

# ZMP 21:02 and SUP 21:03 Virginia Electric and Power Company Zoning Requests

June 16, 2021

Douglas Miles, AICP, CZA  
Community Development Director

Fluvanna County  
Planning & Zoning Department



*"Responsive & Responsible Government"*

# ZMP 21:02 VA Electric and Power Company

Fluvanna County

**ZMP 21:02 Virginia Electric and Power Company – A Conditional Rezoning from the A-1, Agricultural, General District to the I-1, Industrial, Limited District on 224.5 +/- acres of Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7. The properties are located on the south line of Bremono Road and 0.2 miles west of Spring Road. The subject properties are within the Rural Residential and Rural Preservation Planning Areas and the Fork Union Election District.**

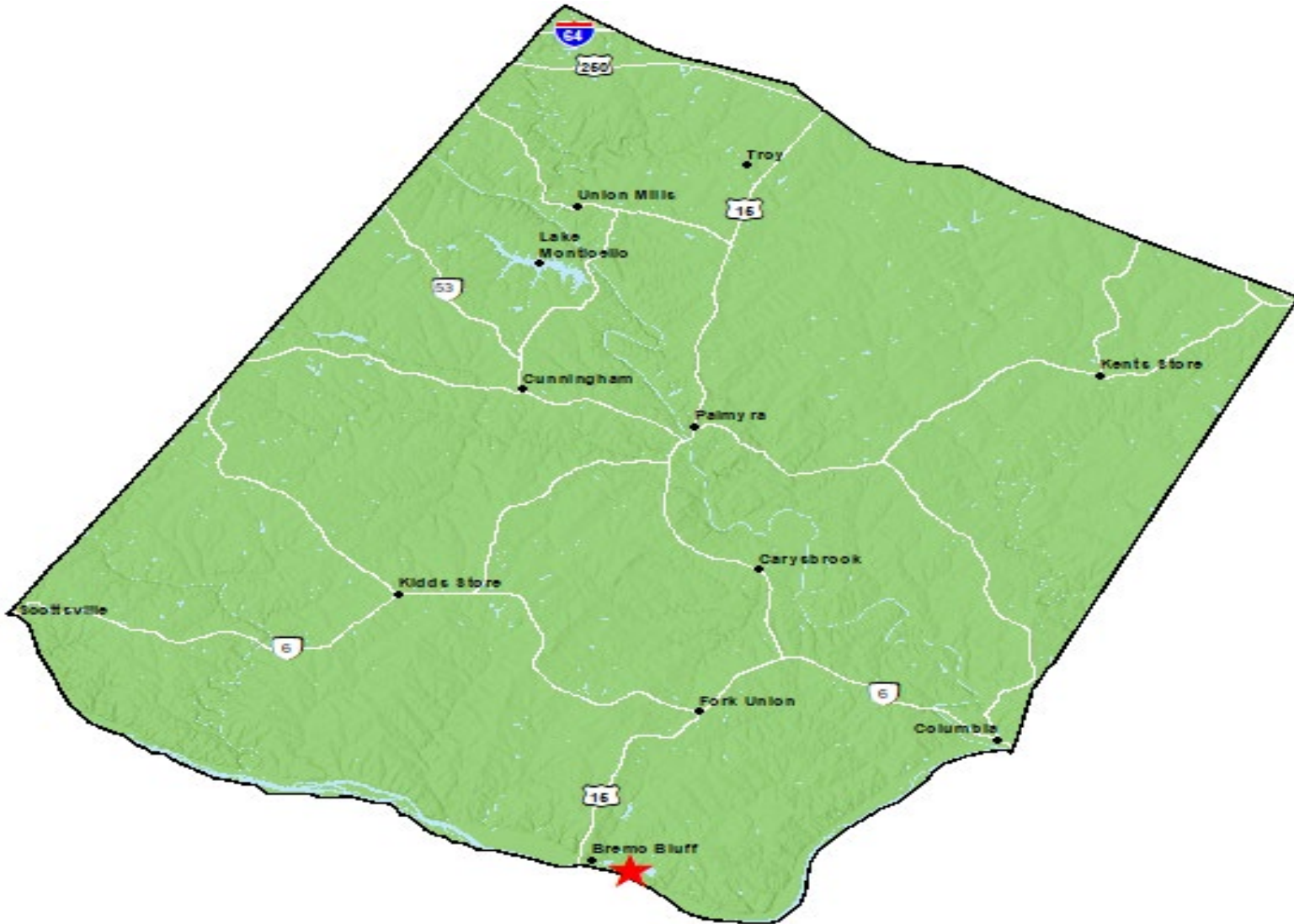
# **SUP 21:03 VA Electric and Power Company**

Fluvanna County

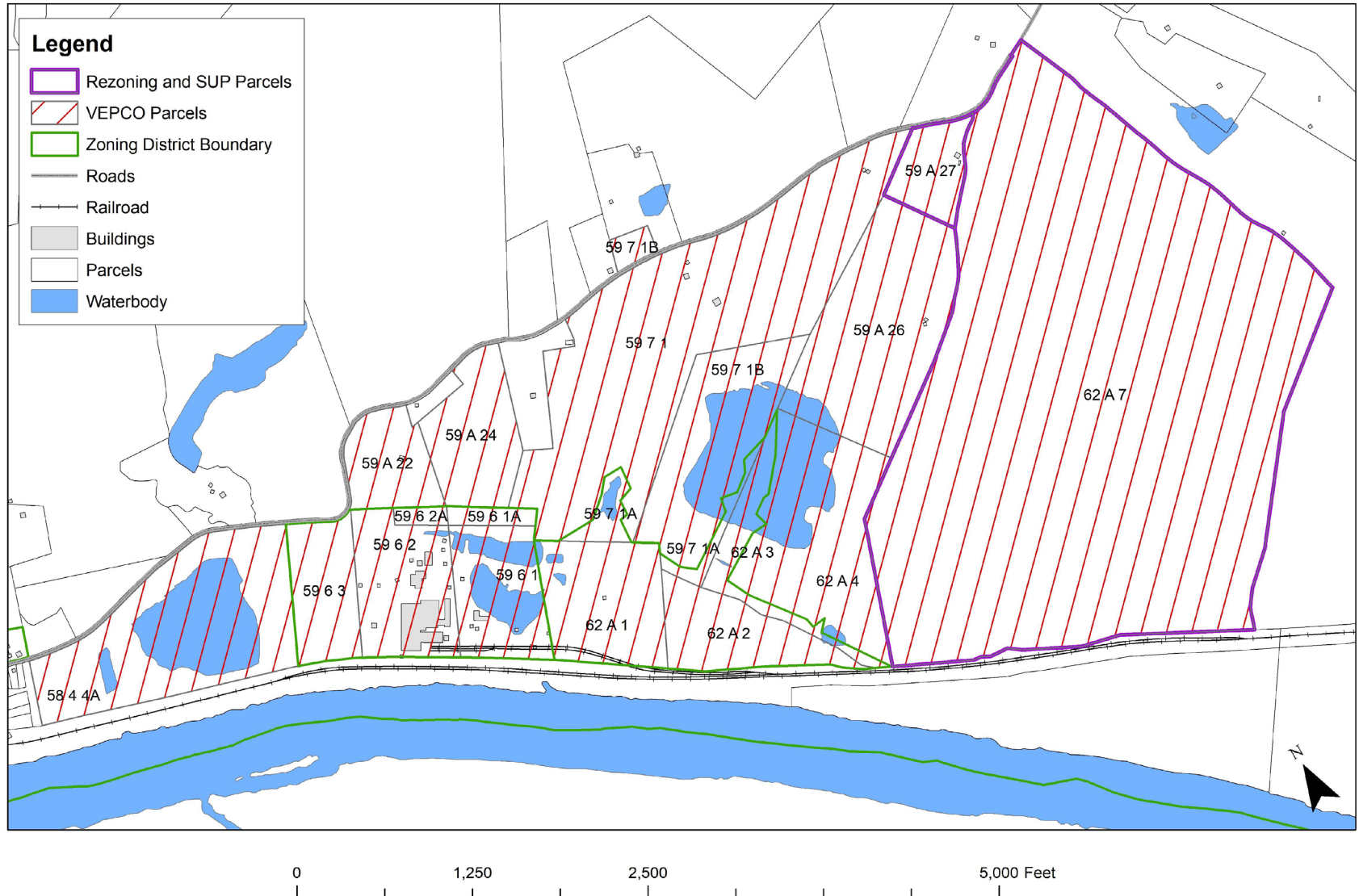
**SUP 21:03 Virginia Electric and Power Company – A Special Use Permit request in the I-1 Industrial, Limited District to permit a sanitary landfill with respect to 224.5 +/- acres of Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7. The properties are located on the south line of Bremono Road and 0.2 miles west of Spring Road. The subject properties are within the Rural Residential and Rural Preservation Planning Areas and the Fork Union Election District.**

