ABSENT: None.

ALSO PRESENT: Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Fred Payne, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND MOMENT OF SILENCE

At 5:13pm Mr. Eric M. Dahl, County Administrator, called to order the 2023 Organizational Meeting. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

2021 ORGANIZATIONAL MEETING OF THE FLUVANNA COUNTY BOARD OF SUPERVISORS

Election of Chair - This action will elect a Chair to the Board of Supervisors for 2023. Mr. Eric M. Dahl, County Administrator, called for nominations.

- Mr. Fairchild nominated Supervisor Booker.

NOMINATION: Supervisor Booker

SUPERVISOR	NOMINATE	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mozell H. Booker, Fork Union District					X	
Patricia B. Eager, Palmyra District		X	X			
Anthony P. O’Brien, Rivanna District			X			
John M. Sheridan, Columbia District			X			
Chris Fairchild, Cunningham District	X		X			
4-0-1 (Booker abstained)						

Following the election of Chair, Mr. Dahl turned the gavel, and the meeting, over to Chair Booker.

Election of Vice-Chair - This action will elect a new Vice-Chairperson to the Board of Supervisors for 2023. Chair Booker opened the floor for nominations for Vice-Chair.

- Mr. O’Brien nominated Supervisor Eager.

NOMINATION: Supervisor Eager

SUPERVISOR	NOMINATE	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mozell H. Booker, Fork Union District			X			
Patricia B. Eager, Palmyra District					X	
Anthony P. O’Brien, Rivanna District	X		X			
John M. Sheridan, Columbia District			X			
Chris Fairchild, Cunningham District		X	X			
4-0-1 (Eager abstained)						

Supervisor Eager was elected Vice Chair, and the nomination/voting process was complete.

Resolution Entitled “Organizational Meeting of the Fluvanna County Board of Supervisors 2023” - The Code of Virginia requires an annual organizational meeting of the Board of Supervisors for the election of officers and the conduct of such other business as to meeting times and dates.

MOTION:	Adopt the resolution entitled “Organizational Meeting of the Fluvanna County Board of Supervisors 2023” which designates the location, day, and time of meetings. Meeting Place: <ul style="list-style-type: none"> • Carysbrook Performing Arts Center • Meeting Times: • Day Meetings begin at 5:00 p.m. and end at 9:00 p.m., unless extended
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Board of Supervisors Minutes

	<ul style="list-style-type: none"> Night Meetings begin at 7:00 p.m. and end at 11:00 p.m., unless extended When scheduled, Work Sessions begin at 5:00 p.m. prior to the regular evening meeting 				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. O’Brien	Mr. Sheridan	Mr. Fairchild
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Selection of Dates for the Board Meetings - This action will adopt the Board of Supervisors 2023 Regular Meeting Calendar.

- During the month of July, only one meeting will be held on the first Wednesday starting at 5:00 p.m., breaking for dinner, then reconvening at 7:00 p.m. for public hearings.

MOTION:	Adopt the Board of Supervisors 2023 Regular Meeting Calendar as presented.				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. O’Brien	Mr. Sheridan	Mr. Fairchild
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Adoption of Board By-Laws and Rules of Practice and Procedures - This action will adopt the Fluvanna County Board of Supervisors By-Laws and Rules of Practice and Procedures.

MOTION:	Adopt the Board of Supervisors By-Laws and Rules of Practice and Procedure.				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. O’Brien	Mr. Sheridan	Mr. Fairchild
ACTION:		Motion			Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

3 - ADOPTION OF AGENDA

- Mr. Dahl asked the Board to add a Resolution Requesting funding from the General Assembly to restore the Historic Courthouse to New Business.

