

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

June 16, 2021

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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 Bremo 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.**

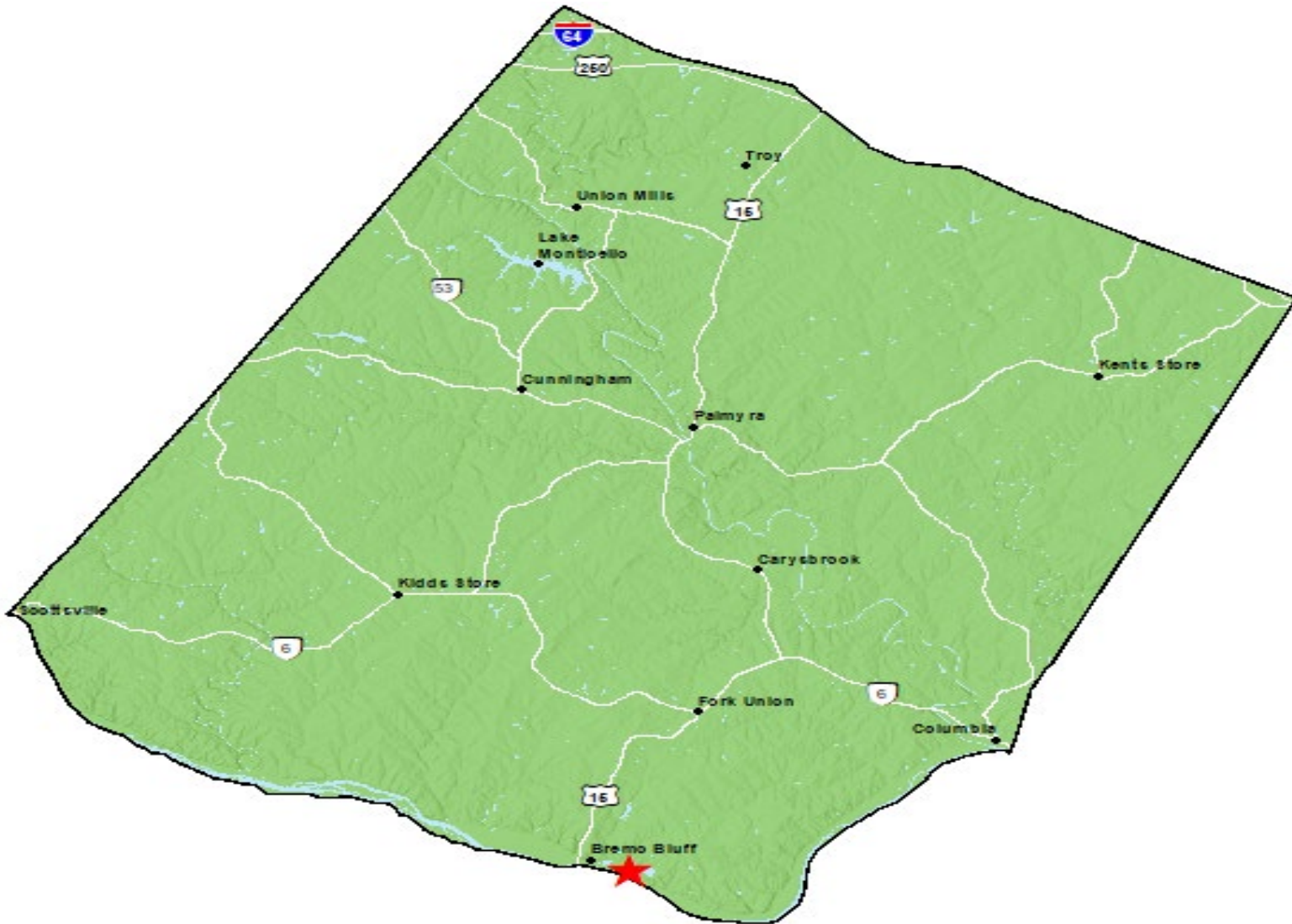
# **SUP 21:03 VA Electric and Power Company**

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 Bremo 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

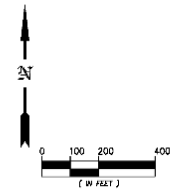
Fluvanna County







- 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		
	SCALE: NONE	JOB: BPP	DATE: 04/03/2020
	JOB NO: 00014008	JOB: BPP	JOB: BPP
SITE PLAN.DWG		PROJECT NO:	REVISION:
002		A	

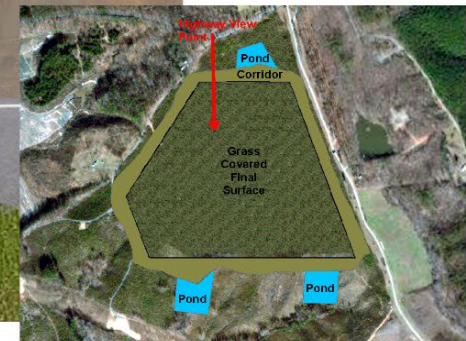
# Dominion Landfill Site from Bremono Rd