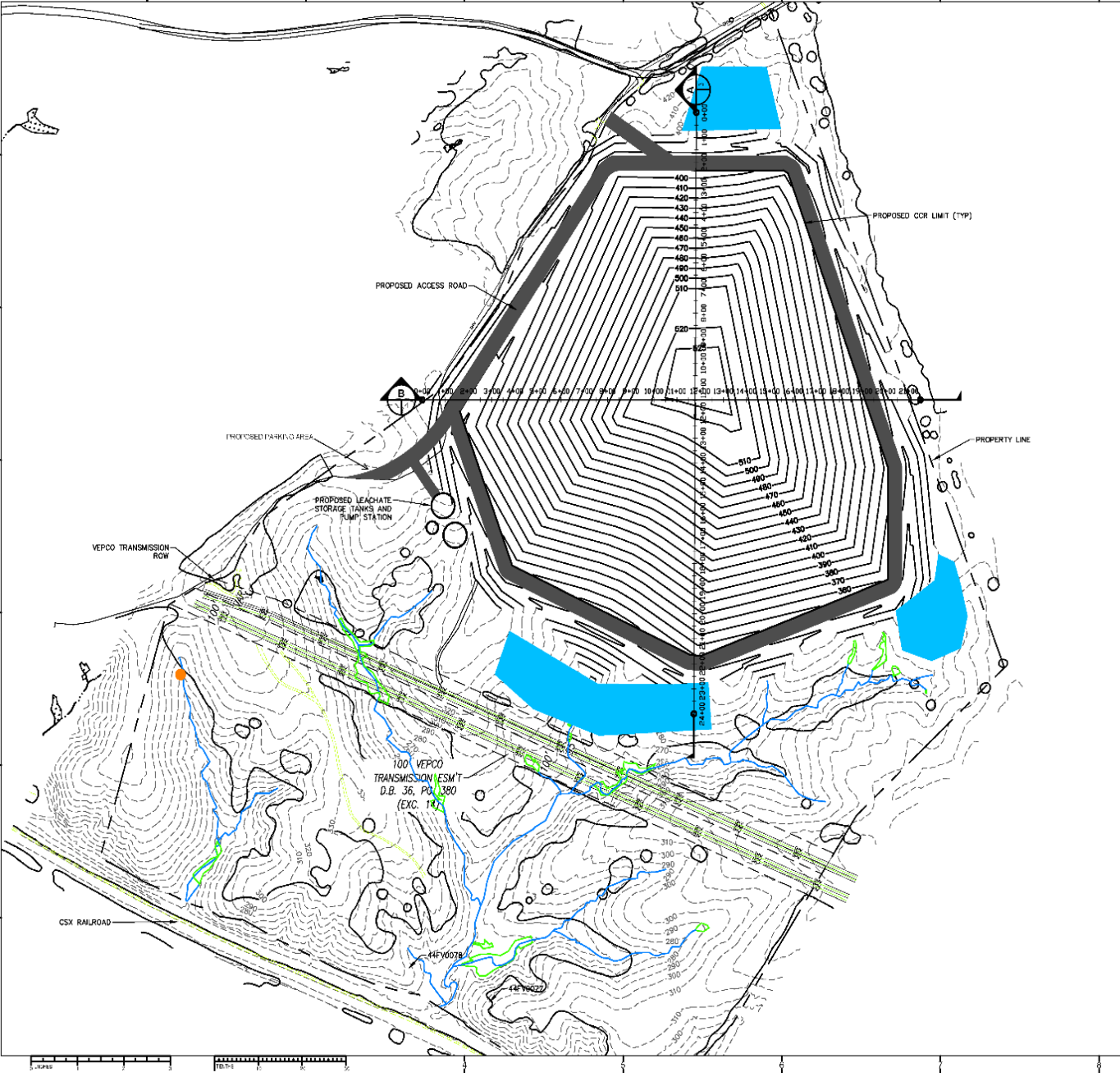
# Fluvanna County – Site Location Map

Fluvanna County

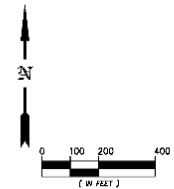


# Dominion Energy Rezoning and SUP Requests





- WETLAND BOUNDARY
- STREAM
- TREELINE
- UNKNOWN NHRP STATUS
- OLD FOUNDATIONS
- CONCEPTUAL LANDFILL FOOTPRINT
- PROPOSED ACCESS ROAD
- PROPERTY LINE



DRAFT  
CONCEPTUAL AND CONFIDENTIAL

<b>AECOM</b>	TITLE GENERAL SITE PLAN		
	PROPOSED DEVELOPMENT PROPOSED COR LANDFILL, ALEXANDER PROPERTY		
VIA ENGINEER'S SEAL/STAMP	ISSUED FOR REVIEW		
REV.	DATE	SCALE:	JOB:
		NONE	BPP
		DWG. TITLE: 0002	DATE: 04/03/2020
		JOB NO: 00014008	JOB:
		DATE: 04/03/2020	JOB:
HUBBARD PROJECT NO: 00014008		SITE PLAN.DWG	
DATE: 04/03/2020		DRAWING NO:	REVISION:
002		002	A

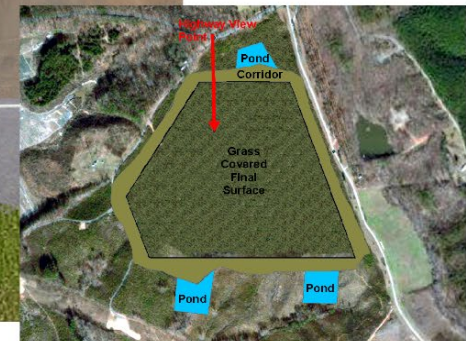
# Dominion Landfill Site from Bremono Rd

Fluvanna County

Path: C:\Users\varnie.smith\Desktop\Templates\PDF\11x17-Landscape.pdf Date Saved:



100' ft moderately dense pine forest separates road to toe of landfill (very subdued in the background)



**AECOM**

FIGURE #

Highway View

DESIGNED BY	DATE	PROJECT NO.	SCALE
MCKINNEY	08/11/11	11-11-11	AS SHOWN
DOMINION POWER BREMONO SITE			

# Dominion Landfill Site from the East

Fluvanna County

Path: C:\Users\scarle.smith\Desktop\Templates\PCPV11x17-landscape.pdf Date Saved:



				FIGURE #
Driveway View				
DATE:	PREPARED BY:	CHECKED BY:	DATE:	PROJECT NO.:
MCKINNEY	---	---	---	---
DOMINION POWER BREMO SITE				



# Dominion Landfill Site from James River

Fluvanna County

Path: C:\Users\corrie.smith\Desktop\Templates\PDYV 1 to 17 Landscape.pdf Data Saved



<b>AECOM</b> <small>CONSTRUCTION MANAGEMENT SERVICES</small>		FIGURE #	
River View			
DESIGNED BY	REVIEWED BY	APPROVED BY	DATE
MCKINNEY			
DOMINION POWER BREMO SITE			

# ZMP 21:02 Conditional Rezoning Proffers

Fluvanna County

---

**The Applicant has limited the I-1 land uses:**

**to Offices; Contractor's storage yards; light manufacturing, lumberyards; machine shops; solid waste collection facilities; minor utilities; and accessory uses that support these uses.**