MOTION:	Accept the Agenda, for the January 4, 2023 Regular Meeting of the Board of Supervisors, as amended.				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. Fairchild	Mr. O’Brien	Mr. Sheridan
ACTION:				Motion	Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

4 - COUNTY ADMINISTRATOR’S REPORT

Mr. Dahl reported on the following topics:

Announcements and Updates - New Employees

- Jennifer (Jenny) Minor, Facilities & Programs Assistant Part-Time, Parks and Recreation Department, Started December 28th

WHEELIN’ Sportsman Hunt at Pleasant Grove Park; December 29, 2022

- Four hunters had a great 50+ degrees and clear weather day last Thursday between 2 - 5:31pm.
- One deer was harvested during the event; marked with orange star on the left in green area.
- Thanks to Fred Payne, Sheriff Hess and the Sheriff’s Department along with volunteers Dan Palmateer and Emily Beasley Brown whom is a Fluvanna native; as well as Parks & Recreation Staff Eric Armentrout, Travis Lawson and Aaron Spitzer all assisted with the event.

Next BOS Meetings:

Day	Date	Time	Purpose	Location
Wed	Jan 18	5:00 PM	Work Session – Non-Profit Presentations	Performing Arts Center
Wed	Jan 18	7:00 PM	Regular Meeting	Performing Arts Center
Wed	Feb 1	5:00 PM	Regular Meeting	Performing Arts Center
Wed	Feb 1	7:00pm	County Administrator’s FY24 Budget Proposal and Revenue/Expenditure Brief	Performing Arts Center

Board of Supervisors Minutes

5 - PUBLIC COMMENTS #1

At 5:39pm, Chair Booker opened the first round of Public Comments. With no one wishing to speak, Chair Booker closed the first round of Public Comments at 5:39pm.

6 - PUBLIC HEARING

None.

7 - ACTION MATTERS

None.

7A – BOARDS AND COMMISSIONS

None.

8 – PRESENTATIONS

Fluvanna Community Center Renovation Update – Eric Dahl, County Administrator

- The Board requested staff to bring forward a list of renovations for the Fluvanna Community Center.
- The list of requested renovation items can be seen in the FY24 Capital Improvement Plan (CIP) request for the Fluvanna Community Center.
- Fluvanna County Community Center renovation costs
 - Patch and paint interior walls, doors, hard ceilings, exterior doors, windows, etc. \$50K.
 - Install carpet in the auditorium and entrance area \$30K.
 - Renovate bathrooms with new fixtures, stalls and vanities \$80K.
 - Install new roof \$250K.
 - Install sound system for auditorium \$20K.
 - Replace end of life span HVAC heat pumps \$90k.
 - Install concrete sidewalk to connect all the way around building \$80k.
 - Have HVAC engineer evaluate noise reduction options for auditorium area \$10K.
 - Install new flooring in building hallway \$30K.
 - Have contractor/engineer investigate and provide solution to leaking basement \$10K.
 - TOTAL: \$650,000

Mr. Dahl asked the Board if they would like to wait to include all items in the FY24 CIP or proceed with any items on the list to get the Community Center modernized, and ready for use by the public and possibly ready for the Board to move into the Community Center. After some discussion, the Board asked staff to select some items to be brought forward in a formal motion.

Proposed Memorandum of Agreement with Persimmon Tree Players for Storage and Rehearsal Space – Kelly Harris, Assistant County Administrator

- Storage shed on the Fluvanna Community Center property that belongs to the Persimmon Tree Players
- When beginning a preliminary review of current and needed memoranda of understanding/agreement, County Administration became aware of the need for an MOA with Persimmon Tree Players with regards to the continued placement of the storage shed on County property, if the County chooses.
- When contacted about entering into an agreement with the County, Persimmon Tree Players inquired about rehearsal/performance space for the Persimmon Tree Players.
- Persimmon Tree Players would like to utilize the Fluvanna Community Center auditorium and stage for rehearsal purposes.

Staff was directed to proceed with a MOA for rehearsal space and allowing a storage shed to be left on the Fluvanna County Community Center property, and allow the flexibility to move the Persimmon Tree Players to a different venue if needed.