Fluvanna County

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




<b>AECOM</b>		FIGURE #	
Highway View			
DRAWN BY MCKINNEY	CHECKED BY	DATE	PROJECT NO.
DOMINION POWER BREMONO SITE			

# Dominion Landfill Site from the East

Fluvanna County

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



# Dominion Landfill Site from James River

Fluvanna County

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<b>AECOM</b> CORPORATE HEADQUARTERS 10000 WEST HUNTERS LANE DALLAS, TEXAS 75243		<b>FIGURE #</b>	
River View			
DESIGNED BY	REVIEWED BY	APPROVED BY	DATE
MCKINNEY			
DOMINION POWER BREMO SITE			

# ZMP 21:02 Conditional Rezoning Proffers

Fluvanna County

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**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

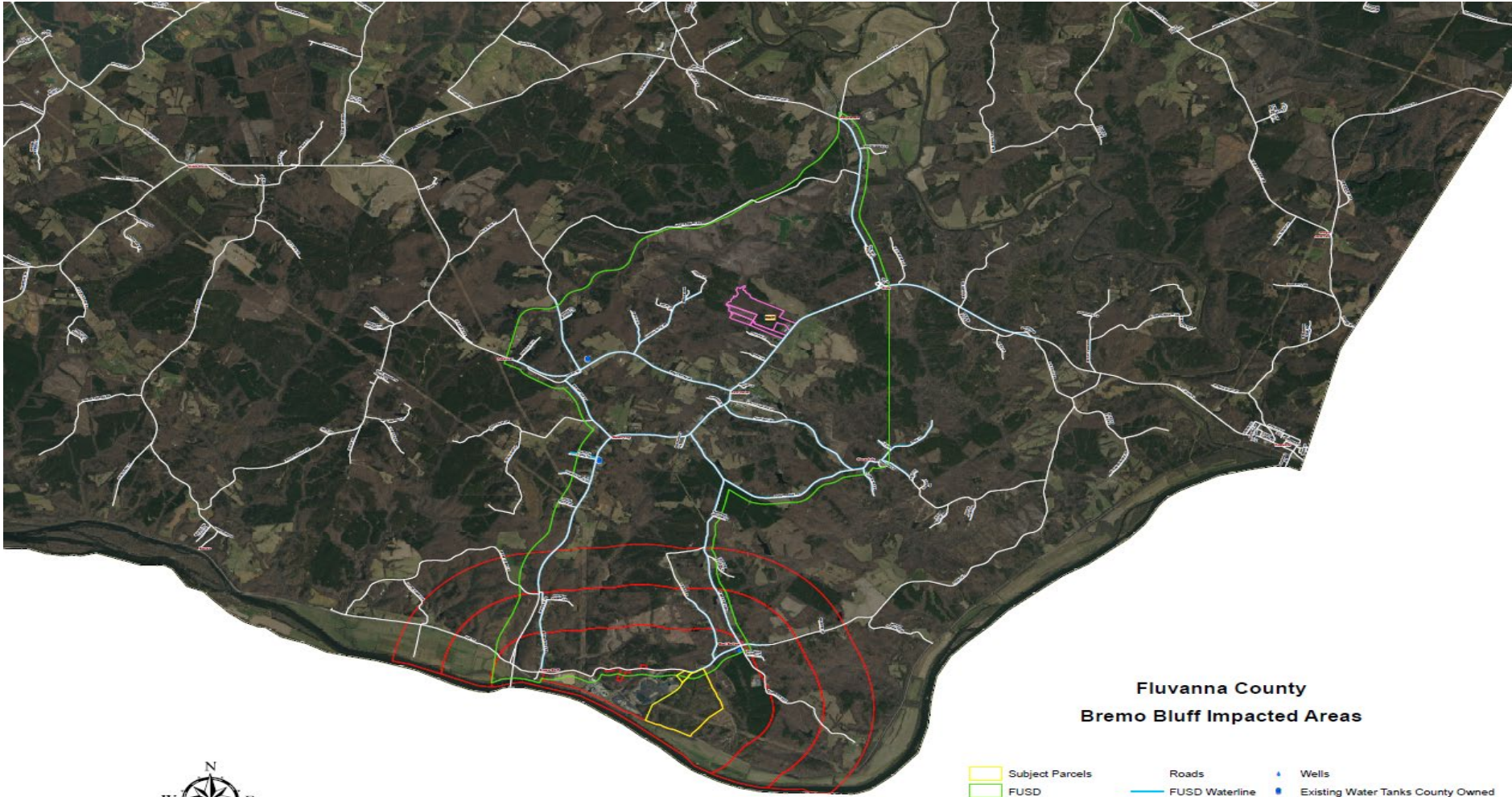
Fluvanna County – Fork Union Sanitary District	Amount
James River Intake, Pump Station & Raw Water Line	\$7.6 million
Water Treatment Plant, Raw Water Storage Tank & Pump Station	\$15.4 million
New Waterlines and Elevated Storage Tank	\$11.9 million
Engineering	\$0.4 million
Unanticipated Water Project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

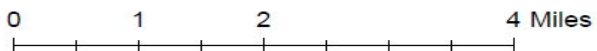
# Bremo Bluff Impacted Areas Map

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

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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

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- **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

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## 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

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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

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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

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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

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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

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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

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**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

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**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.****