



**FLUVANNA COUNTY PLANNING COMMISSION**

**WORK SESSION AND REGULAR MEETING AGENDA**

Carysbrook Performing Arts Center

May 7, 2024

**6:00 PM Work Session - 7:00 PM Regular Meeting**

**TAB AGENDA ITEMS**

**WORK SESSION**

**A – CALL TO ORDER, PLEDGE OF ALLEGIANCE**

**B – PLANNING DIRECTOR COMMENTS**

**C – WORK SESSION**

Solar Ordinance Review Committee Discussion – Dan Whitten, County Attorney

**D – ADJOURN**

**REGULAR MEETING**

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

**2 – DIRECTOR'S REPORT**

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

**4 – MINUTES**

Minutes of April 9, 2024

**5 – PUBLIC HEARING**

ZMP24:01 – Pratap Rai (Proffer Amendment) – Todd Fortune, Planning Director

**6 – PRESENTATIONS**

None

**7 – SITE DEVELOPMENT PLANS**

None

**8 – SUBDIVISIONS**

None

**9 – UNFINISHED BUSINESS**

TBD

**10 – NEW BUSINESS**

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

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

**12 – ADJOURN**

  
\_\_\_\_\_  
Planning Director Review

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

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

\*\*\*\*\*

## PLEDGE OF ALLEGIANCE

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

\*\*\*\*\*

## ORDER

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

## PUBLIC HEARING RULES OF PROCEDURE

### 1. PURPOSE

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

### 2. SPEAKERS

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

### 3. ACTION

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

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

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

**FLUVANNA COUNTY PLANNING COMMISSION  
MEETING MINUTES  
Carysbrook Performance Arts Center  
8880 James Madison Hwy, Fork Union, VA 23055  
Tuesday, April 9, 2024  
Work Session 6:00pm | Regular Meeting 7:00pm**

**MEMBERS PRESENT:**

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

**ABSENT:**

None

**STAFF PRESENT:**

Kelly Harris, Acting Director of Planning  
Dan Whitten, Fluvanna County Attorney  
Jason Overstreet, Senior Planner  
Joanna Lehtinen, Junior Planner/GIS  
Kayla Polychrones, Administrative Assistant

**WORK SESSION CALL TO ORDER:**

At 6:00 pm, Chair Bibb, called the April 9, 2024 Work Session to Order, led the Pledge of Allegiance, and then he conducted a Moment of Silence.

**Short Term Rental Discussion: - Dan Whitten, County Attorney**

- Presentation: Senate Bill 544 is currently under review by Governor. The proposed bill states that localities can't require a special use permit for the use of a residential dwelling as a short-term rental where the dwelling unit is also legally occupied by the property owner as his primary residence. Accordingly, short-term rentals of townhouses and duplexes are also a by-right use if occupied by the owner.
- **March 20, 2024 – The Board of Supervisors approved Ordinance**
- Made the short-term rental of a residential dwelling a by-right use in Agricultural and Residential Zoning Districts: A-1, R-1, R-2, R-3 and R-4
- Added definition of Short-term rental of residential dwelling: A residential dwelling that is rented for compensation for periods of less than 30 days. See § 22-17-20 for supplementary regulations pertaining to the short-term rental of a residential dwelling.  
Approved Supplemental Regulations:
- **Certain supplemental regulations were amended since consideration by the Planning Commission:**
  - If multiple single-family detached dwellings are located on a single parcel, there can be one short-term rental for every 5 acres of land.
  - Townhouse dwellings, single-family attached dwellings and two-family dwellings must be legally occupied by the Owner as his primary residence in order to be used as a Short-term rental.
  - Removed restriction on short term rentals within accessory apartments and accessory dwellings.
  - Occupancy is restricted to no more than 2 persons per lawful bedroom.
  - **Option of a special use permit for the following:**
  - Multiple single-family detached dwellings on less than 5 acres.
  - Multiple short-term rentals of residential dwellings allowed on one parcel which would also allow an accessory apartment or accessory structure as additional short term rental of a residential dwelling on a parcel.

Concerns from Planning Committee members included the number of short-term rentals permitted on a single parcel and building code inspections for these structures. As it stands, there is currently no language on inspections for short-term rentals as they are a by-right use, however it can be added as a condition for annual/initial inspections on short-term rentals for new special use permits (less than 5 acres) if ordinance is passed. Considerations include number of short-term rentals on 5 acres or less within setback compliance (i.e. apartments above garages, tiny homes, barns, tree houses) traffic, septic, water quality, and safety. Planning Committee asks Board of Supervisors to clarify ordinance for number of short-term rentals (accessory structures) on a by right use.

**2015 Comprehensive Plan Progress Discussion** – Kelly Harris, Acting Planning Director

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

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

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

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

**March Planning Commission**

**Recommendations:**

- Re-adopt 2015 Comprehensive Plan
- Update Chapter 2: Land Use and Community Design
- Update Chapter 5: Economic Development (data only)
- Update Chapter 6: Historic Preservation
- Incorporate Zoning Text Amendments related to solar once those amendments are adopted.

**Draft 2015 Comprehensive Plan – 2024 Review**

- No substantive changes made in any Chapter except data from most recent reports.
- Reports of Resident Advisory Groups were included as Appendices
  - Information was not incorporated into the Chapters
- Only those reports submitted by Advisory Groups appointed by the Planning Commission were included
  - Rural Preservation Advisory Group
  - Historic Preservation Advisory Group
- Very drafty draft
  - Highlighted areas indicate further updates are necessary
    - Ex. Rural Broadband in Chapter 3: Infrastructure
    - Chapter 9: Human Services

**Next Step: Public Hearings – Planning Commission on 5/14/24 and Board of Supervisors on 6/11/24.**

<b>MOTION:</b>	To close the Work Session at 7:00 pm.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Key	Lagomarsino	Morgan
<b>ACTION:</b>			<b>Second</b>		<b>Motion</b>
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 Approved, as presented</b>				

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

At 7:02 pm, Chair Bibb, called the April 9, 2024 Regular Meeting to Order, led in the Pledge of Allegiance and then he conducted a Moment of Silence.

**DIRECTOR’S REPORT – Kelly Harris, Acting Director of Planning**

**Announcements and Updates**

- Kayla Polychrones joined the County on March 27, 2024 as the Administrative Program Specialist and Planning Clerk.
- Bree Kay is stepping down from Planning Commission and this will be her final meeting.
- Planning Director Position Filled – Todd Fortune has accepted the offer for Planning Director and will begin on April 29, 2024.

**Upcoming Zoning Cases**

- ZMP 24:01 Pratak Rai – Proffer amendment to include uses that were previously removed from by-right use.

**Upcoming Meetings**

- May 14, 2024 – Carysbrook Performing Arts Center
- June 11, 2024 – Fluvanna County Library

**PUBLIC COMMENTS #1**

At 7:05 pm, Chair Bibb opened the first round of public comments. With no one wishing to speak, Chair Bibb closed the first round of public comments at 7:05 pm.

**MINUTES OF MARCH 12, 2024**

<b>MOTION:</b>	To Approve the Regular meeting minutes of the Planning Commission of March 12, 2024.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Key	Lagomarsino	Morgan
<b>ACTION:</b>				<b>Seconded</b>	<b>Motion</b>
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 Approved, as presented</b>				



**PUBLIC HEARINGS**

None.

**PRESENTATIONS**

Solar Ordinance Review Committee, Dan Whitten, County Attorney

- At the Board of Supervisor’s meeting on March 6, the Board approved a resolution of intention to amend § 22-4-2.2 to remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 Zoning District.
- On March 20, 2024, the Board approved a timeline of 180 days for the Planning Commission to hold a public hearing and send a recommendation to the Board.
- At the Board of Supervisor’s meeting on March 6, the Board approved a resolution of intention to enact § 22-17-21 to add supplemental regulations for small scale solar generation facilities, minor scale solar generation facilities and utility scale solar generation facilities.
- The Planning Commission discussed the two Board resolutions to amend the County Code at its meeting on March 12, 2024.
- The Planning Commission suggested that the Board create a solar committee that could consist of two Board members and two Planning Commission members.
- The Solar Committee would consider the amendments to the County Code and provide suggested language for the consideration by the Planning Commission and Board of Supervisors.

<b>MOTION:</b>	I move the Planning Commission appoint the following two (2) members of the Planning Commission: (i) Howard Lagomarsino and (ii) Kathleen Kilpatrick, to a Solar Ordinance Review Committee.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Key	Lagomarsino	Morgan
<b>ACTION:</b>			<b>Motion</b>	<b>Seconded</b>	
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 Approved, as presented</b>				

**SITE DEVELOPMENT PLANS**

None

**SUBDIVISIONS**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**PUBLIC COMMENTS #2:**

Chair Bibb opened the second round of Public Comments at 7:12 pm.

- Suzy Morris of 6840 Thomas Jefferson Parkway spoke on the Comprehensive Plan and expressed her personal opinion on the importance of the plan’s composition.

With no one else wishing to speak, Chair Bibb closed the second Public Comments period at 7:20 pm.

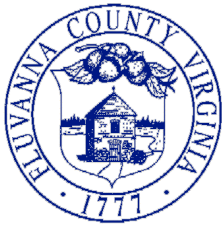
**ADJOURNMENT**

<b>MOTION:</b>	Motion to Adjourn the April 9,2024 Planning Commission Regular meeting at 7:32pm				
<b>MEMBER:</b>	Bibb	Kilpatrick	Key	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Second</b>	<b>Motion</b>		
<b>VOTE:</b>	Aye	Aye	Aye	Aye	Aye
<b>RESULT:</b>	<b>5-0 approved adjournment</b>				

Minutes were recorded by Kayla Polychrones, Administrative Programs Specialist.

---

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



---

# COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

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

## PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Request:** B-1 Zoning Proffer Amendment

**From:** Todd Fortune, Planning Director  
**District:** Columbia Election District

**General Information:** This proffer amendment request is to be heard by the Planning Commission on Tuesday, May 7, 2024 at 7:00 pm at the Carysbrook Performing Arts Center.

**Applicant:** Pratap Rai

**Representative:** Pratap Rai

**Requested Action:** **ZMP 24:01 Pratap Rai** - An ordinance to amend the proffers of ZMP 09:04 with respect to 1.27 acres of Tax Map 5 Section A Parcel 54. This amendment would permit previously proffered out commercial uses such as a personal services establishment. There is currently an office, a beauty parlor, and a single-family dwelling occupying the existing buildings. The property is addressed as 21453 James Madison Highway and is in the Zion Crossroads Community Planning Area and the Columbia Election District.