9 - CONSENT AGENDA

The following items were approved under the Consent Agenda for January 4, 2023:

- *Minutes of December 21, 2022* – Caitlin Solis, Clerk to the Board
- *Accounts Payable Report for November 2022* – Tori Melton, Director of Finance
- *Assistant Equipment and Fleet Maintenance Technician Position Description* – Donna Snow, Director of Human Resources

MOTION:	Approve the consent agenda, for the January 4, 2023 Board of Supervisors meeting, and to ratify Accounts Payable and Payroll for November 2022, in the amount of \$2,151,317.66.				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. Fairchild	Mr. O’Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

10 - UNFINISHED BUSINESS

TBD

11 - NEW BUSINESS

Resolution for Funding for the Historic Courthouse – Eric Dahl, County Administrator

Mr. Sheridan spoke to Delegate Lee Ware for support in funding the Historic Courthouse. Delegate Ware suggested bringing before the General Assembly a Resolution Requesting Funding for the Historic Courthouse. Staff was directed to draft the resolution to be submitted by January 13, 2023.

12 - PUBLIC COMMENTS #2

At 6:29pm, Chair Booker opened the second round of Public Comments. With no one wishing to speak, Chair Booker closed the second round of Public Comments at 6:29pm.

13 - CLOSED MEETING

MOTION:	At 6:29pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.5, A.7, & A.19 of the Code of Virginia, 1950, as amended, for the purpose of discussing Prospective Industry – Prospective business update, Litigation – Flint Condemnation, Public Safety – Structure of Emergency Services.				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. Fairchild	Mr. O’Brien	Mr. Sheridan
ACTION:				Motion	Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	At 7:10pm, move Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and “BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member’s knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting.”				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. Fairchild	Mr. O’Brien	Mr. Sheridan
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

FY24 NON-PROFIT BUDGET PRESENTATIONS

- Fluvanna Chamber of Commerce
- Fluvanna County Arts Council
- Central Virginia Partnership for Economic Development
- Virginia Career Works - Piedmont Region
- Fluvanna Leadership Development Program
- Fluvanna-Louisa Housing Foundation

14 - ADJOURN

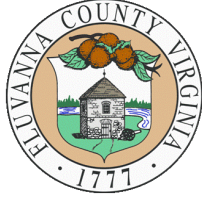
MOTION:	Adjourn the regular meeting of Wednesday, January 4, 2023 at 8:18pm.				
MEMBER:	Mrs. Booker	Mrs. Eager	Mr. Fairchild	Mr. O’Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

Caitlin Solis
Clerk to the Board

Mozell Booker
Chair



BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 01-2023

**A RESOLUTION RECOGNIZING THE
2023 ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS**

At the annual Organizational Meeting of the Fluvanna County Board of Supervisors held in the Carysbrook Performing Arts Center at 5:00 PM on Wednesday, January 4, 2023, the following resolution was adopted by the Board of Supervisors, the vote being as shown below and recorded in the minutes of the meeting.

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

WHEREAS, the Board of Supervisors does now conduct such an organizational meeting;

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors that it does hereby designate the Auditorium in the Carysbrook Performing Arts Center as its meeting place for Regular Meetings to be held on the first Wednesday of each month at 5:00 p.m. and the third Wednesday of each month at 7:00 p.m., except for the month of July when the only meeting shall be on the first Wednesday starting at 5:00 p.m., breaking for dinner, then reconvening at 7:00 p.m. for additional business or public hearings. When scheduled, Work Sessions will be held the third Wednesday of each month at 5:00 p.m. prior to the regular meeting.