**The Applicant has requested that I-1 land uses by a Special Use Permit (SUP) would include: Sanitary landfills; Solid waste material recovery facilities; Telecommunication facilities, Major Utilities and accessory uses as shown above.**

# Summary of Statement of Proffers

Fluvanna County



## Planning and Zoning

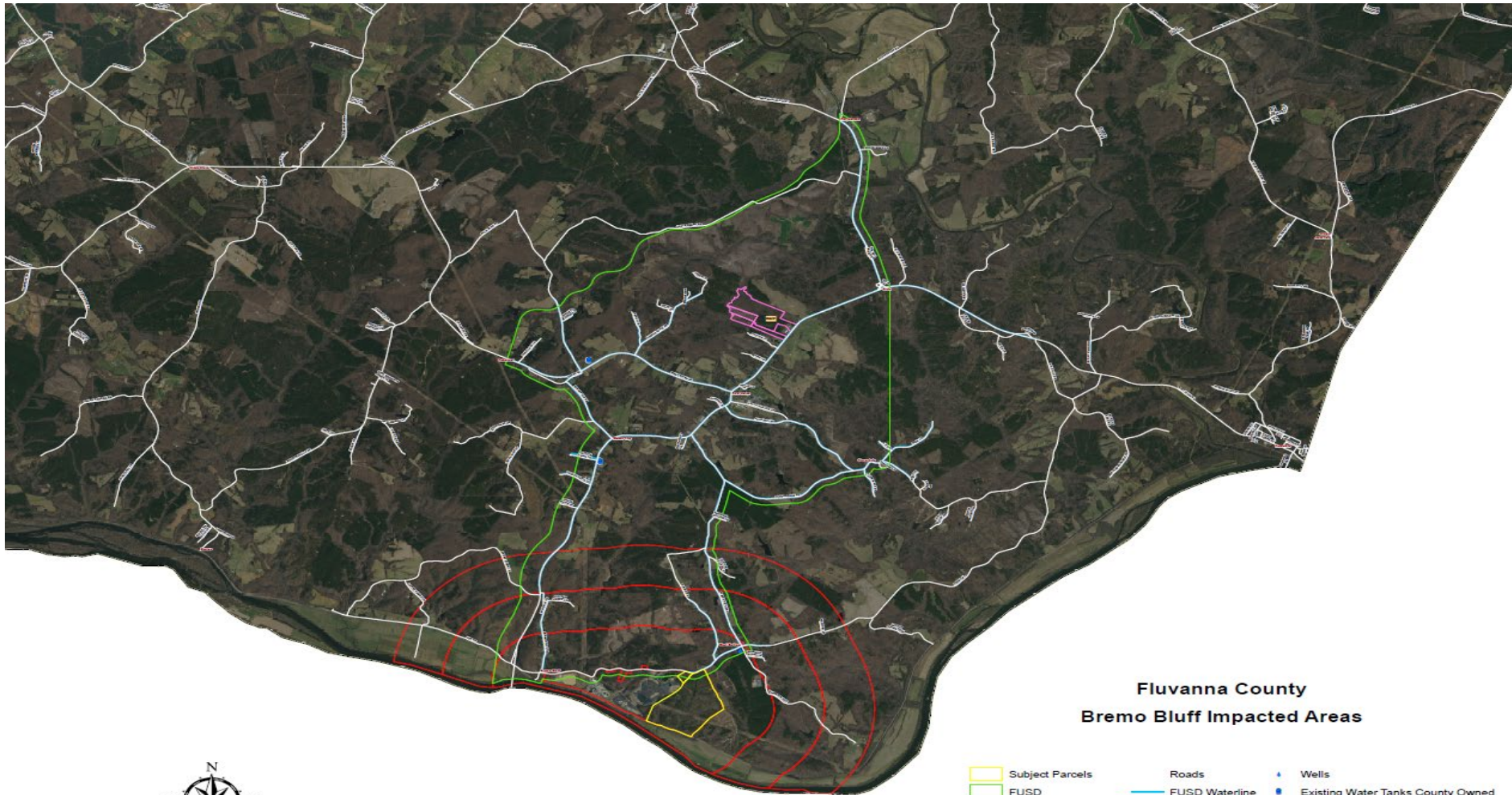
Fluvanna County – Fork Union Sanitary District	Amount
James River Intake, Pump Station & Raw Water Line	\$7.6 million
Water Treatment Plant, Raw Water Storage Tank & Pump Station	\$15.4 million
New Waterlines and Elevated Storage Tank	\$11.9 million
Engineering	\$0.4 million
Unanticipated Water Project Costs	\$11.8 million
<b>Total</b>	<b>\$47.1 million</b>

Fluvanna County – Parks & Recreation	Amount
Public Amenity/Recreation and Green Infrastructure	\$0.5 million

Virginia Department of Transportation	Amount
Road Improvements Around Brems Rd. (Route 656)	\$2 million

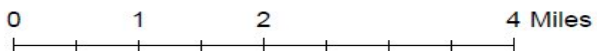
# Bremo Bluff Impacted Areas Map

Fluvanna County



Fluvanna County  
Bremo Bluff Impacted Areas

- Subject Parcels
- FUSD
- Buffer Zone
- County Owned Parcel
- Roads
- FUSD Waterline
- Wells
- Existing Water Tanks County Owned
- Raw Water Treatment Plant



# SUP 21:03 Recommended Conditions

Fluvanna County

1. This Special Use Permit is granted for a sanitary landfill use to Virginia Electric and Power Company d/b/a Dominion Energy Virginia or any successors as the owner of such use located on Tax Map 62 Section A Parcel 7 **for the final disposition of coal combustion residuals (CCRs) and related materials that are currently located on the adjacent Bremono Power Station property (the “Power Station”) along the James River.** ~~for the final disposition of coal combustion residuals (CCRs) and related materials that are currently located on the adjacent Bremono Power Station property (the “Power Station”) along the James River.~~ created by the Bremono Power Station.

# SUP 21:03 Recommended Condition # 1

Fluvanna County

---

1. This Special Use Permit is granted for a sanitary landfill use to Virginia Electric and Power Company d/b/a Dominion Energy Virginia or any successors as the owner of such use located on Tax Map 62 Section A Parcel 7 **for the final disposition of coal combustion residuals (CCRs) and related materials created by the Bremo Power Station (the “Power Station”)**.

# SUP 21:03 Recommended Conditions

Fluvanna County

**2. A** All site activity for construction of the sanitary landfill shall be limited to the following days and times: All construction and site deliveries shall be limited to the hours from sunrise to sunset Monday through Saturday with no Sunday construction and site deliveries permitted on the Property.

**2. B All construction activities for the Sanitary Landfill shall be limited to sunrise (or 6:00 am) to sunset (or 8:00 pm) (whichever is earlier or later, respectively) Monday through Sunday. Once constructed, the hours of the landfill operation shall not be limited but the Landfill must comply with Chapter 15.1 of the Fluvanna Code (Noise) Article 25 of the Fluvanna Zoning Ordinance, and all other applicable ordinances.**

# SUP Recommended Conditions

Fluvanna County

---

- **3.** A Construction Traffic Management Plan, including certain mitigation measures shall be developed by the applicant and it shall be submitted to the Virginia Department of Transportation (VDOT) and the County Administrator or his designee for review and approval. The Plan shall address traffic control measures along



# SUP 21:03 Recommended Conditions

Fluvanna County

---

## 3. continued

all state maintained roads leading to the Property for both pre- and post-construction road evaluation and any necessary repairs needed to the public roads that are required as a result of any damage from the sanitary landfill construction. All VDOT permits must be received and be approved by VDOT and the approved copies shall be provided to the County Administrator or his designee prior to site construction occurring on the premises.

# SUP 21:03 Recommended Conditions

Fluvanna County

---

4. A Site Parking and Construction Staging Plan shall be submitted as a part of the Site Development Plan approval process on the Property that demonstrates a site access plan directing both employees and delivery traffic to minimize conflicts with local traffic on state maintained roads leading to the site to avoid traffic delays during peak construction times. The Virginia Department of Transportation shall approve access to the Property and the applicant will be responsible for all necessary commercial entrance and road improvements to the Property.