**Existing Zoning:** B-1, General Business District / ZMP 09:04 December 16, 2009

**Zoning History:** ZMP 09:04 Rezoned parcel from A-1 to B-1 with proffers; SDP 12:13, unapproved daycare facility; SDP 14:08, approved one story building; SUP 19:08, approved commercial kennel; SDP 19:21, approved sketch for commercial kennel

**Existing Land Use:** Commercial and residential

**Applicant Summary:**

The owner of this 1.27-acre parcel is currently operating an unpermitted personal services establishment as a beauty parlor. Personal service establishments are a by right use in the B-1 zoning district. However, this use was removed by the 2009 rezoning case, ZMP 09:04, in which most by right uses including personal service establishments were proffered out. The applicant has requested to amend the approved proffers to permit eight additional by right uses through this zoning amendment in order to continue to operate the beauty parlor business as a conforming use. The applicant has not provided any information regarding his intent for the additional uses requested.

### **Comprehensive Plan:**

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

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

### **Technical Review:**

**Fire Department:** Expressed concern with the requested uses other than as a personal services establishment and pharmacy due to additional fire protection and safety issues that would necessarily be required.

**Public Utilities:** Existing businesses are utilizing a sanitary sewer easement and a well to provide water and sewer. County water mains are adjacent to the parcel which would allow for connection. A gravity sewer line will be installed adjacent to the parcel as part of the Wawa site development project that could potentially be used to connect to the County sewer system. Does not require existing facilities to connect.

**VDH:** The main question is are they planning to connect to county wastewater and water. If they are, then VDH would have no comments. However, if they serve food, they would be required to have a VDH permit for food service.

The comments bellow are relevant if they plan on staying connected to the well and septic system.

1. It appears VDH never issued an operating permit for the current alternative septic system. So, they would be required to obtain an operating permit and submit an inspection from a qualified wastewater service provider. They are required to have a contract for yearly maintenance though an operating and maintenance agreement.
2. It looks like, from the application, a change of use. BRHD has a district policy to require a capacity assessment to be conducted by a Wastewater Engineer and submitted to the local health department.
3. The well servicing the building will have to be evaluated by The Office of Drinking Water (ODW).

### **Planning Analysis:**

The subject property is zoned B-1 and is subject to the approved proffers as listed in ZMP 09:04, the conditional rezoning request approved in 2009. The permitted uses are limited to: Retail store; Office building; Daycare center; Greenhouse, nursery, agricultural supply; one- or two-family dwelling.

The existing businesses and single-family dwelling utilize a shared well and a drainage easement on the adjacent parcel, TMP 5-A-55X, for water and sewer services. According to covenants and restrictions associated with the parcel, the parcel owner's rights to the well would terminate if disconnected from the well. If the applicant does not connect to public utilities then all requirements of the VDH would need to be met in order to continue the by right activities and for any additional uses that may be permitted. The applicant has stated his intention to connect to public water and sewer utilities although it is undetermined if a change of use would require a connection to public utilities.

The existing single-family dwelling use permitted by ZMP 09:04 is not a permitted use in the B-1 zoning district and its location at the intersection of James Madison Highway and Starlite Park is not particularly suitable due to this intersection serving as the entrance to Starlite Park and the adjacent industrial park. This structure could potentially be repurposed to accommodate additional uses.

### **Zoning Ordinance Article 22 Definitions:**

**Personal service establishment:** An establishment or place of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops; dry cleaners; and seamstresses, tailors, and shoe repair.

**Pharmacy:** An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

**Restaurant, fast food:** An establishment primarily engaged in the preparation of food and beverages, for take-out, delivery, or consumption on the premises, served in disposable containers at a counter or to drive-up or drive-thru customers in motor vehicles.

**Restaurant, general:** An establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers in non-disposable containers.

**Restaurant, small:** An establishment engaged in the preparation of food and beverages containing no more than 2,000 gross square feet and typically characterized by table service to customers.

**Grocery store:** A retail business primarily engaged in the sale of unprepared food for personal or household preparation and consumption. Such a facility may also engage in incidental sales of prepared foods for personal consumption on- or off-site.

Laundry: Establishments primarily engaged in the provision of laundering, cleaning, or dyeing services other than those classified as Personal Service Establishments. Typical uses include, but are not limited to, bulk laundry and cleaning plants, diaper services, or linen supply services.

Medical clinic: A facility providing medical, psychiatric, or surgical service for persons exclusively on an out-patient basis including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors. The term, "medical clinic" includes immediate care facilities, where emergency treatment is the dominant form of care provided at the facility.

### **Summary Conclusion:**

When reviewing this proffer amendment application, in addition to conformance with the Comprehensive Plan, the Planning Commission may want to consider any potential adverse impacts such as traffic entering and exiting the property, noise, or potential impacts to adjacent properties that this proffer amendment may have on this area of Fluvanna County.

### **Suggested Motion:**

I move that the Planning Commission recommends (approval / denial / deferral) of ZMP 24:01, an ordinance to amend the proffer statement of ZMP 09:04 with respect to 1.27 acres of Tax Map 5 Section A Parcel 54.

### **Attachments:**

Rezoning Application  
Fluvanna County APO and Community Letters  
Statement of Proffers dated May, x, 2024



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

FEB 27 2024

Fluvanna County
Planning Dept

Owner of Record: PRATAP RAI
Address: 21453 JAMES MADISON HWY, TROY VA 22974
Phone: 4342497978 Fax: 4344850360
Email: raipratap79@gmail.com

Applicant of Record: PRATAP RAI
Address: 4750 MECHUNK RD, KESWICK VA 22947
Phone: 4342497978 Fax: 4344850360
Email: raipratap79@gmail.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) 5A54 (5-A-54)
Acreage 1.270 Current Zoning B-1

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

Location of Parcel: FLUVANNA COUNTY

Deed Book and Page:

Requested Zoning B-1 Proposed Use of Property COMMERCIAL

If any Deed Restrictions, please attach a copy

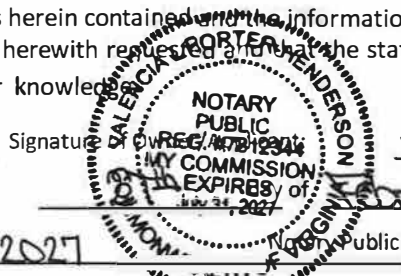
Personal service establishment
Beauty salon.

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 with 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: 02-27-2024



Signature: [Handwritten Signature] x

Subscribed and sworn to before me this

20 24 Register # 7812344

My commission expires: July 31, 2027 Public: Valencia Pate Anderson

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: 02/27/24 Pre-Application Meeting: PH Sign Deposit Received: 02/27/24 Application #: ZMP 24 : 01

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

Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid: check 122 \$750.00

Election District: Columbia Planning Area: Zions 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**

RECEIVED

FEB 27 2024

Fluvanna County  
 Planning Dept

Name: PRATAP RAI  
 Address: 4750 Mechunk Rd  
 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.

Applicant Signature: [Signature] Date: 02/14/2024

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

Office Use Only	
Application #: <b>BZA</b> _____ : <b>CPA</b> _____ : <b>SUP</b> _____ : <b>ZMP</b> 24 : 01 <b>ZTA</b> _____ :	
\$90 deposit paid per sign*: check 121 \$90.00	Approximate date to be returned:



US INDEPENDENT INSURANCE AGENCY LLC

68-8018/2514

122



Date 02.27.2024

Pay to the Order of

County Fluvanna

\$ 750.00

Seven Hundred, fifty dollar & no/100

Dollars     
Monticello



Memo \_\_\_\_\_

*Pat*

US INDEPENDENT INSURANCE AGENCY LLC

68-8018/2514

121

Date 02-27-2024

Pay to the Order of

County fluvanna

\$ 90.00

ninety dollars and no/100

Dollars   

The University of Virginia



Memo \_\_\_\_\_

*Pat*

RECEIVED

FEB 27 2024

Fluvanna County  
Planning Dept



RECEIVED

FEB 27 2024

Flavenna County  
Planning Dept

**Proffer Amendment**

The applicant, Pratap Rai, would like to add these by right uses to the proffer amendment:

**Personal service establishment:** An establishment or place of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops; dry cleaners; and seamstresses, tailors, and shoe repair.

**Pharmacy:** An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

**Restaurant, fast food:** An establishment primarily engaged in the preparation of food and beverages, for take-out, delivery, or consumption on the premises, served in disposable containers at a counter or to drive-up or drive-thru customers in motor vehicles.

**Restaurant, general:** An establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers in non-disposable containers.

**Restaurant, small:** An establishment engaged in the preparation of food and beverages containing no more than 2,000 gross square feet and typically characterized by table service to customers.

**Grocery store:** A retail business primarily engaged in the sale of unprepared food for personal or household preparation and consumption. Such a facility may also engage in incidental sales of prepared foods for personal consumption on- or off-site.

**Laundry:** Establishments primarily engaged in the provision of laundering, cleaning, or dyeing services other than those classified as Personal Service Establishments. Typical uses include, but are not limited to, bulk laundry and cleaning plants, diaper services, or linen supply services.

**Medical clinic:** A facility providing medical, psychiatric, or surgical service for persons exclusively on an out-patient basis including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors. The term, "medical clinic" includes immediate care facilities, where emergency treatment is the dominant form of care provided at the facility.

  
\_\_\_\_\_  
  
\_\_\_\_\_  
02, 27, 2024

RECEIVED

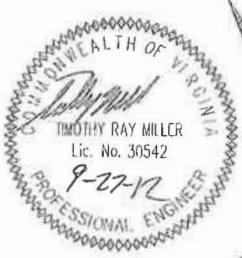
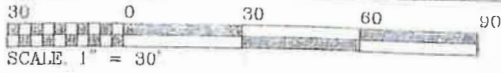
FEB 27 2024

Fluvanna County  
Planning Dept

Received

OCT 31 2019

Planning Dept.