BE IT FURTHER RESOLVED by the Board of Supervisors that it does hereby designate the fourth Wednesday at 7:00 p.m. as the meeting date for any such regular meeting that is postponed due to weather or such other circumstances.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at the annual Organizational Meeting of the Board held on the 4th day of January, 2023;

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District						
Patricia B. Eager, Palmyra District						
Anthony P. O'Brien, Rivanna District						
John M. Sheridan, Columbia District						
Chris Fairchild, Cunningham District						

A Copy, teste:

Caitlin Solis

Clerk to the Board of Supervisors

Fluvanna County, Virginia

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB Q

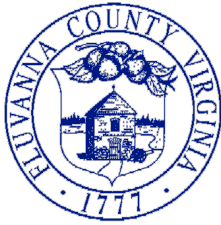
MEETING DATE:	January 18, 2023				
AGENDA TITLE:	BOS 2022-2023 Boards, Commissions and Committee Review				
MOTION(s):	N/A				
STRATEGIC INITIATIVE?	Yes	No	If yes, list initiative(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
					XX
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board of Supervisors				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	N/A				
TIMING:	Routine				
DISCUSSION:	This will be a review of existing BOS Board, Commission, and Committee assignments and changes occurring due to a different board chair.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Current appointments				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

Fluvanna County BOS Board, Commission, and Committee Assignments

Board	2022-23 Member	Frequency	Day	Time	Location	2020-21 Member	2018-19 Member	2016-17 Member	2014-15 Member	2012-13 Member
Agricultural/Forestal Advisory Committee	Fairchild	As Needed	TBD	TBD	TBD	Weaver	Weaver	Weaver	Weaver	Weaver
Central Virginia Regional Jail Authority	Fairchild	Monthly	2nd Thursday	6:00pm	Central Virginia Regional Jail, Orange Co.	Weaver	Weaver	Weaver		
Community Policy Management Team (CPMT)	Booker	Monthly	4th Thursday	9:30 AM	Morris Room, County Admin Bldg	Booker	Booker	Booker	Booker	Booker
EDTAC	Eager	Monthly	2nd Monday	6:00pm	Morris Room, County Admin Bldg	Eager				
Emergency Services Director (Chair or COAD - § 44-146.19)	County Administrator	As Needed	N/A	N/A	N/A	County Administrator	County Administrator	County Administrator	Booker	Kenney
Finance Board (Chair)	Sheridan	Monthly (As Needed)	1st Tuesday	2:00 PM	Morris Room, County Admin Bldg	Sheridan	Sheridan	Sheridan	Booker	N/A
Fluvanna Partnership for Aging Committee (Discretionary)	Booker	Odd Months	4th Monday	4:00 PM	Morris Room, County Admin Bldg	Booker	Booker	Booker	N/A	N/A
Fork Union Sanitary District Advisory Committee	Booker	Odd Months	Last Tuesday	7:00 PM	FUSD Office, 15704 W. River Road, Fork Union	Booker	Booker	Booker	Booker	Booker
Parks & Recreation Advisory Board	Fairchild	Odd Months	2nd Tuesday	4:30 PM	Morris Room, County Admin Bldg	O'Brien	O'Brien	Sheridan/Booker	Sheridan	Booker
Piedmont Workforce Network Council	O'Brien	Quarterly (Mar, Jun, Sep, Dec)	Days Vary	1:00 PM	UVA Research Park	O'Brien	O'Brien	O'Brien	O'Brien	Kenney
Planning Commission	Eager	Monthly	1st Tuesday before 2nd Wed	7:00 PM 6:00 PM WS	Carysbrook Performing Arts Center	Eager	Eager	O'Brien	O'Brien	Chesser
Rivanna River Basin Commission (RRBC) - Mbr #1	Booker	Generally Monthly	2nd Monday	12:00 PM	TJPDC, Water Street Center, C'ville	Booker	Booker	Booker	Ullenbruch	Ullenbruch
Rivanna River Basin Commission (RRBC) - Mbr #2	O'Brien	Generally Monthly	2nd Monday	12:00 PM	TJPDC, Water Street Center, C'ville	O'Brien	O'Brien	Eager	Booker	Chesser
Social Services Board	Eager	Monthly	4th Monday	3:00 PM	DSS Boardroom, Carysbrook	Eager	Eager	Eager	Ullenbruch	Booker
Thomas Jefferson Planning District Commission (TJPDC)	O'Brien	Monthly	1st Thursday	7:00 PM	TJPDC, Water Street Center, C'ville	O'Brien	O'Brien	O'Brien	O'Brien	Chesser
Virginia Association of Counties (VACo) Legislative Contact (Chair)	Sheridan	As Needed	N/A	N/A	N/A	Sheridan	Sheridan	Sheridan	Booker	Kenney