# SUP 21:03 Recommended Conditions

Fluvanna County

---

5. A Site Construction Mitigation Plan shall be submitted as a part of the Site Development Plan approval process that addresses dust mitigation where all primary construction roads and areas shall remain dust-free by the use of a water truck or other approved method to keep soil and sediment on the premises. Burning operations must follow all local and state burning restrictions and distances from property lines and combustibles. The plan must address both dust and smoke migration so as not to be of a general nuisance to adjoining property owners during site construction and/or burning operations on the Property.

# SUP 21:03 Recommended Conditions

Fluvanna County

6. The applicant shall coordinate directly with the Fluvanna County Fire Chief and Fluvanna County Sheriff to provide sanitary landfill educational information and/or training to the respective County personnel responding to the sanitary landfill use in regards to how to respond to any calls for service that may occur on the Property. The Fire Chief and Sheriff shall be provided with the construction manager's direct contact information during construction and the remote sanitary landfill manager's direct contact information during operations on the Property. It shall be the responsibility of the applicant to update Fluvanna County should this sanitary landfill manager's name, phone number and/or e-mail address change on the Property.

# SUP 21:03 Recommended Conditions

Fluvanna County

---

7. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time on the Property with advance notice given to the project team and escorted by Dominion Energy and they have the authority to revoke this Special Use Permit if the applicant or property owner has substantially breached the conditions of the Special Use Permit.

# SUP 21:03 Recommended Conditions

Fluvanna County

~~8. A vegetative buffer that completely screens the Landfill use shall be installed, where there is not already existing, mature vegetation on the perimeter of the Property as required in the Zoning Ordinance, Section 22-24-7 Screening (3) Objectionable Features and it states these features shall be screened from the view of public roads, rights-of-way and adjacent properties. Site installation of the landscaping plant materials will begin at the time of construction and, the applicant shall install at least ten percent of the required landscaping each year of the planned Landfill construction, and it shall be completed prior to the issuance of the Certificate of Completion for the Landfill use.~~

# SUP 21:03 Final Recommended Condition

Fluvanna County

---

8. A vegetative buffer to provide screening of the Landfill use from adjacent residences and public rights-of-ways shall be installed where there is not already existing, mature vegetation on the perimeter of the Property. Final buffer requirements shall be approved by the Zoning Administrator at the time of final site plan approval.

Installation of the landscaping plant materials must begin at the time of construction and must be fully installed within six (6) months of the Virginia Department of Environmental Quality's written notification of satisfactory closure of the Landfill pursuant to 9VAC 20-81-160, as amended.

# Applicant Presentation

## Brief



# Board Member Questions (prior to joint Public Hearing)

# Public Hearing

(with 5 minutes per speaker)

# Board of Supervisors ZMP Motion

Fluvanna County

---

**I move that the Board of Supervisors (approve / deny / defer) ZMP 21:02, a request to amend the Fluvanna County Zoning Map on 224.5 +/- acres of Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7 to rezone the same from A-1, Agricultural, General to I-1 Industrial, Limited and will be subject to the Statement of Proffers dated March 31, 2021.**

# Board of Supervisors SUP Motion

Fluvanna County

---

**I move that the Board of Supervisors (approve / deny / defer) SUP 21:03, a request to construct a Sanitary Landfill on Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7 and **subject to the final and amended eight (8) conditions with Condition 2 Option (A or B) as provided in the Dominion Energy summary sheet received on June 15, 2021.****

# Bremo Power Station Coal Ash Removal Project

# Dominion Energy's Core Values



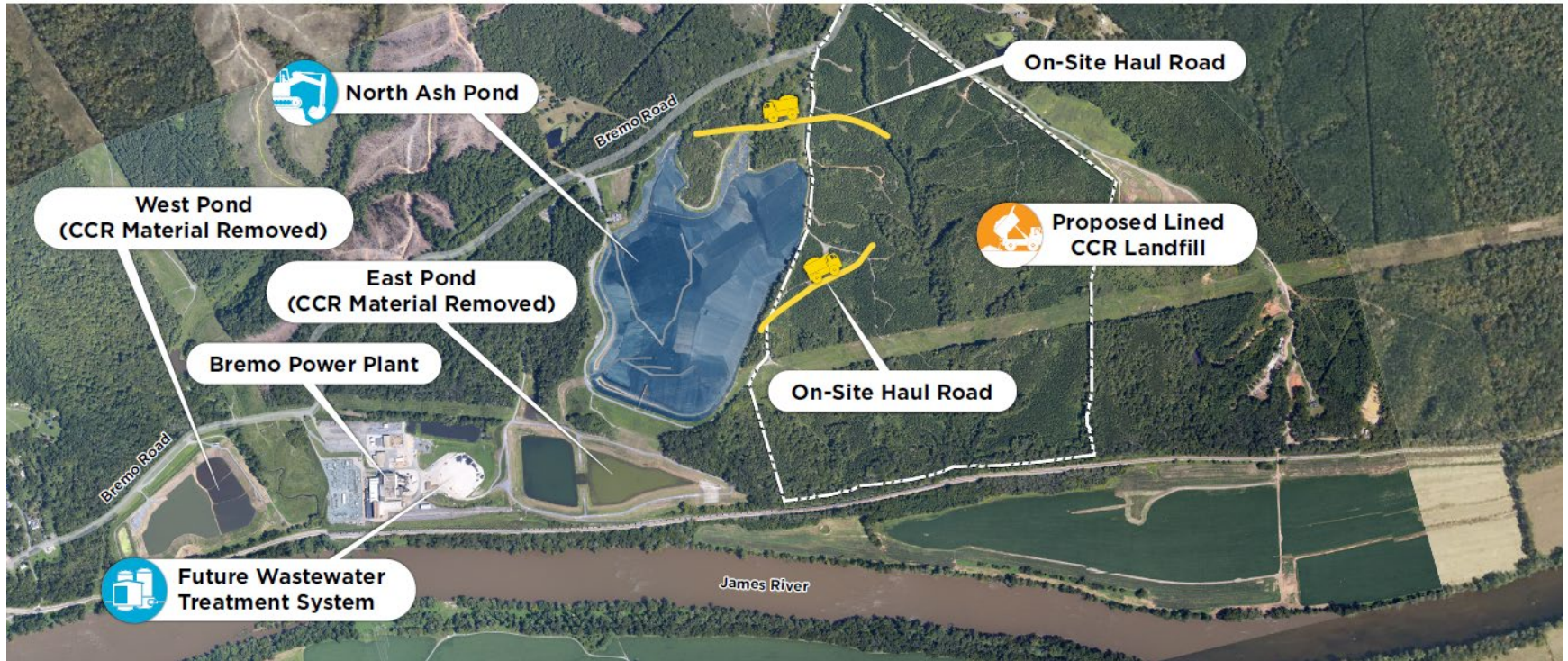
# Bremo Coal Ash Current Status



Approximately 6.2 million cubic yards of Bremo CCR material is consolidated and stored in the North Ash Pond under a temporary rain cover. The full rain cover is designed to prevent dust and keep rainwater out of the pond while the material is in storage.

VDEQ has confirmed that all CCR material is removed from the East and West Ash Ponds.