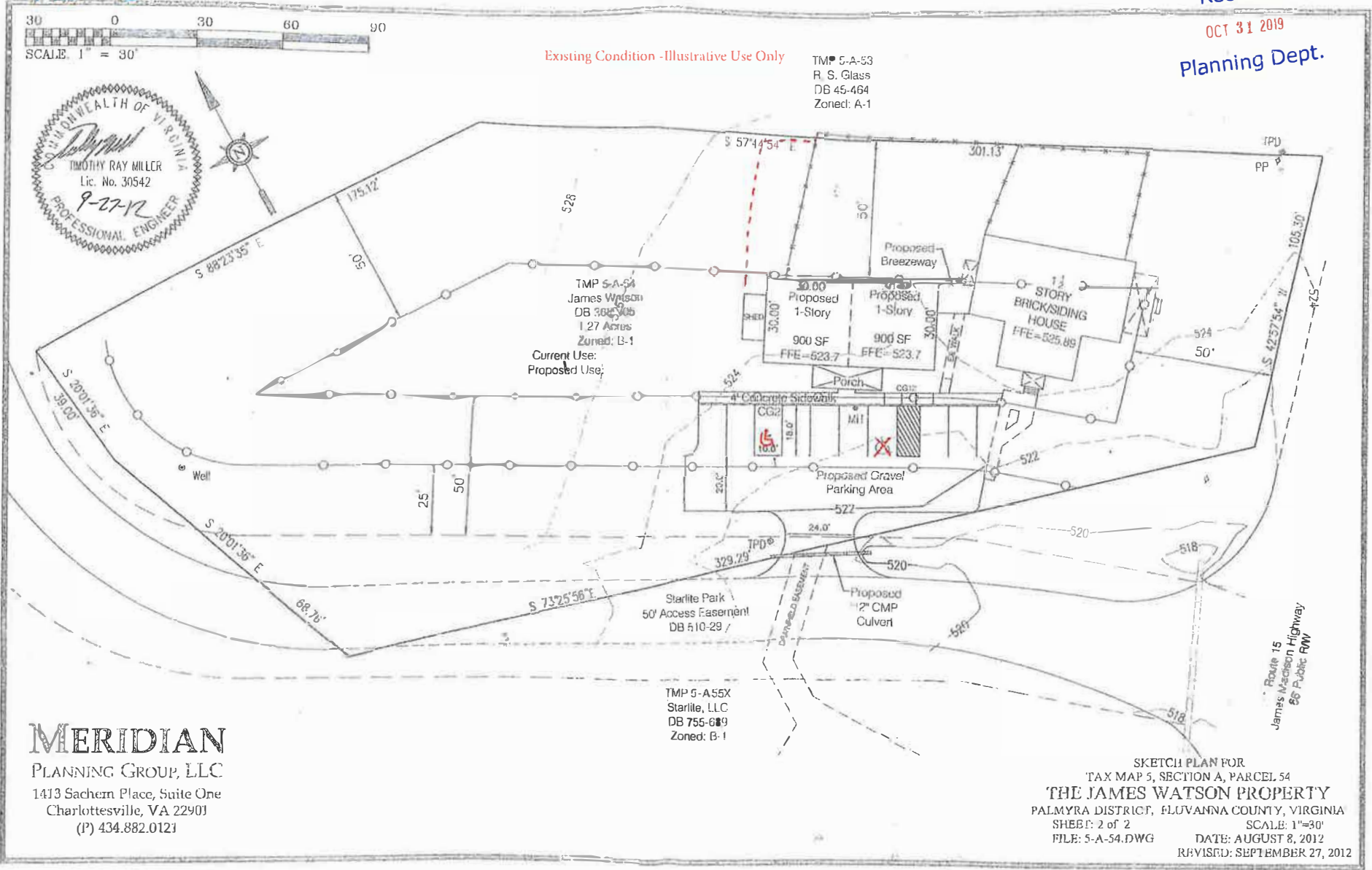


Existing Condition - Illustrative Use Only

TMP 5-A-53  
R. S. Glass  
DB 45-464  
Zoned: A-1

TMP 5-A-54  
James Watson  
DB 304-505  
1.27 Acres  
Zoned: B-1  
Current Use:  
Proposed Use;

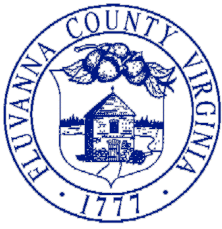
TMP 5-A-55X  
Starlite, LLC  
DB 755-689  
Zoned: B-1



Route 15  
James Watson Highway  
86 Public RW

**MERIDIAN**  
PLANNING GROUP, LLC  
1413 Sacher Place, Suite One  
Charlottesville, VA 22901  
(P) 434.882.0121

SKETCH PLAN FOR  
TAX MAP 5, SECTION A, PARCEL 54  
**THE JAMES WATSON PROPERTY**  
PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA  
SHEET: 2 of 2 SCALE: 1"=30'  
FILE: 5-A-54.DWG DATE: AUGUST 8, 2012  
REVISED: SEPTEMBER 27, 2012



---

# COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

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

## PUBLIC HEARING NOTICE

**April 28, 2024**

**RE: ZMP 24:01 Pratap Rai / Tax Map 5 Section A Parcel 54**

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

**Meeting:** Planning Commission Regular Meeting

**Date:** **Tuesday, May 7, 2027 at 7:00 pm**

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

**ZMP 24:01 Pratap Rai** - An ordinance to amend proffers of ZMP 09:04 for a property known as Tax Map 5 Section A Parcel 54 which is 1.27 acres in size. This amendment would permit previously proffered out commercial uses such as a personal service establishment and other commercial uses. There is currently an office, a beauty parlor, and a single-family dwelling occupying the existing buildings. The property is addressed as 21453 James Madison Highway and is in the Zion Crossroads Community Planning Area and the Columbia Election District.

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

You can contact the Fluvanna County Planning & Zoning 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 the Planning Department at [planning@fluvannacounty.org](mailto:planning@fluvannacounty.org) or at 434.591.1910 with questions.

Sincerely,

*Jason Overstreet*

Jason Overstreet, CZA  
Fluvanna Planning and Zoning Department



**PUBLIC HEARING**  
**Fluvanna County Planning Commission**  
**Tuesday, May 7, 2024 at 7:00 pm**

Pursuant to Virginia Code §15.2-1427, §15.2-2204, and §15.2-2285 (1950), as amended, public hearings will be held at the Carysbrook Performing Arts Center located at 8880 James Madison Highway in Fork Union, VA 23055 for interested persons to have the opportunity to be heard by the Board of Supervisors on the following requests:

**ZMP 24:01 Pratap Rai** - An ordinance to amend proffers of ZMP 09:04 for a property known as Tax Map 5 Section A Parcel 54 which is 1.27 acres in size. This amendment would permit previously proffered out commercial uses such as a personal service establishment. There is currently an office, a beauty parlor, and a single-family dwelling occupying the existing buildings. The property is addressed as 21453 James Madison Highway and is in the Zion Crossroads Community Planning Area and the Columbia Election District.

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

**REVISED ad used for FCPlanning Commission ad  
for new date: Tuesday, May 7, 2024 at 7:00 pm  
instead of May 14th  
1/4 page Legal size 5" x 6"  
All text copied from Word Doc  
4/25 & 5/2, 2024 Fluvanna Review  
Proof#2**

## PROFFER STATEMENT

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Pratap and Suk Rai, as the owners of record of Tax Map 5 Section A Parcel 54, a 1.27 acre parcel zoned **B-1** (the "Property") that is the subject of this proffer amendment request, do hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present this amended statement of proffers for Tax Map 5 Section A Parcel 54. If approved, these proffers presented will supersede all previously approved proffers on the Property:

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

Commercial Uses: Daycare centers; Garden center; Greenhouses, commercial; Grocery store; Laundries; Medical clinics; Offices; Personal service establishments; Pharmacies; Restaurants, fast food; Restaurants, general; Restaurants, small; Retail stores, general;

2. The following nonconforming use shall be permitted on the Property: The existing One or two family dwelling

I hereby acknowledge as the Property Owner that the amended proffers are reasonable and voluntary.

\_\_\_\_\_  
Pretap Rai

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary for the Commonwealth of Virginia do verify that the foregoing instrument was signed before me by Pretap Rai this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires: \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Suk Rai

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary for the Commonwealth of Virginia do verify that the foregoing instrument was signed before me by Suk Rai this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

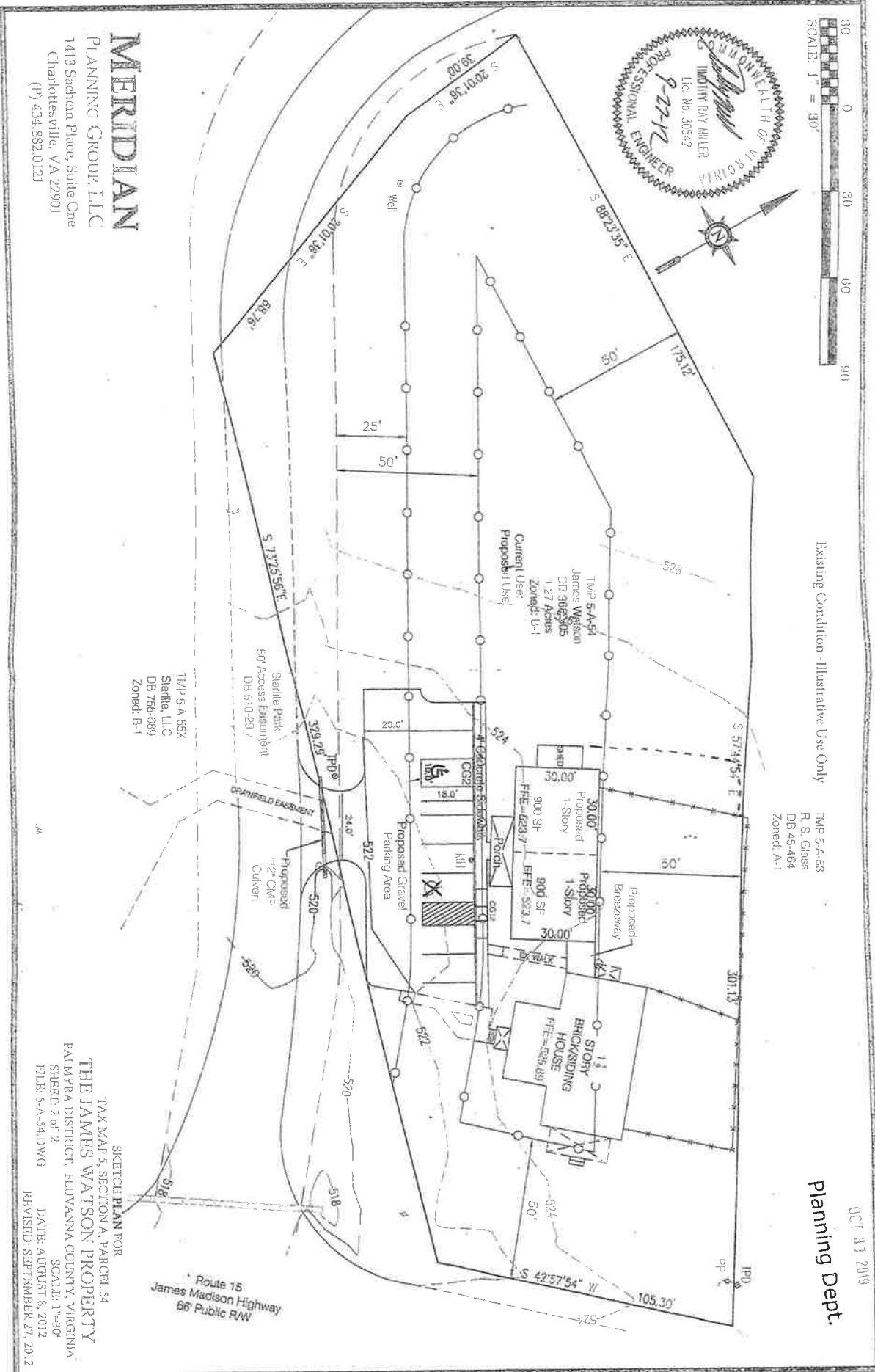
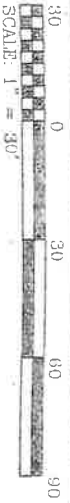
My commission expires: \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

Received

OCT 31 2019

Planning Dept.