**FLUVANNA COUNTY BOARD OF SUPERVISORS
MEETING PACKAGE ATTACHMENTS**

Incl?	Item
<input checked="" type="checkbox"/>	BOS Contingency Balance Report
<input checked="" type="checkbox"/>	Building Inspections Report
<input checked="" type="checkbox"/>	Capital Reserve Balances Memo
<input type="checkbox"/>	Fluvanna County Bank Balance and Investment Report
<input checked="" type="checkbox"/>	Unassigned Fund Balance Report
<input type="checkbox"/>	VDOT Monthly Report & 2020 Resurfacing List
<input checked="" type="checkbox"/>	ARPA Fund Balance Memo
<input type="checkbox"/>	



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.285/296
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: January 18, 2023
From: Tori Melton – Director of Finance
To: Board of Supervisors
Subject: FY23 BOS Contingency Balance

The FY23 BOS Contingency line balance is as follows:

Beginning Original Budget:	\$162,000
Less: Career Development Circuit Court Clear & Commissioner of Revenue	-15,393
Less: Comprehensive Safety Action Plan Grant – Safe Streets - TJPDC	-30,000
Less: Comprehensive Economic Development Strategy (CEDS) - TJPDC	-2,097.04
Less: 2022 Board of Supervisors Planning Retreat	-5,000
Less: Social Services Salary Range Revision	-17,503
Available:	\$92,006.96