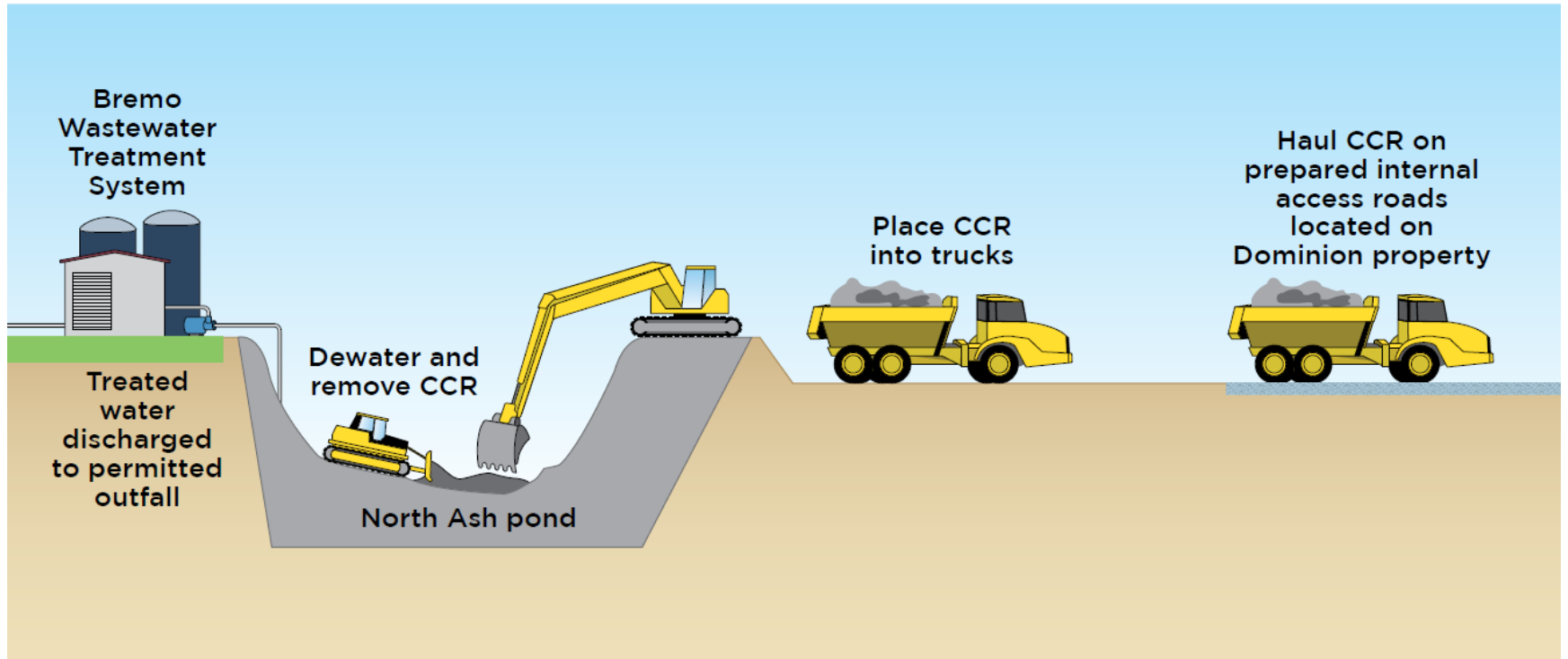
# Bremo Bluff Power Station CCR Removal Project



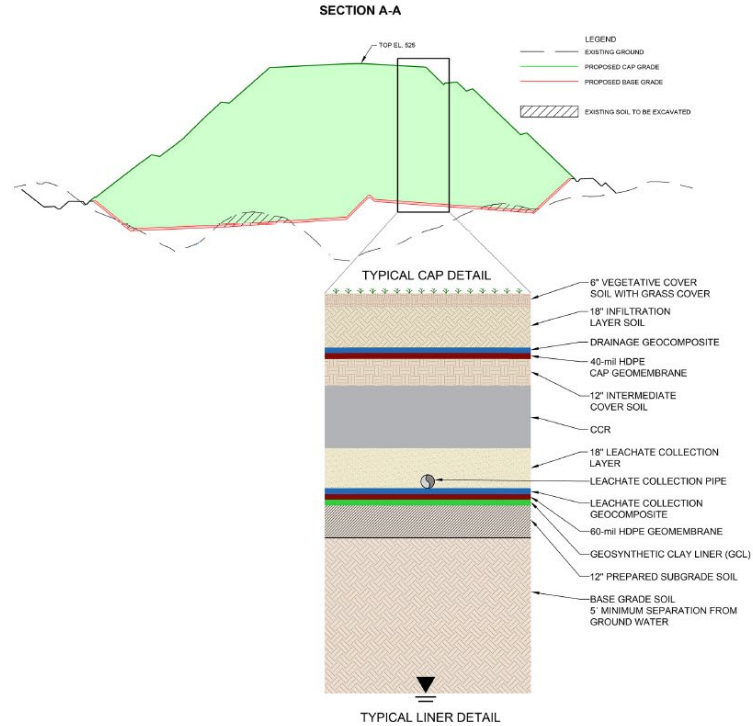
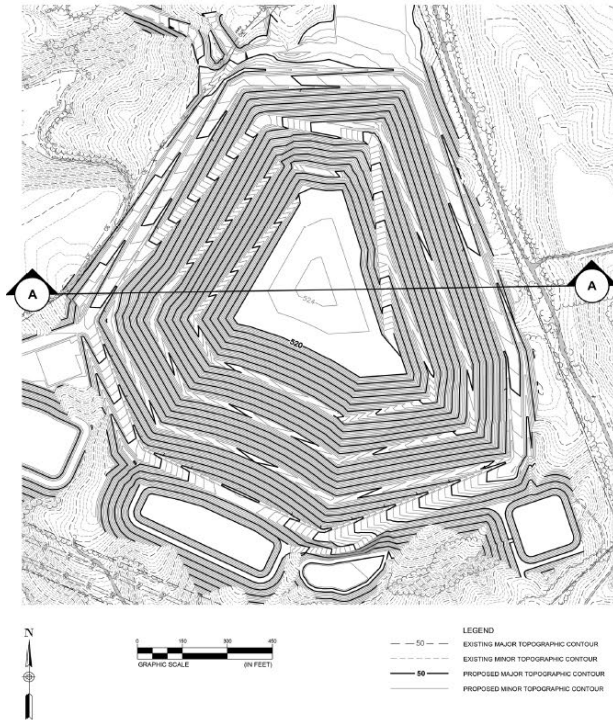