Existing Condition Illustrative Use Only

TMP 5-A-63  
R. S. Glass  
DB 45-464  
Zoned: A-1

TMP 5-A-56X  
Sterile, LLC  
DB 756-089  
Zoned: B-1

TMP 5-A-54  
James Wilson  
DB 306-905  
1.27 Acres  
Zoned: U-1  
Current Use:  
Proposed Use:

Sterile Part  
50' Access Easement  
DB 510-297

Proposed  
12" CMP  
Culvert

Proposed  
1-Story  
900 SF  
FFE=623.7

Proposed  
1-Story  
900 SF  
FFE=523.7

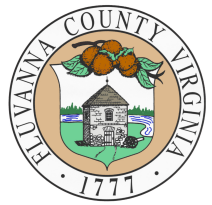
1 1/2  
STORY  
BRICK RIDING  
HOUSE  
HFE=825.88

Route 15  
James Madison Highway  
66' Public R/W

**MERIDIAN**  
PLANNING GROUP, LLC  
1413 Sachem Place, Suite One  
Charlottesville, VA 22901  
(7) 434-882-0121

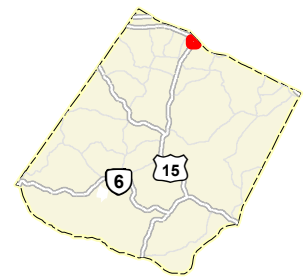
SKETCH PLAN FOR  
TAX MAP 5, SECTION A, PARCEL 54  
**THE JAMES WATSON PROPERTY**  
PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA  
SHEET: 2 OF 2  
FILE: 5-A-54.DWG  
DATE: AUGUST 8, 2012  
REVISED: SUPPLEMENT 27, 2012





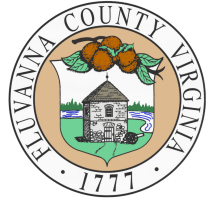
**ZMP 24:01  
Proffer Amendment  
TMP 5-A-54**

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



**Date: 5/3/2024**





**ZMP 24:01  
Proffer Amendment  
TMP 5-A-54**



**Date: 5/3/2024**



**AN ORDINANCE TO APPROVE THE AMENDED PROFFER STATEMENT FOR TAX  
MAP NUMBER 5 SECTION A PARCEL 54**

WHEREAS Pretap and Suk Rai, the owners of Tax Map 5 Section A Parcel 54 hereinafter described, have made written request to amend the proffer statement signed on September 15, 2009; and

WHEREAS the Planning Commission after public notice, public hearing and due deliberation, all in accordance with law, has recommended approval of the amended proffer statement to the Board of Supervisors; and

WHEREAS the Board of Supervisors, after public notice, public hearing and due deliberation in accordance with law approved the amended proffer statement on \_\_\_\_\_; and

NOW THEREFORE BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Pratap and Suk Rai, as the owners of record of Tax Map 5 Section A Parcel 54, a 1.27 acre parcel zoned B-1 (the "Property") that is the subject of this proffer amendment request, do hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present this amended statement of proffers for Tax Map 5 Section A Parcel 54. If approved, these proffers presented will supersede all previously approved proffers on the Property:

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

Commercial Uses: Daycare centers; Garden center; Greenhouses, commercial; Grocery store; Laundries; Medical clinics; Offices; Personal service establishments; Pharmacies; Restaurants, fast food; Restaurants, general; Restaurants, small; Retail stores, general;

2. The following nonconforming use shall be permitted on the Property: The existing One or two family dwelling

Adopted this \_\_\_\_ day of \_\_\_\_\_  
by the Fluvanna County Board of Supervisors



---

# COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 [www.co.fluvanna.va.us](http://www.co.fluvanna.va.us)

## STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** ZMP 09:04  
**Tax Map:** Tax Map 5, Section A, Parcel 54

**From:** Bryant Phillips  
**District:** Palmyra  
**Date:** December 16, 2009

**General Information:** This request is to be heard by the Board of Supervisors on Wednesday, December 16, 2009 at 7:00 pm in the Circuit Courtroom in the Courts Building.

**Owner:** James H. Watson

**Applicant/Representative:** James F. Watson – Alternative Ways, Inc.

**Requested Action:** To amend the Fluvanna County Zoning Map with respect to approximately 1.27 acres of Tax Map 5, Section A, Parcel 54, to conditionally rezone the same from A-1, Agricultural, General, to B-1, Business, General, subject to submitted proffers.

**Location:** The affected property is located on the western side of Route 15 (James Madison Highway) approximately 0.33 miles south of Route 250 (Richmond Road) (Attachment B).

**Existing Zoning:** A-1, Agricultural, General

**Proposed Zoning:** B-1, Business, General

**Existing Land Use:** A single-family dwelling currently exists on the property (Attachment B).

**Adjacent Land Use:** Adjacent properties are zoned A-1 and B-1.

**Comprehensive Plan:** This parcel is located within the Zion Crossroads Community Planning Area.

**Zoning History:** None

**Submitted Proffers:**

The applicant has submitted a proffer letter that would limit the use of the property. If approved, only the following uses would be permitted:

- 1) Retail Stores;
- 2) Offices;
- 3) Daycare Centers;
- 4) Commercial Greenhouses; and
- 5) One or Two Family Dwellings.

**Statement of Intent:**

The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district. The Statement of Intent for the B-1, Business, General Zoning District is as follows:

*“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.”*

**Analysis:**

The applicant is requesting to conditionally rezone 1.27 acres of Tax Map 5, Section A, Parcel 54 from A-1, Agricultural, General to B-1, Business, General. According to the application and narrative, the applicant is proposing to subdivide the property and convert the existing dwelling into a daycare center for 36 children. On the other parcel, a new office/retail center is being proposed. The applicant has submitted a sketch site plan, which has not been proffered, that shows how the site could potentially be developed (Attachment D). A set of building plans has also been submitted that shows a possible layout of the daycare center and office/retail building (Attachment E).

While the plans submitted by the applicant have not been proffered, a proffer letter has been submitted which eliminates most of the uses permitted in the B-1 zoning district. If rezoned, only the following uses would be permitted on the property: retail stores, offices, daycare centers, commercial greenhouses, and one or two family dwellings. As previously mentioned, a single-family dwelling currently exists on the property; however, one and two family dwellings are not permitted in the B-1 zoning district. According to Sec. 22-16-1 of the Fluvanna County Zoning Ordinance, the existing dwelling would be allowed to remain as a legally nonconforming use if the property is rezoned, provided that the use of the structure as a dwelling is not discontinued for a period exceeding two (2) years.

**Comprehensive Plan**

**Land Use Chapter, Vision Section**

A primary key to Fluvanna’s success in high-quality planning and development is in its effective implementation of its vision and goals through specific strategies. Each strategy helps to

implement a key element of the vision by addressing an identified goal. An example of such coordinated planning is the types of development within the community planning areas. It is not enough for a rezoning applicant to simply apply for an upzoning because a property is within a community planning area. Each application is carefully considered by the county to see if the proposed development is well planned and thought out, particularly within the context of the surrounding community. Rezoning applications that do not effectively address the community's vision and values, as well as all anticipated adverse impacts from the project, are not approved. Successful applicants meet with the community and county officials well in advance of application submittal so that they can design the best possible projects. This process benefits their projects as well as the existing community, and results in quality development that improves the overall quality of life within the county.

### **Land Use Chapter**

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area, which is intended to serve as the primary regional economic development area for the county. According to this chapter, development should primarily be in the form of mixed-use developments with small, medium, and large commercial businesses, office, civic, and multifamily residential uses. While no mixed-use component is proposed for this development, it does provide commercial and office uses which are appropriate for the Zion Crossroads Community Planning Area.

Zoning applications for residential, commercial, or industrial development should be well planned and integrated with the future vision of that area. Critical items include buffers and screening between incompatible uses, connectivity and walkability, adequate infrastructure, sustainable and attractive design, and other factors that will mitigate any adverse impacts, and result in a fiscally responsible and value-added development for the community. Applications that do not address a project's external costs to the community and provide a clear fiscal benefit to the county will not be favorably received. This decision is subjective, and completely within the purview of the Board of Supervisors; however, this plan will be used as a reference in evaluating all such discretionary projects.

### **Community Design Chapter**

The Community Design Chapter of the Comprehensive Plan states that the Zion Crossroads area should be "the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments." Additionally, the Community Design Chapter recommends supporting economic development and community-based services in the Zion Crossroads Community Planning Area, along with encouraging local businesses and retail establishments. Given the size of this parcel, a mixed-use development does not appear to be feasible on this property, unless it were to be absorbed into a larger mixed-use development. However, the proposed use(s) should provide local, community-based services and businesses for the Zion Crossroads area.

### **Neighborhood Meeting:**

No citizens or adjacent property owners were present at the October 7, 2009 Neighborhood Meeting to provide any comments or discussion.

### **Technical Review Committee:**

At the October 8, 2009 Technical Review Committee meeting, the Health Department indicated that an application had previously been filed to expand the existing septic system and to add a well. According to the Health Department, the septic system was never expanded and the well was never installed. The Health Department also indicated that, at one point, a “cottage” on the property was illegally connected to the existing septic system for the house. The Health Department notified the applicant of this illegal connection. Finally, the Health Department stated that the well proposed by the applicant was not appropriate, and that a private soil consultant would have to be procured to determine if there were sufficient drainfield and well locations to serve the development. The applicant has since submitted a Feasibility Study that addresses the suitability of an on-site sewage disposal system for the property (Attachment G).

The applicant was asked if any consideration had been given to combining the two parking lots into one shared parking lot. The applicant indicated that this was not feasible because of some of the physical features of the site.

The Fire Department wanted to ensure that the square footage of the daycare building was sufficient for the proposed number of children (36). The applicant indicated that 35 square feet is required per child and that the square footage of the building is sufficient for the number of children proposed. The Fire Department also indicated that an adequate evacuation plan should be provided for the daycare facility.

The full list of TRC comments is attached to this staff report (Attachment F).

### **Planning Commission:**

The Planning Commission considered this request at their November 16<sup>th</sup> meeting, and no citizens spoke during the public hearing. The Planning Commission discussed how this rezoning request could potentially impact the future development of the adjacent parcels, along with the entire Zion Crossroads area. More specifically, the Commission considered how the rezoning of this property could potentially affect a large scale development in the area, such as a planned unit development.

After further general discussion of the rezoning request, Mr. Halstead made a motion to recommend approval of ZMP 09:04, with the submitted proffers, and Mr. Murdock seconded. The motion carried with a vote of 5-0. AYES: Halstead, Murdock, Babbitt, Bibb, and Fortune. NAYES: None. ABSENT: Chesser.

### **Conclusion:**

This rezoning request appears to meet the intent of the Comprehensive Plan in that it is providing commercial businesses and office uses in the primary economic development area of the county. Additionally, the request should also provide local, community-based services to the Zion Crossroads area.