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	December, 2

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
BUILDING PERMITS ISSUED													
NEW - Single Family Detached (incl. Trades permits & SWMH)	2018	8	3	16	12	13	17	13	10	8	8	6	9
	2019	8	10	14	9	12	9	10	14	14	2	11	7
	2020	12	13	23	14	8	19	19	17	16	20	22	11
	2021	15	9	19	20	16	22	15	11	8	22	13	8
	2022	17	11	20	11	18	32	10	9	11	12	9	4
NEW - Single Family Attached (Town Homes)	2018	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	1	6	0	0	6	0	0	5
	2021	6	0	0	0	0	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0	0	0	0	0	0
Multi Family (Apartments)	2018	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	1	0	0	0
	2020	0	0	0	0	0	0	0	0	0	0	0	0
	2021	0	0	0	0	0	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0	5	0	0	0	0
Additions and Alterations	2018	19	6	10	19	8	13	26	25	32	42	22	21
	2019	35	33	37	27	38	38	44	34	34	36	35	31
	2020	37	38	23	30	30	22	27	20	30	34	35	23
	2021	28	14	43	39	31	40	30	29	26	30	35	33
	2022	33	48	60	45	47	50	51	63	45	63	51	44
* Trade permits count not in .													
Accessory Buildings	2018	2	3	3	6	2	1	4	2	1	2	2	2
	2019	2	4	6	4	4	3	3	8	2	8	4	4
	2020	2	4	4	4	5	5	1	7	8	3	5	1
	2021	1	3	3	6	3	6	1	3	2	4	4	2
	2022	3	4	13	6	5	2	5	4	5	3	0	2
Swimming Pools	2018	0	1	1	1	0	1	2	0	1	2	0	0
	2019	0	0	0	3	2	2	0	1	0	1	0	1
	2020	0	1	3	3	1	2	3	1	1	0	0	0
	2021	0	0	7	1	5	2	3	4	1	0	1	2
	2022	0	2	4	4	1	0	3	3	0	0	0	0
Commercial/ Industrial Build/Cell Towers	2018	0	0	0	0	0	2	0	0	0	0	0	0
	2019	0	0	1	1	0	2	0	0	0	0	0	0
	2020	0	0	1	0	1	0	0	3	0	0	2	0
	2021	1	0	1	0	0	0	1	0	0	0	2	0
	2022	0	0	0	0	0	2	3	2	0	2	1	0
TOTAL BUILDING PERMITS	2018	29	13	30	38	23	34	45	37	42	54	30	33
	2019	45	47	58	44	56	54	57	57	50	48	50	43
	2020	51	56	54	51	46	54	50	48	63	57	54	40
	2021	51	26	73	66	55	70	50	47	37	56	55	45
	2022	54	65	97	66	71	86	72	77	61	80	61	50
* Trade permits count not included as in previous years													
BUILDING VALUES FOR PERMITS ISSUED													
TOTAL BUILDING VALUES	2018	\$2,451,433	\$1,075,551	\$3,544,096	\$2,153,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,929,005	\$3,637,992	\$1,791,222	\$2,169,284	\$2,421,169
	2019	\$1,991,054	\$2,502,719	\$5,639,238	\$4,695,173	\$3,057,597	\$3,228,152	\$3,360,952	\$3,926,015	\$3,457,214	\$2,636,194	\$3,148,369	\$2,960,579
	2020	\$2,292,161	\$3,206,055	\$7,238,708	\$2,997,448	\$2,245,441	\$4,389,903	\$3,644,002	\$5,555,492	\$5,271,906	\$4,201,357	\$3,513,834	\$2,954,193
	2021	\$5,397,000	\$1,687,484	\$2,506,869	\$4,952,702	\$3,473,256	\$5,766,891	\$2,885,146	\$2,053,053	\$2,046,134	\$3,637,390	\$4,633,868	\$2,712,396
	2022	\$5,073,054	\$3,017,155	\$5,012,175	\$2,937,240	\$5,654,955	\$9,371,750	\$11,374,772	\$17,974,068	\$2,743,309	\$4,363,026	\$6,842,941	\$1,046,000