# Excavation of North Ash Pond and Disposing on site in new Lined CCR Landfill

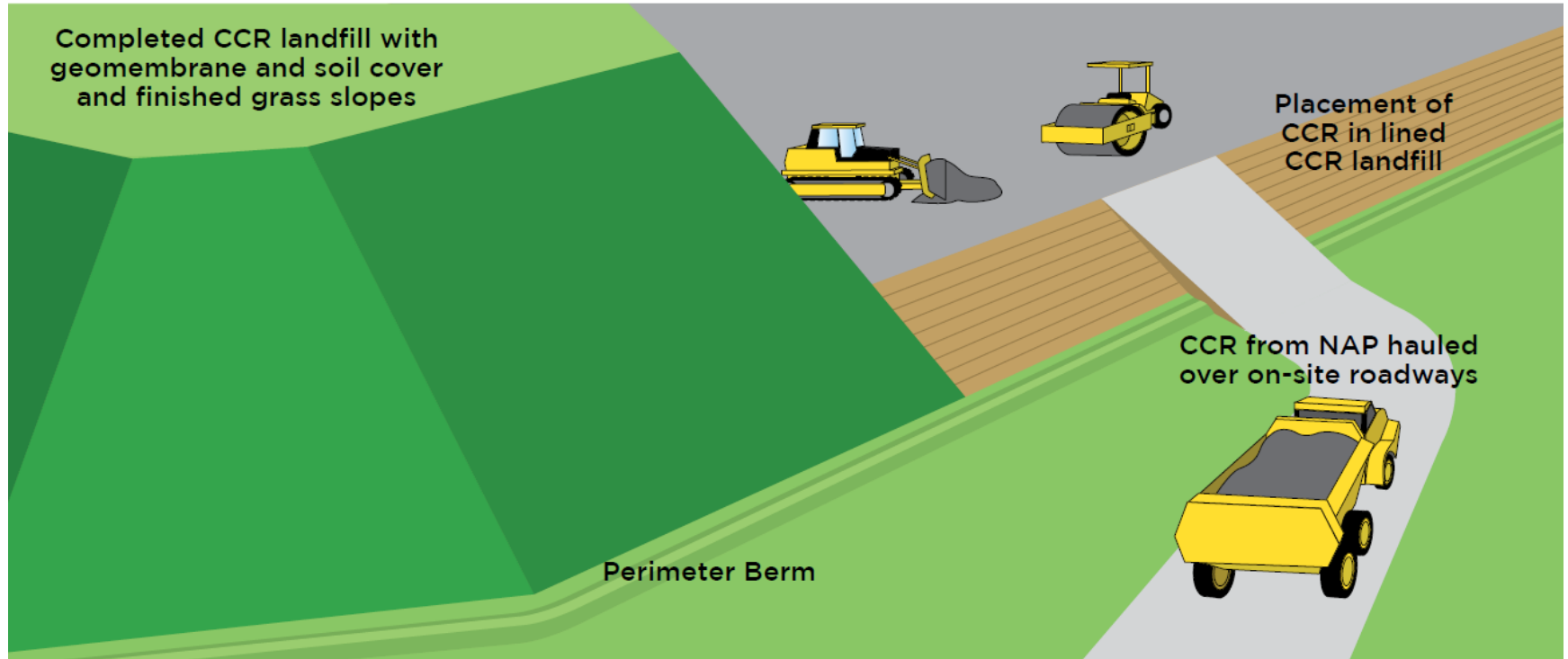


# LANDFILL CONSTRUCTION DETAIL





# Proposed Lined CCR Landfill



# VIEWSHED



Highway View



James River View



Driveway View

# Community Commitments

- Coal ash will not be transported on public roads
- New or improved community park, recreation, and green space areas
- Opportunities for local workforce
- Focused commitment to leaving Bremo and West Bottom Roads in current or better condition
- Increased assurance of safe and reliable public drinking water

## Our Commitment to Getting it Right



Protect the environment by meeting state and federal standards.



Ensure safety in our communities - we live here, too.



Communicate with our neighbors every step of the way.

# Next Steps

**April 1, 2021-** Rezoning and SUP Applications Filed with Fluvanna County

- Rezone the landfill property from A-1 to I-1
- Special Use Permit to allow for the construction and operation of the landfill

**Summer 2021-** Solid Waste Permit Application Filed with VDEQ, ACOE Joint Permit Application Submitted

**Post 2021-** Additional Local Permitting (Major Site Plan, etc.)

## ESTIMATED CONSTRUCTION TIMELINE

**2023-2027-** Landfill Construction

**2024-2030-** Ash moved from North Ash Pond to landfill

- Ash will be hauled on Dominion Energy property, not on public roads

**2030-2031-** Final cover installed

# Questions?



# **KENTS STORE VOLUNTEER FIRE COMPANY ENGINE 30 ADDITIONAL FUNDING**

**Eric Dahl, County Administrator**

**June 16, 2021**

*A great place to live, learn, work, and play!*



## **Background**

---

- **In the FY18 Budget, the Fluvanna Fire and Rescue Association submitted and had the replacement of Kents Store Engine 30 in the CIP for out years in FY21 for planning purposes for \$583,000.**
- **In the FY19 Budget, the Fluvanna Fire and Rescue Association submitted and moved up the replacement of Kents Store Engine 30 to be funded in the FY19 Budget for \$566,000.**

## Background

---

- **The Board of Supervisors approved \$566,000 in cash funding in the FY19 Budget for the replacement of Kents Store Engine 30 (Apparatus and Equipment).**
- **Kents Store Volunteer Fire Company has always understood that the approved budget for Engine 30 was \$584,000, so they have therefore been working to outfit Engine 30 within that budget amount.**
- **Kents Store Volunteer Fire Company is requesting \$18,000 in additional funds for Engine 30 for outfitting the engine with equipment.**

# Background

---

CIP Approved FY19 Budget	<b>\$566,000.00</b>
Atlantic Emergency – Apparatus Contracted Prepay amount (PAID)	<b>\$483,000.00</b>
Atlantic Emergency – Apparatus Final - Balance & Change Order (PAID)	<b>\$54,925.00</b>
Atlantic Emergency - equipment (PAID)	<b>\$15,892.51</b>
Atlantic Emergency - equipment (PAID)	<b>\$732.50</b>
Atlantic Emergency - equipment (PAID)	<b>\$5,395.92</b>
Atlantic Emergency - equipment (PAID)	<b>\$833.47</b>
<b>Budget Balance Remaining in CIP project</b>	<b>\$5,220.60</b>

---

**QUESTIONS?**



# Financial Auditing Services Contract

**Cyndi Toler, Purchasing Officer**

**June 16, 2021**



# Financial Auditor

## Code of Virginia:

**§ 15.2-2511. Audit of local government records, etc.; Auditor of Public Accounts; audit of shortages.**

**A. Localities shall have all their accounts and records, including all accounts and records of their constitutional officers, audited annually as of June 30 by an independent certified public accountant in accordance with the specifications furnished by the Auditor of Public Accounts. The certified public accountant shall present a detailed written report to the local governing body at a public session by the following December 31.**



# History

- In accordance with Purchasing Standards, we should actively solicit for a new Auditor every 5 years.
- In March 2021 we issued an RFP looking for qualified Audit Firms and received 2 responses.
- On May 25, a committee consisting of Eric Dahl, County Administrator; Linda Lenherr, Treasurer; and Brenda Gilliam, Executive Director for Instruction and Finance for Schools met with the 2 vendors
- Based on scores given from the committee members Robinson Farmer Cox Associates was chosen as the highest scoring firm.



# Robinson Farmer Cox Associates

- In Business over 67 years.
- Has the most experience with Virginia county government, meets APA requirements on a yearly basis instead of every three, and has a reasonable cost for the services.
- Has significant experience with the Munis Financial System, making the audit process efficient and thorough.
- Devotes over 100,000 hours annually to performing Virginia Government audits.
- Provides Audit Services for 75% of Virginia Counties.
- No additional charges for Audit related questions year round.





# Implementation of GASB 87

- GASB = Governmental Accounting Standards Board
- GASB Statements apply to financial reports of all state and local governmental entities
- Statement 87 aim is improving accounting and financial reporting for leases by governments
- This becomes a requirement as of FY22
- Single reporting model for reporting leasing agreements
- No longer a distinction between operating and capital leases
- Requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases



# Cost

	FY2021	FY2022	FY2023	FY2024	FY2025
County Audit	\$44,970	\$44,970	\$46,320	\$46,320	\$47,710
Implementation of GASB 87	\$0	\$3,000	\$1,500	\$1,500	\$1,500
School Activity Funds*	\$9,000	\$9,000	\$9,270	\$9,270	\$9,550
Cost Allocation Plan	\$3,850	\$3,850	\$3,970	\$3,970	\$4,090

- \*School Activity funds are paid from the School Activity Account.
- Contract is for FY21 with 4 additional 1 year renewals at above pricing.



# Questions?



# **MUTUAL AID AGREEMENT BETWEEN FLUVANNA COUNTY AND LOUISA COUNTY**

**Eric Dahl, County Administrator**

**June 16, 2021**

*A great place to live, learn, work, and play!*

# Background

---

- **The proposed Amended Mutual Aid Agreement between Fluvanna County and Louisa County restates the terms and conditions of provision of services as set out in the 1995 Mutual Aid Agreement to include:**
  - Fire services, rescue service, hazardous material response services, disaster or emergency response, and other governmental services to adequately serve their respective political subdivisions.
- **Amends the Agreement to include:**
  - Assistance with sheltering needs should Louisa County experience a nuclear incident.