When reviewing this rezoning request, the Board of Supervisors should take into consideration how this request accomplishes (or does not accomplish) the goals and intent of the Comprehensive Plan. While a mixed-use component is not provided, commercial development and community-based services are appropriate for the Zion Crossroads Community Planning Area.

**Suggested Motion:**

I move that the Board of Supervisors approve/deny the attached ordinance for ZMP 09:04, a request to amend the Fluvanna County Zoning Map with respect to 1.27 acres of Tax Map 5, Section A, Parcel 54 to conditionally rezone the same from A-1, Agricultural, General, to B-1, Business, General, subject to the submitted proffers.

**Attachments:**

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Proffer Letter Dated 9/15/09
- D – Applicant Narrative and Sketch Site Plan (not proffered)
- E – Building Plans and Plat
- F – TRC Comments
- G – On-Site Sewage System Feasibility Study
- H – Proposed Ordinance

Copy:

Owner: James H. Watson, 21453 James Madison Highway, Troy, VA 22974

Applicant/Representative: James F. Watson, Alternative Ways, Inc., 21453 James Madison Highway, Troy, VA 22974



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

**Owner of Record:** James H. Watson **Applicant of Record:** Alternative Ways, Inc.

E911 Address: 21453 James Madison Highway, Troy, Va. 22974 E911 Address: 21453 James Madison Highway, Troy, Va.

Phone: 434-872-3064 Fax: \_\_\_\_\_ Phone: 434-589-3355 Fax: 434-589-3355

Email: \_\_\_\_\_ Email: JWatson841@aol.com

**Representative:** James F. Watson **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.**

E911 Address: 21453 James Madison Highway, Troy, Va.

Phone: 434-589-3355 Fax: 434-589-3355 Is property in Agricultural Forestal District?  No  Yes

Email: JWatson841@aol.com If Yes, what district: \_\_\_\_\_

**Tax Map and Parcel(s):** TM 5 Par 54 **Deed Book Reference:** \_\_\_\_\_

**Acreage:** 1.27 **Zoning:** A-1 **Deed Restrictions?**  No  Yes (Attach copy)

Location of Parcel: 21453 James Madison Highway, Troy, Va

Requested Zoning: B-1 Proposed use of Property: daycare facility / office retail

**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: 9/30/09 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 30<sup>th</sup> day of sep, 20 09 Register # 347136

My commission expires: 31 January 2012 Notary Public: [Signature]

OFFICE USE ONLY	
Date Received: <u>9/30/09</u> PH Sign Deposit Received: <u>ck#</u>	Application #: <u>ZMP 09: 0044</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: <b>Mailing Costs:</b> \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs	
Election District: <u>Palmyra</u>	Planning Area: <u>Palmyra CPA</u>
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates: <u>29 Oct &amp; 9 Nov</u>	Advertisement Dates: <u>3 &amp; 10 Dec</u>
APO Notification: <u>21 Oct</u>	APO Notification: <u>25 Nov</u>
Date of Hearing: <u>16 Nov 09</u>	Date of Hearing: <u>16 Dec 09</u>
Decision:	Decision:



**James Watson  
21453 James Madison Hwy.  
Troy, Va. 22974**

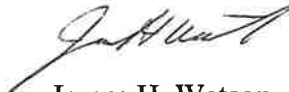
James Watson  
Tel. 434-589-3355

9/15/09

Fluvanna County  
Planning Commission

Re: Rezoning of parcel 54 TM 5  
21453 James Madison Hwy.  
Troy, Va.

I James H. Watson the owner of said property, grants James F. Watson and Alternative Ways Inc. all rights to represent me in the rezoning process of 21453 James Madison Hwy. Troy, Va.



James H. Watson



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

Name: James F. Watson  
Address: 21453 James Madison Highway  
City: Troy  
State: Va Zip Code: 22974

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.

  
Applicant Signature  
Sept. 30, 2009  
Date

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

OFFICE USE ONLY	
Application #: BZA _____ : _____ SUP _____ : _____ ZMP <u>09:04</u> ZTA _____ :	
\$90 deposit paid per sign*: <u>ck#</u>	Approximate date to be returned: <u>December</u>

# Memorandum

DATE: November 2~~4~~, 2009  
RE: APO'S for **ZMP 09:04** Public Hearing Letters  
TO: Darren Coffey  
FROM: Mary Weaver

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the **December 16, 2009** Board of Supervisors meeting.



---

## COUNTY OF FLUVANNA

---

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 [www.co.fluvanna.va.us](http://www.co.fluvanna.va.us)

### NOTICE OF PUBLIC HEARING

November 24, 2009

«Title» «First\_Name» «Last\_Name»  
«Company\_Name»  
«Address\_Line\_1»  
«City», «State» «ZIP\_Code»

#### Re: Public Hearing on ZMP 09:04

Dear «Title» «Last\_Name»«Company\_Name»:

This letter is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on the above referenced item on **Wednesday, December 16<sup>th</sup>, 2009 at 7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

**ZMP 09:04, James H. Watson – A-1 to B-1:** *An ordinance to amend the Fluvanna County Zoning Map with respect to 1.27 acres of Tax Map 5, Section A, Parcel 54 to conditionally rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the western side of Route 15 (James Madison Highway) approximately 0.33 miles south of Route 250 (Richmond Road). The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.*

The applicant or applicant's representative must be present at the Board of Supervisors meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:30 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me at 434-591-1910.

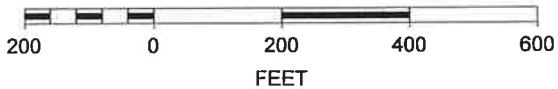
Sincerely,

Darren K. Coffey  
Director of Planning and Community Development

# ZMP 09-04 - James H. Watson



SCALE 1 : 3,590








//

4 Parcels Selected

Wednesday September 30, 2009



Map	Parcel ID	Owner's Name
	<a href="#">5 A 53</a>	<u>GLASS, MARGIE I TRUST</u> <u>10144 THREE NOTCHED RD</u> <u>TROY, VA 22974</u>
	<a href="#">5 A 54</a>	<u>WATSON, JAMES H</u> <u>21453 JAMES MADISON HWY</u> <u>TROY VA 22974</u>
	<a href="#">5 A 55</a>	<u>SERENITY PARTNERS</u> <u>151 STARLITE PARK</u> <u>TROY, VA 22974</u>
	<a href="#">5 A 55X</a>	<u>STARLITE LLC ET AL</u> <u>3 PONDEROSA LANE</u> <u>PALMYRA VA 22963</u>

Click on the Globe  in a row to show that parcel on the map page. Click on the Parcel ID number to show the detail information of that parcel. Click on an Owner's Name or Address to show a list of all properties of that owner.

[Close](#)

Copyright 2009 © MSAG Data Consultants, Inc.

[Print](#)

12

s to provide the  
Center in Char-  
ge Building, 115  
Wednesday from  
n. until 3 p.m.,  
ce is closed on

nesday from 2  
0) 967-6095.  
ble for one-on-  
d applying for  
rkshops repeat-

ents, restrictions  
r conditions that  
to the property.  
er reserves the  
he said sale  
ASH: A bidder's  
300.00, cash or  
; will be required  
f sale with the  
full payment of  
price within (15)  
m the date of the  
al terms will be  
the time of sale  
ssful bidder will  
execute and de-  
stitute Trustee a  
or contract of the  
inclusion of bid-  
ce is an attempt  
debt and any in-  
ined will be used  
e

DNV VT0921267  
on Contact:  
AM  
is, Inc.  
istees

20134  
)  
30

Virginia in Plat  
14.

**LOCATION**  
IONS: Lot 41  
g Wilson Street  
(56) which inter-  
koo Drive. Tax  
GI-1-41  
s hereby made  
J Deed of Trust  
ferences and re-  
contained for a  
r description of  
ty. Sale shall  
ct to all existing  
enants and re-  
atters of record  
affect the real  
uch matters as  
a physical  
a property.  
**SALE: CASH**

shall occur at the  
Jefferson Gar-  
(30) days from  
. A bidder's de-  
ent (10%) of the  
3,000.00, which  
sser sum, shall  
the successful

District, Louisa County, Virginia,  
containing 2.56 acres, more or  
less and carried on the Louisa  
County Land Records as Tax  
Map Number 46-29; and

(2) All that certain tract or par-

P.O. Box 68  
202 West Main Street  
Louisa, Virginia 23093

(540) 967-9900 phone  
(540) 967-3567 fax



## PUBLIC HEARING

The Fluvanna County Board of Supervisors will conduct a public hearing pursuant to Virginia Code Sections 15.2-2204 on **Wednesday, December 16, 2009 at 7:00 p.m.**, in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, Virginia to consider the following items:

### **ZMP 09:04, James H. Watson – A-1 to B-1**

*An ordinance to amend the Fluvanna County Zoning Map with respect to 1.27 acres of Tax Map 5, Section A, Parcel 54 to conditionally rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the western side of Route 15 (James Madison Highway) approximately 0.33-miles south of Route 250 (Richmond Road). The property is located in the Palmyra Election District and is within the Zion Crossroads Community Planning Area.*

Copies of the complete text of the above ordinances and associated plans are available for public review at the Office of the Fluvanna County Administrator during normal business hours. The public is invited to attend these hearings at which persons affected may appear and present their views. Questions or comments may be directed to Planning & Community Development Department, at (434) 591-1910.