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
LAND DISTURBING PERMITS ISSUED													
LAND DISTURBING PERMITS	2018	10	4	16	13	11	17	13	7	9	6	7	8
	2019	8	12	16	9	14	10	12	14	13	2	11	8
	2020	11	10	26	13	8	24	13	19	20	19	13	16
	2021	22	10	18	20	18	22	16	11	4	23	13	8
	2022	16	13	19	11	18	34	11	10	8	13	8	3
INSPECTIONS COMPLETED													
TOTAL INSPECTIONS	2018	163	148	173	186	215	176	164	220	144	221	154	141
	2019	237	207	232	297	305	246	324	332	295	298	204	216
	2020	213	197	302	369	371	304	434	368	439	464	407	412
	2021	430	349	465	431	402	426	333	355	419	453	422	356
	2022	304	414	551	449	439	486	594	589	523	400	300	351
FEES COLLECTED													
Building Permits	2018	\$8,988	\$4,311	\$9,939	\$14,765	\$13,796	\$23,633	\$14,993	\$8,748	\$10,826	\$12,613	\$9,556	\$14,570
	2019	\$11,377	\$13,617	\$14,005	\$14,308	\$11,228	\$16,260	\$13,778	\$18,772	\$14,375	\$8,468	\$14,747	\$11,059
	2020	\$12,863	\$15,468	\$18,152	\$16,803	\$13,147	\$28,068	\$23,193	\$28,887	\$24,237	\$19,359	\$15,359	\$15,871
	2021	\$18,733	\$15,400	\$15,654	\$21,333	\$16,184	\$23,031	\$27,000	\$11,923	\$9,144	\$20,620	\$15,563	\$9,211
	2022	\$21,100	\$19,347	\$23,488	\$15,404	\$19,739	\$23,621	\$18,713	\$54,782	\$11,348	\$34,994	\$17,567	\$6,021
Land Disturbing Permits	2018	\$1,450	\$5,975	\$1,890	\$1,625	\$1,625	\$2,850	\$1,625	\$1,175	\$1,125	\$875	\$10,675	\$2,150
	2019	\$1,000	\$1,500	\$1,625	\$1,125	\$3,553	\$1,250	\$2,975	\$6,556	\$1,920	\$250	\$1,375	\$1,125
	2020	\$1,375	\$1,250	\$6,365	\$1,625	\$1,000	\$3,000	\$2,125	\$8,369	\$2,500	\$2,375	\$4,294	\$1,875
	2021	\$5,678	\$1,250	\$14,463	\$2,500	\$2,250	\$2,750	\$13,581	\$2,824	\$500	\$4,848	\$1,625	\$1,000
	2022	\$2,000	\$2,050	\$9,963	\$1,375	\$2,250	\$10,014	\$1,375	\$2,175	\$27,725	\$3,649	\$2,175	\$375
Zoning Permits/ Proffers	2018	\$1,400	\$800	\$1,750	\$1,600	\$1,400	\$2,200	\$2,050	\$1,400	\$1,050	\$1,400	\$700	\$1,400
	2019	\$1,200	\$1,800	\$2,200	\$1,550	\$2,050	\$1,350	\$1,950	\$2,300	\$1,700	\$1,150	\$1,450	\$1,400
	2020	\$1,650	\$1,600	\$3,000	\$1,700	\$15,550	\$3,050	\$2,350	\$2,300	\$2,900	\$2,850	\$1,600	\$1,700
	2021	\$2,150	\$1,150	\$3,650	\$2,950	\$2,650	\$3,400	\$2,450	\$1,850	\$1,300	\$2,900	\$1,900	\$1,150
	2022	\$1,900	\$1,400	\$3,900	\$1,650	\$2,300	\$3,900	\$1,800	\$1,500	\$1,500	\$2,000	\$1,450	\$750
TOTAL FEES	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$18,668	\$11,323	\$13,001	\$14,888	\$20,931	\$14,120
	2019	\$13,577	\$16,917	\$17,830	\$16,983	\$16,831	\$18,860	\$18,703	\$27,628	\$17,995	\$9,868	\$15,028	\$13,584
	2020	\$15,888	\$18,318	\$27,517	\$20,128	\$15,697	\$34,118	\$27,668	\$39,556	\$29,637	\$24,584	\$24,584	\$19,446
	2021	\$26,561	\$17,800	\$33,767	\$26,783	\$21,084	\$29,181	\$43,031	\$16,597	\$10,944	\$28,368	\$24,584	\$11,361
	2022	\$25,001	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$58,547	\$40,073	\$40,643	\$21,192	\$7,146

:022

TOTAL

123
120
194
178
164

0
0
18
6
0

0
0
0
0
5

243
422
349
378
600

30
52
49
38
52

9
10
15
26
17

2
4
7
5
10

408
609
624
631
840

\$ 37,107,929
\$ 40,603,256
\$ 47,506,500
\$ 41,734,789
\$ 75,410,524

TOTAL
121
129
192
185
164

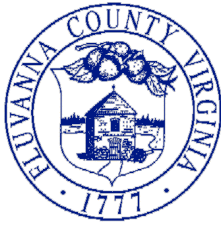
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3,193
4,280
4,841
5,400

\$ 146,738
\$ 161,994
\$ 231,407
\$ 203,766
\$ 266,124

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\$ 36,153
\$ 53,268
\$ 65,126

\$ 17,150
\$ 20,100
\$ 26,250
\$ 27,500
\$ 24,050

\$ 196,928
\$ 203,804
\$ 293,810
\$ 290,061
\$ 355,300



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS2023-01-18 p.291/296
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911

MEMORANDUM

Date: January 18, 2023
From: Tori Melton – Director of Finance
To: Board of Supervisors
Subject: FY23 Capital Reserve Balances