---

**QUESTIONS?**



# **ADDITIONAL EARTH DAY FUNDING - HAZARDOUS WASTE COLLECTION EVENT**

**Eric Dahl, County Administrator**

**June 16, 2021**

*A great place to live, learn, work, and play!*

## **Background**

---

- **The FY21 Fluvanna County Tire Drop Off and Hazardous Waste Collection Earth Day Event took place on Saturday, April 24, 2021 between 10am-2pm.**
- **This event was originally scheduled for the year prior in April 2020, but was cancelled due to COVID-19.**
- **The Board authorized a carryover of \$22,200 of unexpended FY20 funds from the prior event to the current fiscal year.**
- **The last time the Hazardous Waste event was held was in April of 2018. The Board has committed to holding the Hazardous Waste Collection Event every other year.**



## **Background (cont.)**

---

- **About an hour into this year's Fluvanna County Tire Drop Off and Hazardous Waste Collection event, we had estimated that the amount of cars already in line was going to reach the \$22,200 budget capacity for Hazardous Waste Collection.**
- **A contingency plan was discussed with board members to expend beyond the \$22,200 should it appear early on that the event was going to reach early capacity, which allowed the County to not turn away residents that wanted to drop off hazardous waste.**
- **This helped to make for a great event for any Fluvanna County resident whom wanted to participate. Parks & Rec staff estimates between 300-350 cars passed through the event between 10am - 2pm.**

## **Fiscal Impact**

---

- **Final numbers show that allowing the event to continue requires additional funding of \$11,531 needed for the hazardous waste collection, which is within the discussed contingency plan limits.**
- **Currently, the Board of Supervisors Contingency Budget has a balance of \$54,028. The requested action would decrease that balance to \$42,497.**

---

**QUESTIONS?**



# **RENEWAL OF COUNTY ATTORNEY CONTRACT**

**Eric Dahl, County Administrator**

**June 16, 2021**

*A great place to live, learn, work, and play!*

## Discussion

---

- The county attorney serves at the pleasure of the board in accordance with an annual contract.
- This latest renewal leaves the “flat” monthly payment for routine services at \$10,000; the hourly rates for non-routine services are increased as follows:
  - Payne, county attorney--\$310 (unchanged)
  - DeLoria, deputy county attorney--\$275 (formerly \$265)
  - Tanner, deputy county attorney--\$255 (formerly \$240)
  - Hofmann, deputy county attorney--\$230 (formerly assistant county attorney \$215)
  - Boggs, assistant county attorney--\$165 (formerly contract associate \$150)
- This is the first increase in hourly rates in six years.
- Based upon legal services provided in FY21, this cost increase would amount to ~\$9K per fiscal year.

---

**QUESTIONS?**



# PROPOSED BOS MEMBER SALARY INCREASE

**Eric Dahl, County Administrator**

**June 16, 2021**

*A great place to live, learn, work, and play!*

# Code of Virginia

---

## § 15.2-1414.2. Salaries to be fixed by board; limits; reimbursement in addition to salary.

- The annual compensation to be allowed each member of the board of supervisors of a county shall be determined by the board of supervisors of such county but such compensation shall not be more than a maximum determined in the following manner.
- Prior to July 1 of the year in which members of the board of supervisors are to be elected or, if the board is elected for staggered terms, of any year in which at least forty percent of the members of the board are to be elected, the current board, by a recorded vote of a majority present, shall set a maximum annual compensation which will become effective as of January 1 of the next year.



# Background

---

- BOS member salary increases occurred January 1, 2008.
- BOS member salary increases were then approved in 2019. On May 1, 2019, the Board voted 3-2 (Eager, Weaver) to increase the pay of Supervisors (13%-15%), effective January 1, 2020, to:

<u>Position</u>	<u>Month</u>	<u>Annual</u>
Chair	\$850	\$10,200
Vice-Chair	\$800	\$ 9,600
Members	\$750	\$ 9,000

## Discussion

- A review of FY21 salaries for Board of Supervisors of surrounding and similar sized counties in the Commonwealth shows the following:

Group	July 1, 2020 Est. Pop.*	Chair	BoS	Chair Per Capita	BoS Per Capita
7 Local Counties Avg. (less Albemarle)	21,278	\$9,705	\$8,521	\$0.513	\$0.455
22 Counties 20K-35K Pop. Avg.	28,016	\$9,911	\$8,597	\$0.361	\$0.313
All 29 Counties Average	26,389	\$9,861	\$8,579	\$0.398	\$0.348
Fluvanna	27,202	\$10,200	\$9,000	\$0.375	\$0.331

- Staff recommends increasing the BOS pay by 6% to align per capita amounts with the “All 29 Counties Average”. The average difference between “Fluvanna” current per capita amounts (\$0.375 Chair and \$0.331 BOS) and the “All 29 Counties Average” per capita amounts (\$0.398 Chair and \$0.348 BOS) is 5.56%.

## Discussion (cont.)

---

- Salary changes would reflect the following:

<u>Position</u>	<u>Current Annual</u>	<u>New Annual</u>
Chair	\$10,200	\$10,812
Vice-Chair	\$ 9,600	\$10,176
Members	\$ 9,000	\$ 9,540

- The proposed pay increases and timing thereof complies with Virginia Code § 15.2-1414.2 - Salaries to be fixed by board; limits; reimbursement in addition to salary.
- Increase in costs of \$1,404 for the last six months of FY22; funds needed in FY22 will be covered with personnel savings. Total annual cost increase beginning in FY23 will be \$2,808.