### VIRGINIA:

#### IN THE CIRCUIT COURT OF THE COUNTY OF LOUISA

LENWOOD JOHNSON  
BERTHA WOOD  
JULIA JOHNSON  
CAROLYN JOHNSON  
HAZEL MOSS  
KIMBERLY ALSTON, heirs  
of John Johnson  
FLORINE BARRETT  
HAROLD JOHNSON  
HENRY JOHNSON  
EUGENE JOHNSON,  
heirs of James Johnson  
WILLARD JOHNSON  
CLIVIOUS JOHNSON  
CALVIN JOHNSON  
REVA BAKER  
HELEN JOHNSON  
ROSA WILLIAMS  
EDNA McSHAIN  
VIVIAN WILLIAMS  
JACQUELINE OVERTON  
GWENDOLYN GOODE,  
heirs of Rachel Johnson  
ROBERT JOHNSON  
EDNA SHARPE  
JUANITA JOHNSON  
RUTH JOHNSON  
SAMUEL JOHNSON, JR.  
HENRY JOHNSON  
JESSE JOHNSON  
HARRIETT JOHNSON

BRENDA WADDY, a resident of  
Philadelphia, PA  
WANDA WADDY, a resident of  
Philadelphia, PA  
ROBERT JOHNSON, represent-  
ed by W. Mark Dunn, Esquire

and

unknown heirs of Parker Johnson  
unknown heirs of Nick Johnson  
unknown heirs of John Johnson  
unknown heirs of Turner Johnson  
unknown heirs of Edmond  
Johnson  
unknown heirs of Winnie Johnson  
unknown heirs of Ellen Johnson  
any other unknown and un-named  
parties,

**DEFENDANTS**

### **ORDER OF PUBLICATION**

The object of this suit is  
to obtain partition of the real  
estate known as approxi-  
mately 6.195 acres of land in  
Cuckoo District, Louisa County,  
Virginia, which is owned by  
the Plaintiff and Defendants as  
heirs of Frank Johnson, and  
appearing from an Affidavit that  
the Defendants are not resi-  
dents of the Commonwealth of  
Virginia, or may be parties  
unknown, and it is ORDERED

### III. New Business

6. Discussion and Resolution – Establishing a Tourism Advisory Committee
7. Discussion - Solid Waste Options
8. Discussion – Code Enforcement Alternatives for Dilapidated Structures
9. Discussion - County Administrator's Discretionary Authority
10. Discussion and Resolution - Byrne Grant, Homeland Security Grant and County CIP
11. Resolution – For a Supplemental Appropriation to Louisa County Public Schools for Additional Federal Funding

### IV. Other

12. Committee Reports
13. Board Appointments
14. County Administrator's Report
15. Consent Agenda Items
  - a. Resolution – For a Supplemental Appropriation to the CIP for the Sale of Capital Assets
  - b. Resolution – Proceeding with the Louisa County Public School Capital Improvement Plan HVAC Project
  - c. Resolution – To Take Two (2) Streets in the Noah's Landing Subdivision into the Secondary System of Highways for Louisa County, Virginia
  - d. Resolution - Supporting the SEEA Application for DOE Grant Funding in Order to Provide Specific Funding for Leap's Programs and Services
16. Correspondence
17. Approval of Bills
18. Approval of Minutes
  - a. November 16, 2009
19. Legal
  - a. In accordance with §2.2 3711 (A) (3) VA Code Ann., for the purpose of discussing the acquisition of real property
  - b. In accordance with §2.2 3711 (A) (7) VA Code Ann., for the purpose of consultation with legal counsel on actual or probable litigation
  - c. In accordance with §2.2-3711 (A) (29) VA Code Ann., for the purpose of discussion of the award of a public contract.
20. Citizens Information Period - 6:30 p.m.
21. Legal
  - a. Closed Session – Meeting between the Louisa County Board of Supervisors and the Louisa County Water Authority in accordance with §2.2 3711 (A) (7) VA Code Ann., for the purpose of consultation with legal counsel on actual litigation

*Evening session 7:00 p.m.*

### V. Public Hearings

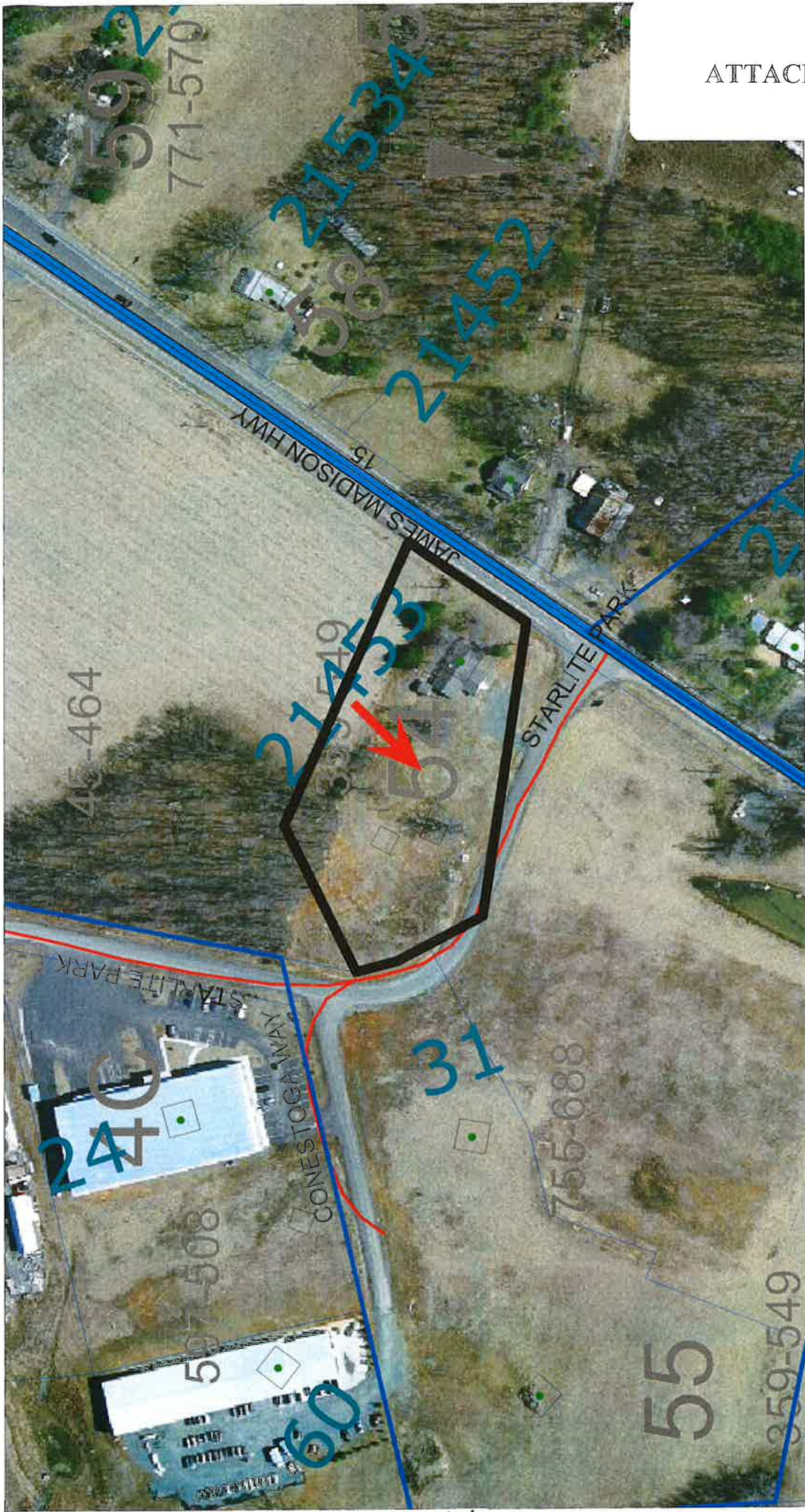
22. **Public Hearing** – Amendments to the following sections of the Louisa County Code of Ordinances to allow the use of slugs when hunting in Louisa County: Chapter 54. Offenses and Miscellaneous Provisions, Sec. 54-8. Same --With rifles larger than .22 caliber or with shotgun slugs.
23. **Public Hearing** – Amendments to the following section of the Louisa County Code of Ordinance to change the requirement for resubmission of erosion and sediment control plans should land disturbing activities not commence within 180 days of plan approval or cease for a 180 day period: Chapter 38 Environment, Sec. 38-34. Resubmission of plans.
24. **Public Hearing** – Amendments to the following sections of the Louisa County Code of Ordinances with

13

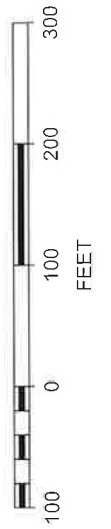


# ZMP 09:04 - James Watson

ATTACHMENT B



SCALE 1 : 1,903





**James Watson  
21453 James Madison Hwy.  
Troy, Va. 22974**

James Watson  
Tel. 434-589-3355

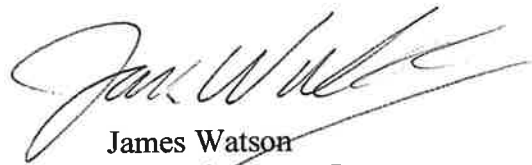
9/15/09

Fluvanna County  
Planning Commission

Re: Rezoning of parcel 54 TM 5  
Proffers

In our request for rezoning and subdividing we would like to limit the use of parcel 54 TM 5. In lieu of the 37 general uses in a B-1 zone, we would only like to proffer in 5 uses.

1. Retail store
2. Office building
3. Daycare center
4. Agricultural supply/greenhouse/nursery
5. One or two family dwelling



James Watson  
Alternative Ways Inc.



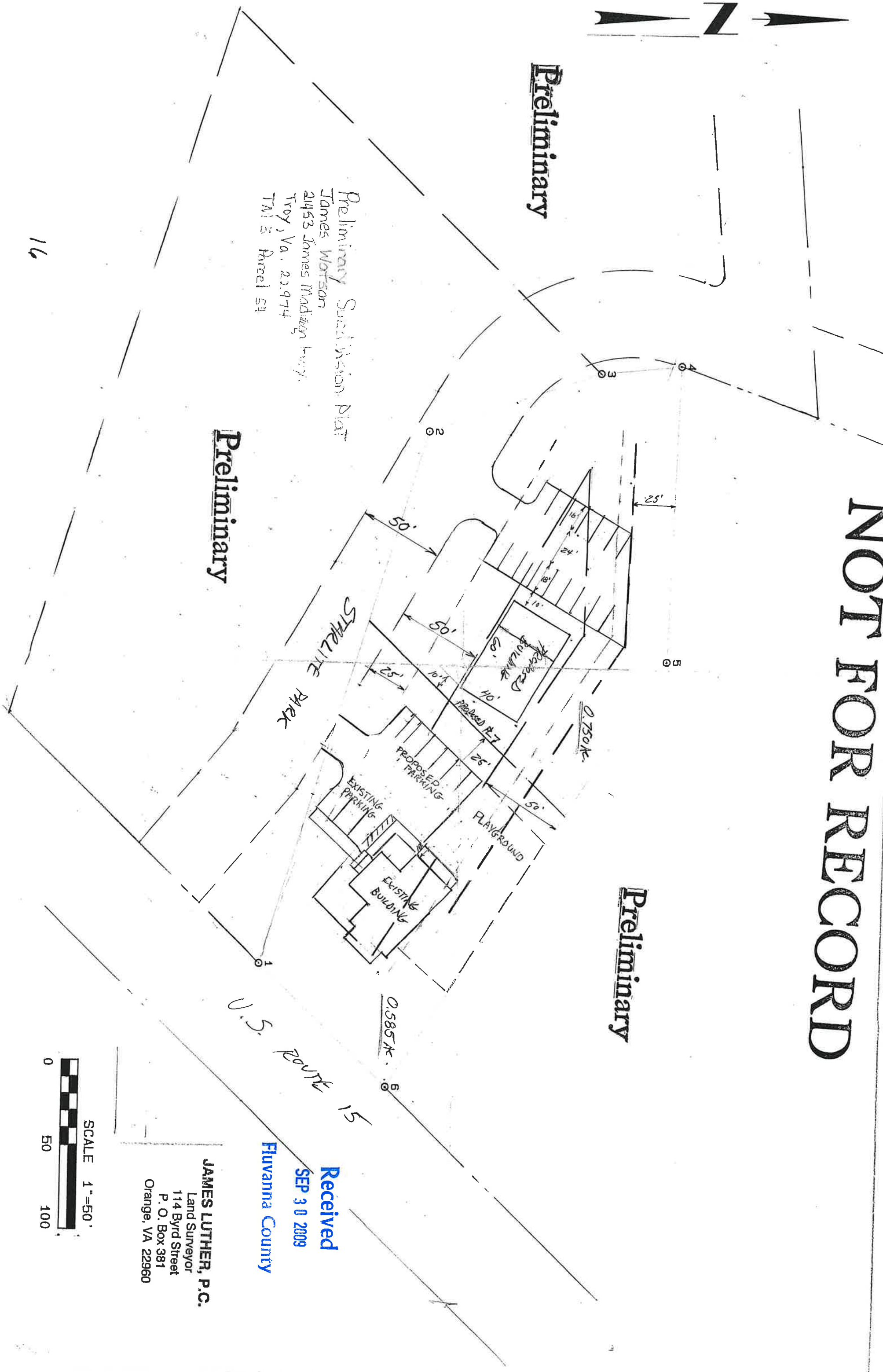
# NOT FOR RECORD



**Preliminary**

Preliminary Subdivision Plat  
James Watson  
21453 James Madison Hwy.  
Troy, Va. 22974  
TMS Parcel 51