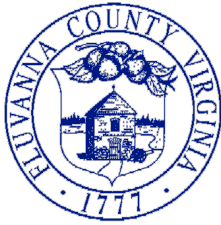
The FY23 Capital Reserve account balances are as follows:

County Capital Reserve:

FY22 Carryover	\$512,518
FY23 Budget Allocation:	\$250,000
Less: Fluvanna County District Court Microphone System Replacement	-5,963
Less: Ground Water Well Monitoring at Convenience Center	-27,050
Less: Public Safety Building 5 ton heat pump	-6,408
Less: Generator at Carysbrook Fuel Pumps	-30,000
Less: 4 ton heat pump at Fluvanna County Community Center	-8,522.36
Less: HVAC leaking evaporator coil at the Fluvanna County Library	-6,301.01
Less: Commonwealth's Attorney Office Mold Remediation	-9,800
FY23 Available:	\$668,473.63

Schools Capital Reserve:

FY22 Carryover	\$387,600
FY23 Budget Allocation:	\$200,000
Less: FCHS Tennis Court Repair	-63,100
Less: Emergency Radios for FCPS School and Departments	-23,910
Add: Closed CRM Project – 08/27/2022	4,884
Less: Central Elementary purchase of 3 HVAC chiller fans	-10,560
Less: Central Elementary HVAC Chiller replacing failed parts	-11,090
Less: FCHS main chiller	-6,740
Less: Fluvanna Middles School HVAC Chiller	-9,178
Add: Insurance recovery from VACORP for vandalism at FMS	38,498.27
Less: Repair and updating equipment at FMS due to vandalism	-38,498.27
Less: Central Fire Control System	-4,460
Less: FCHS Hot Water Heater	-4,435
Less: FCHS Track Surface	-16,850
Less: FMS Fire Control Main Board	-4,990
Less: FMS Fire Control System	-5,275
Less: FCPS Sewer line repairs and installing clean out	-15,500
Less: FCHS auditorium air handler and installing a new one	-7,800
Less: FCHS Centrifungal Pump	-8,524
Less: FCHS Chiller #1	-36,380
FY23 Available:	\$363,692



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"Responsive & Responsible Government"

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MEMORANDUM

Date: January 18, 2023
From: Tori Melton – Director of Finance
To: Board of Supervisors
Subject: Unassigned Fund Balance

FY22 Year End Audited Total Unassigned Fund Balance:	\$26,519,445
Unassigned Fund Balance – 12% Target Per Policy:	\$10,215,566
Unassigned Fund Balance – Excess Above Policy Target:	\$16,303,879
Less: Palmyra Village Streetscape Project 10.19.22	-317,831
Current Unassigned Fund Balance – Excess Above Policy Target:	\$15,986,048



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MEMORANDUM

Date: January 18, 2023
From: Tori Melton – Director of Finance
To: Board of Supervisors
Subject: ARPA Fund Balance

ARPA Fund Total Appropriation: \$5,296,878 – 100% received	\$5,296,878
Less: FUMA Wastewater Treatment Plant Evaluation 08.04.21	-\$39,870
Less: FUSD Morris and Omohundro Well Rehabilitation 09.01.21	-290,250
Less: Sheriff's Office Hazard Pay One-Time Bonus 10.06.21	-41,983.50
Less: E911 – Hazard Pay One-Time Bonus 10.06.21	-16,954.88
Less: Premium Pay – Staff One-Time Bonus 12.15.21	-173,585.63
Less: FireFly Broadband VATI Grant 04.20.22	-601,500
Less: CIP Funding FY23	-1,801,160
Less: Fork Union Tanker 20 Additional Funding	-38,319
Less: Fork Union Tanker 20 Additional Funding	-5,321
Less: PA 17 ZXR Route 250 & Route 15 Corridor Wastewater System Expansion	-50,760
Current ARPA Fund Balance	\$2,237,173.99