---

**QUESTIONS?**

# SUP 20:02 Quigley Properties LLC Major Utilities / Central Sewer System Zoning Request

June 16, 2021

Douglas Miles, AICP, CZA  
Community Development Director

Fluvanna County  
Planning & Zoning Department



*“Responsive & Responsible Government”*

# Fluvanna County – Site Location Map

Fluvanna County



# SUP 20:02 for Major Utilities Request

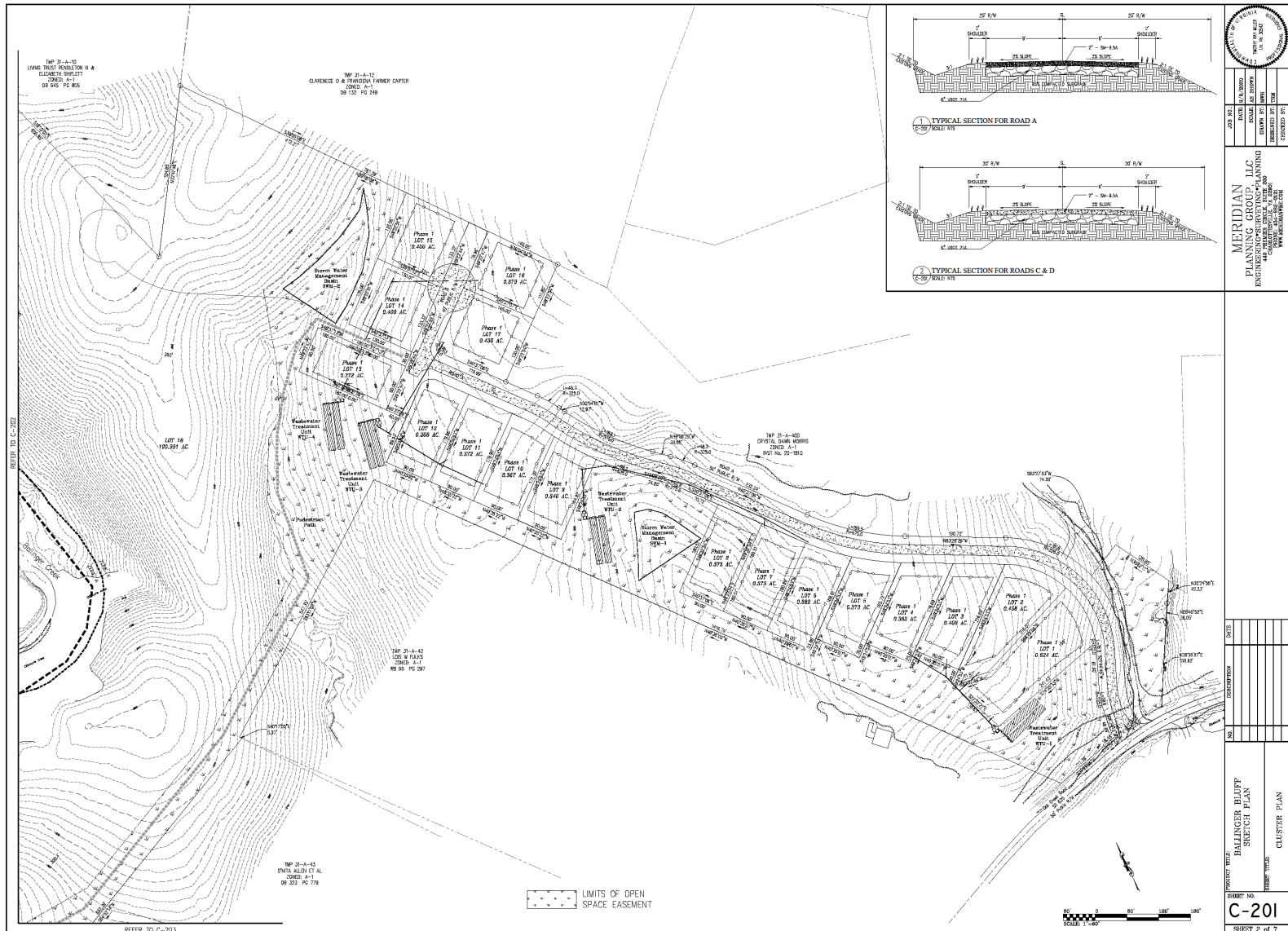
Fluvanna County

---

- **Special Use Permit (SUP) for Major Utilities request for a rural cluster major subdivision on 48.4 +/- acres with 38.7 +/- acres in open space by proposing central sewer system**
- **19 rural cluster lots on 7.5 acres with 1 home in the open space area for 20 dwelling units, 2.3 acres in roads to be dedicated to VDOT**

# Ballinger Bluffs Rural Cluster Lot Plan

Fluvanna County



**MERIDIAN PLANNING GROUP, LLC**  
 ENGINEERING/SURVEYING/PLANNING  
 440 EAST MAIN ST., SUITE 200  
 FLUVANNA, VA 22949  
 WWW.MERIDIANPG.COM

NO.	REVISION

COUNTY OF FLUVANNA  
**BALLINGER BLUFFS**  
 RURAL CLUSTER  
 LOT PLAN

SHEET NO. **C-201**  
 SHEET 2 of 7



# SUP 20:02 Recommended Conditions

Fluvanna County

---

- 1. The design, construction, operation and maintenance of the central sewer systems shall comply with all County, State and Federal requirements as not to have a detrimental impact on Ballinger Creek, surrounding properties, or the water supply of the existing properties.**
- 2. Pursuant to Section 19-6-6 of the Subdivision Ordinance, a bond shall be required with surety in the amount and form acceptable to the County Attorney, to insure that the proposed infrastructure improvements are completed at the expense of the developer.**

# SUP 20:02 Recommended Conditions

Fluvanna County

**3. For the construction of the central sewer systems occurring adjacent to existing development, adequate dust and siltation control measures shall be taken to prevent adverse effects on the adjacent properties. All construction activity for the central sewer systems shall occur between dawn and dusk, Monday through Friday.**

**4. The homeowners association or another owner of these utilities as approved by the State Corporation Commission shall be responsible for all maintenance of the on-site central sewer systems in perpetuity, and the responsibility for maintenance shall not be borne by Fluvanna County or any other agency.**

# SUP 20:02 Recommended Conditions

Fluvanna County

---

- 5. The utility systems permitted by the Special Use Permit shall be limited to the development areas shown on the Ballinger Bluffs rural cluster development plans and any expansion of the system will require an amendment to the Special Use Permit.**
  
- 6. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.**

# SUP 20:02 Planning Commission & Board

Fluvanna County

---

- **The Planning Commission on April 13, 2021 did Recommend Approval with these same six (6) staff conditions by a 5-0 vote finding the central sewer systems proposal to be a better alternative to lots having all individual drainfields located within the Rural Cluster open space area of the development**
- **The Board of Supervisors on May 19, 2021 deferred this request for thirty (30) days in order to obtain the additional answers from VDH – Blue Ridge Health District Staff and for Board members to visit site.**

# **Applicant Comments**

# **Board Member Questions**

# Board of Supervisors SUP Motion

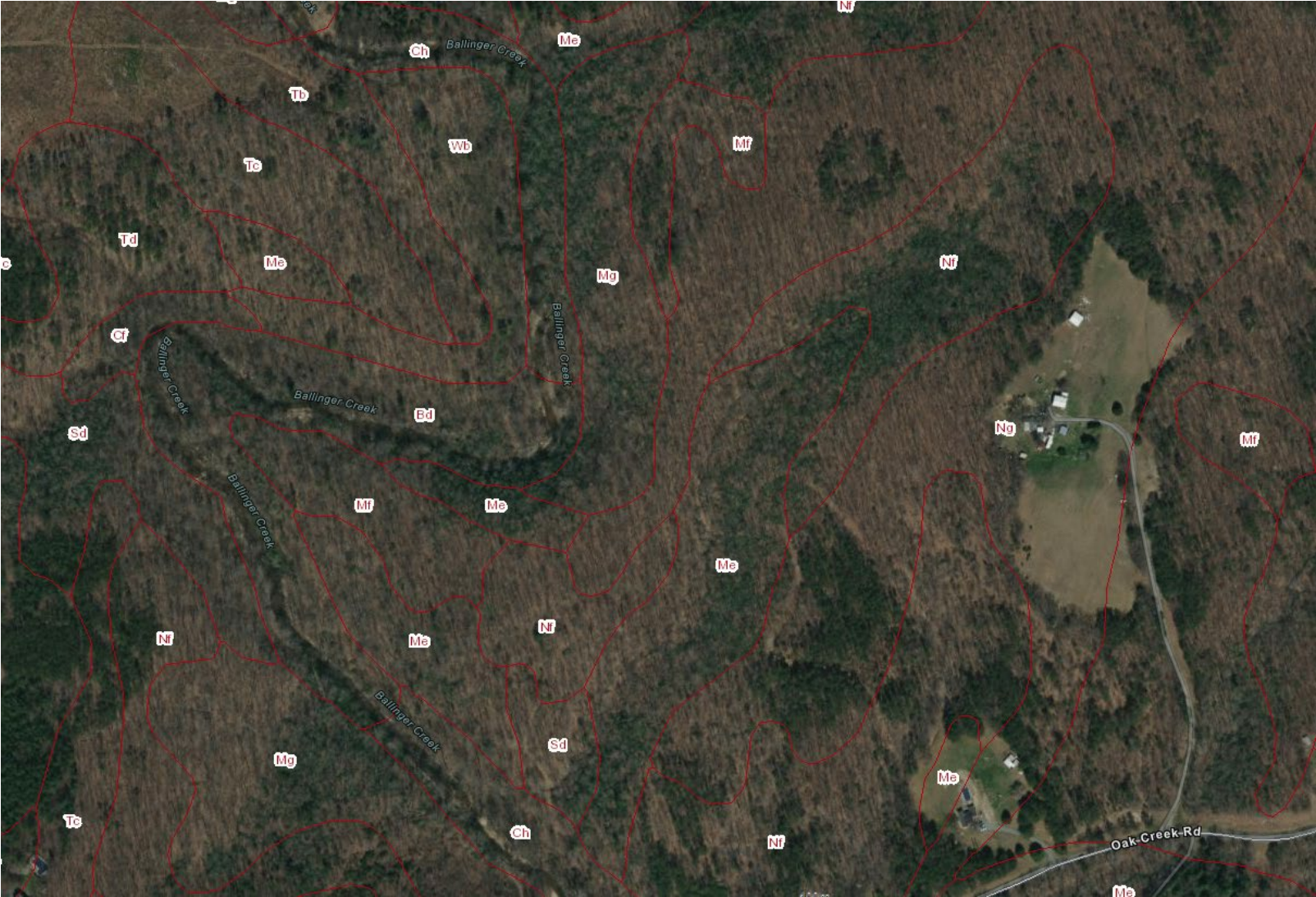
Fluvanna County

---

**I move that the Board of Supervisors (approve, deny or defer) SUP 20:02, as a request for a special use permit to allow for a central sewer system / major utilities with respect to 48.4 +/- acres of Tax Map 31 Section A Parcel 41 and Tax Map 31 Section 1 Parcel A subject to the six (6) conditions listed in the staff report.**

# Soil Survey Geographic (SSURGO) USDA & NRCS

Fluvanna County





# Soil Survey Geographic (SSURGO) USDA & NRCS

Fluvanna County