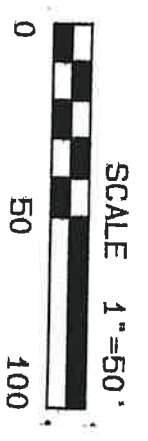
**Preliminary**



**Preliminary**

**Received**  
SEP 30 2009  
Fluvanna County

**JAMES LUTHER, P.C.**  
Land Surveyor  
114 Byrd Street  
P. O. Box 381  
Orange, VA 22960



16

**James Watson  
21453 James Madison Hwy.  
Troy, Va. 22974**

James Watson  
Tel. 434-589-3355

9/15/09


Fluvanna County  
Planning Commission

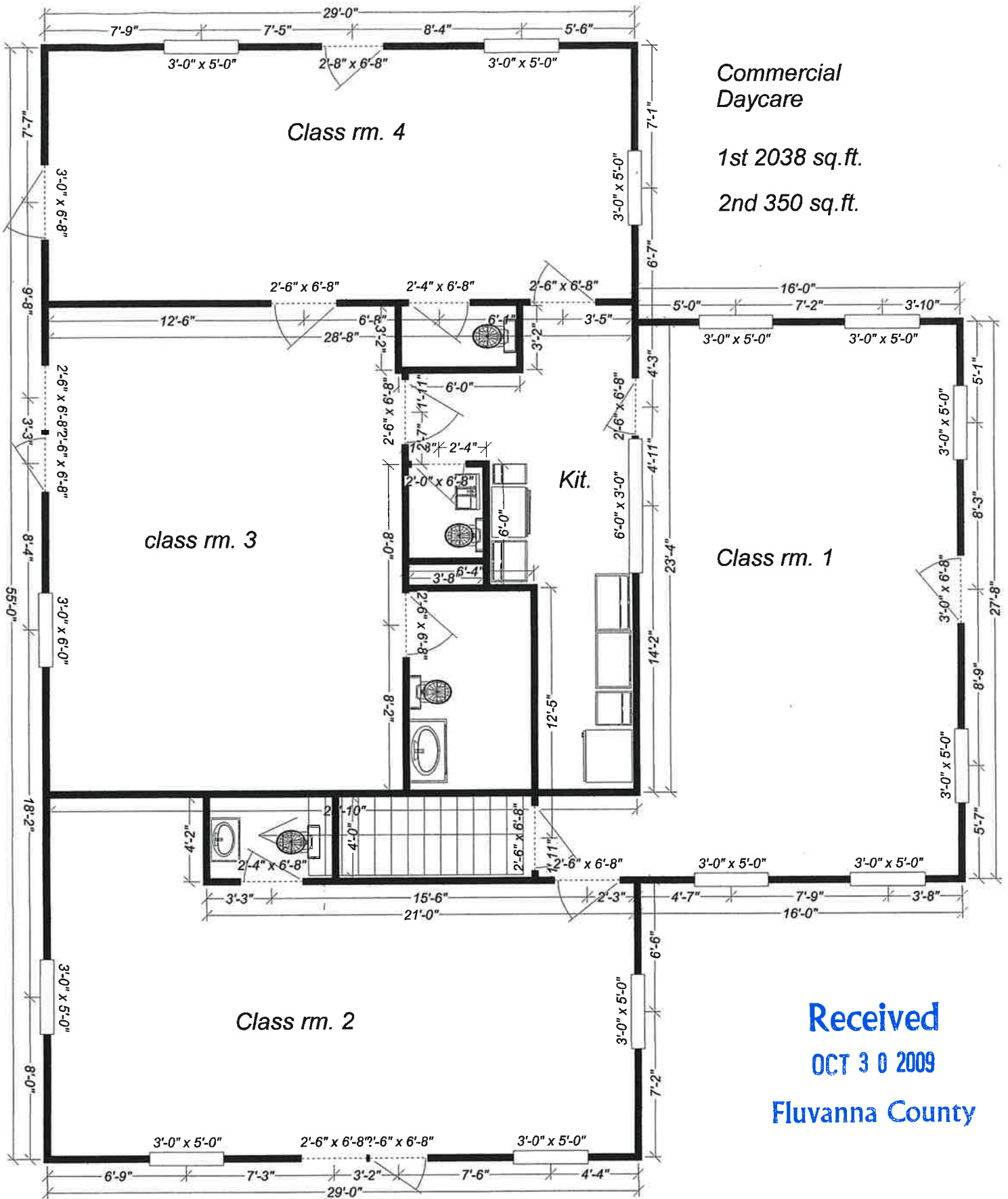
Re: Rezoning of parcel 54 TM 5  
21453 James Madison Hwy.  
Troy, Va.

James Watson and Alternative Ways Inc. would like to put in this request for the rezoning from A1 to B1 of parcel 54 TM 5. The parcel consist of 1.27 acres on Rt 15 in the northwest corridor of Fluvanna county. Alternative Ways Inc. goals for the property is to convert the existing house and .50 acres into a daycare center to be known as Life's Little Pleasure's Learning center, a subsidiary of Alternative Ways Inc. The remaining .72 acres, once subdivided and built upon will house our corporate office/retail center. The goals of Alternative Ways Inc. is to furnish a unique service and product to our customers. The learning center will only house 36 children in a more home/family environment. The new building and its sitework will be constructed in an environmentally friendly way and solar powered. The service that will be offered in our retail/service center will be of cost saving, eco-friendly products and services. Anything from solar power, home energy conservation, all season gardening, to alternative health products.

The site at this time has enough area to be serviced by a septic system and Class 4 well. So the limited utilities in the area will not be a problem, in servicing the 36 unit learning center and 1 non public bathroom in the retail center.

We hope you will consider this request for rezoning from A1 to B1 with open arms and approve. As our services offered will be a great asset to the community.

  
James Watson  
Alternative Ways Inc.

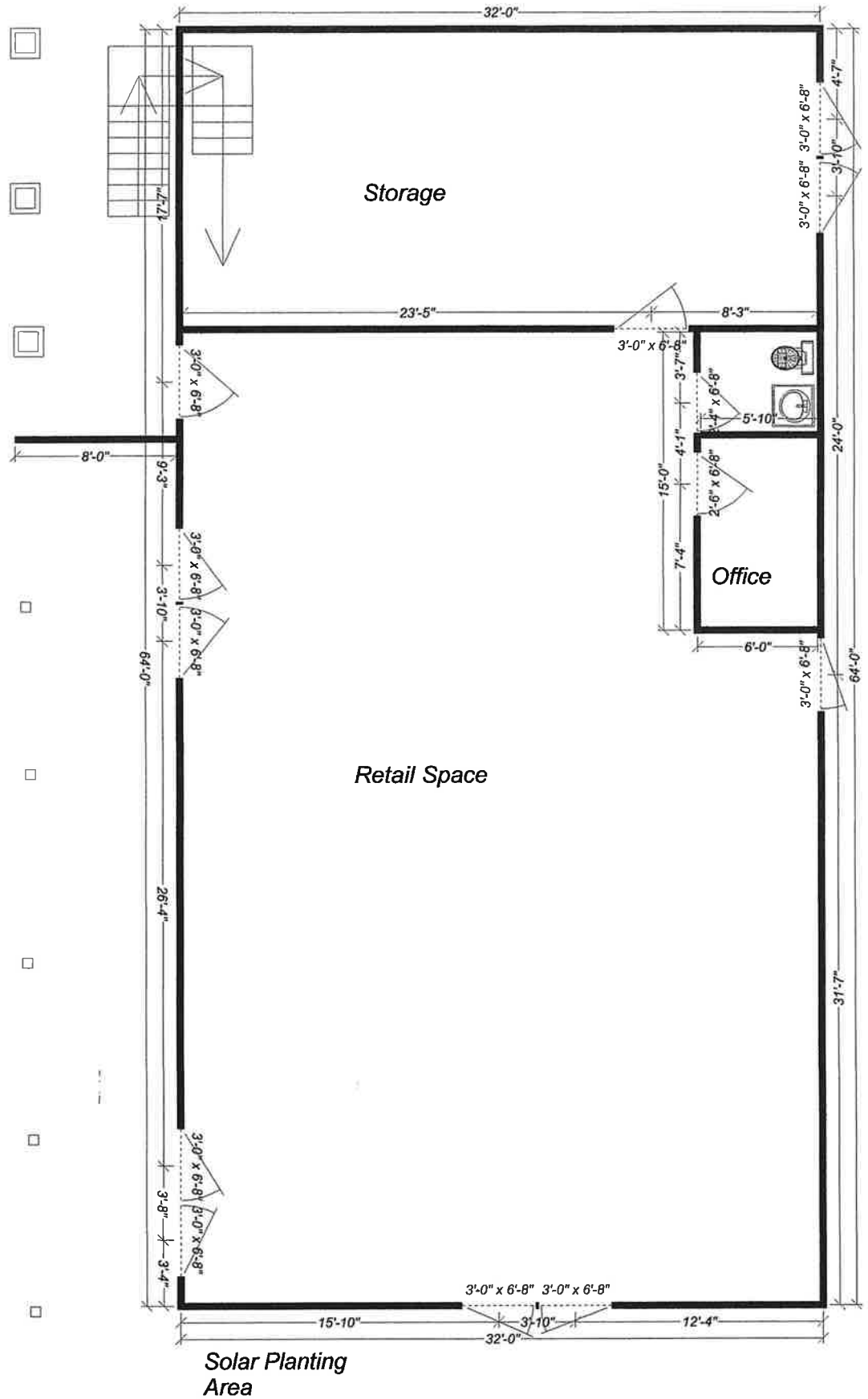


Commercial  
Daycare  
1st 2038 sq.ft.  
2nd 350 sq.ft.

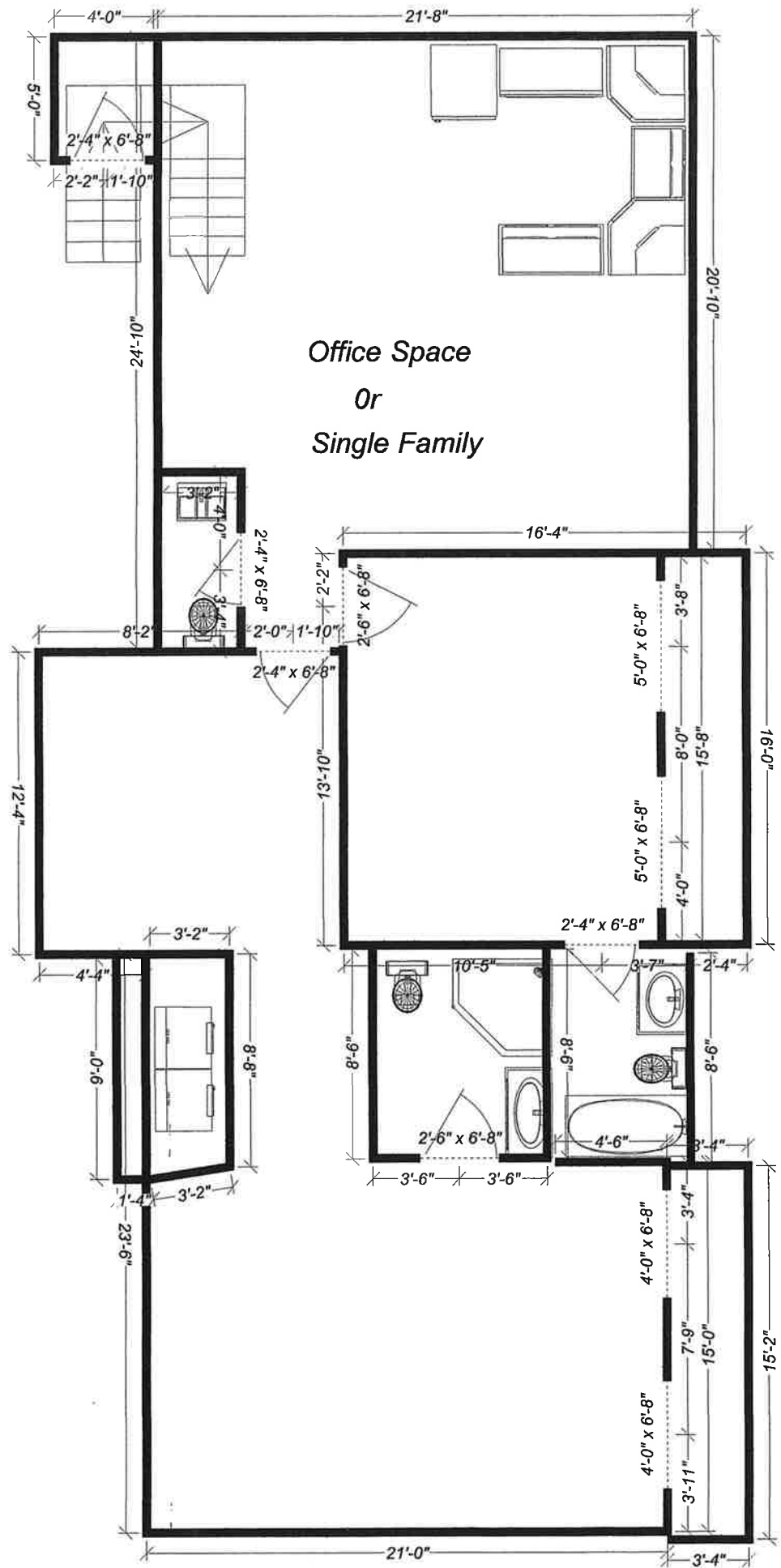
Received  
OCT 30 2009  
Fluvanna County

Proposed Building

Alternative Ways Inc. Retail/Office







THIS IS TO CERTIFY THAT ON MARCH 1, 2000, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "C" AS SHOWN ON THE DEPARTMENT OF H.U.D. FLOOD HAZARD MAP.

NO TITLE REPORT FURNISHED.  
HOUSE NUMBER NOT POSTED.

*Timothy R. Miller*  
Timothy R. Miller



SCHEDULE OF BUILDINGS

- A 16.2' X 20.3' SHED
- B 24.3' X 14.2' SHED
- C 12.3' X 12.4' SHED
- D 28.6' X 36.9' SINGLE STORY BLOCK RESIDENCE

LEGEND

- IF IRON ROD FOUND
- PP POWER POLE
- O/E OVERHEAD ELECTRIC
- D/W DRIVEWAY
- TPD TELEPHONE PEDESTAL
- Δ BUILDING SETBACK LINE

PLAT SHOWING PHYSICAL SURVEY OF

TAX MAP 5 PARCEL 54

**THE JAMES H. WATSON PROPERTY**

PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: MARCH 2, 2000

050054.dwg

RIVANNA ENGINEERING & SURVEYING, INC.

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

PHONE: (804) 589-8395

TM 5 Parcel 53  
R.S. Glass  
DB 45-464

TM 5 Parcel (16)-4  
Serenity Partners  
DB 371-369  
DB 366-668 Plat

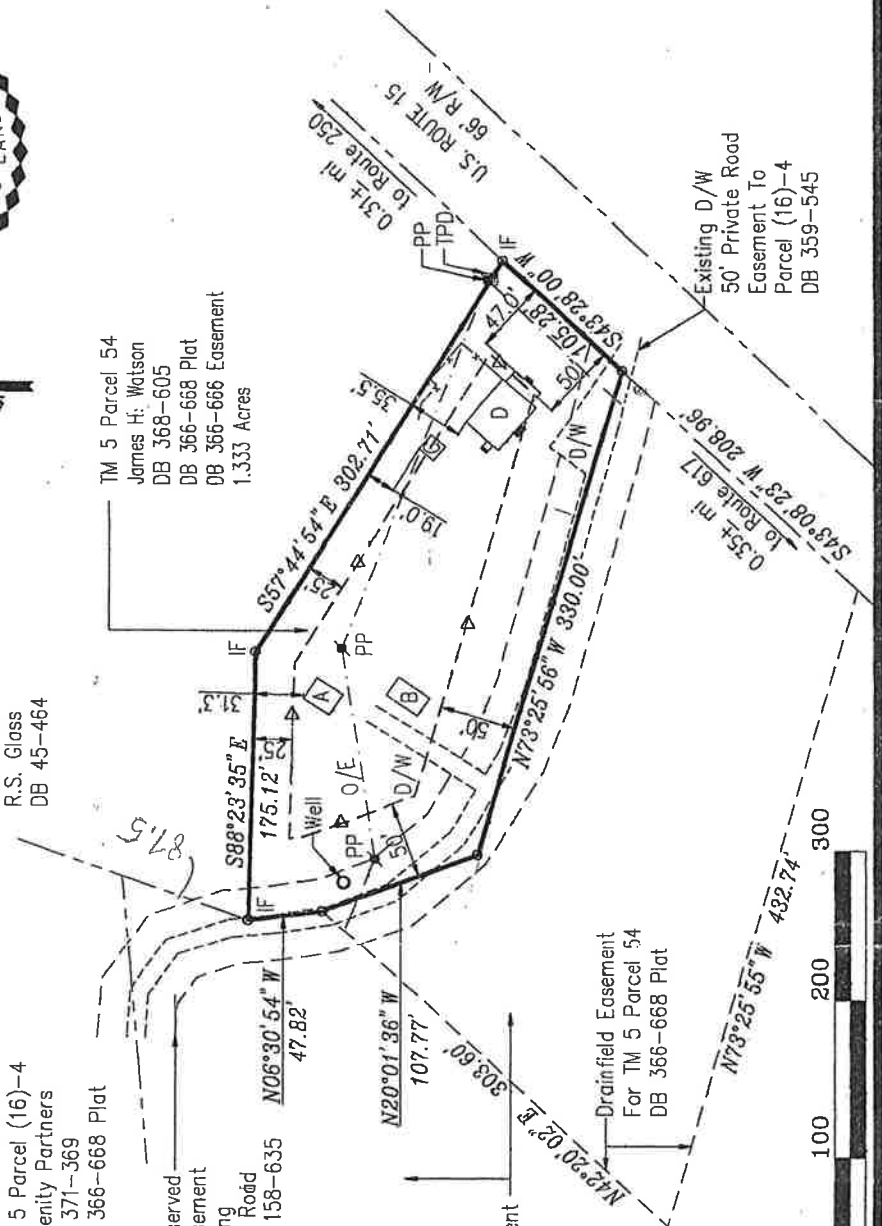
Reserved Easement Along Old Road  
DB 158-635

TM 5 Parcel 55  
Teresa L. Rudman  
WB 31-146  
DB 366-666 Easement

Drainfield Easement For TM 5 Parcel 54  
DB 366-668 Plat

Existing D/W  
50' Private Road Easement To Parcel (16)-4  
DB 359-545

TM 5 Parcel 54  
James H. Watson  
DB 368-605  
DB 366-668 Plat  
DB 366-666 Easement  
1.333 Acres





---

**COUNTY OF FLUVANNA**

---

*"Responsive & Responsible Government"*

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 [www.co.fluvanna.va.us](http://www.co.fluvanna.va.us)

October 8, 2009

James Watson  
21453 James Madison Highway  
Troy, VA 22974

**Re: ZMP 09:04 – James Watson – Rezoning A-1 to B-1  
TRC Comments**

Dear Mr. Watson:

The following comments are the result of the Technical Review Committee meeting. Comments are outlined below:

1. Attached are comments received from the Health Department;
2. If feasible, consider combining the two parking lots into one lot for a shared parking lot, which should also minimize the area of disturbance; and
3. The Fire Department wanted to ensure that the square footage of the day care building was sufficient for the proposed number of children (36). The Fire Department also indicated that an adequate evacuation plan and system should be provided for the day care facility.

Please provide a minimum of 20 copies of the revised sketch plans and any other materials or documentation that is to be included in the Planning Commission packet by **Friday, October 30, 2009**. Submitting revisions by this deadline will place your request on the **November 16, 2009** Planning Commission agenda. If the Planning Commission provides a recommendation to the Board at the meeting, your request would be placed on the **Wednesday, December 16, 2009** Board of Supervisors meeting agenda.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

M. Bryant Phillips  
Senior Planner  
Dept. of Planning & Community Development



# COMMONWEALTH of VIRGINIA

IN COOPERATION WITH  
STATE DEPARTMENT OF HEALTH

FLUVANNA COUNTY HEALTH DEPARTMENT  
PALMYRA, VIRGINIA 22963

PH #: (434) 591-1960  
FAX #: (434) 591-1961

## MEMORANDUM

To: M. Bryant Phillips, Senior Planner  
From: Charles A. Miller, Environmental Health Specialist Senior  
Date: October 7, 2009  
Re: October 8, 2009 Technical Review Committee Meeting

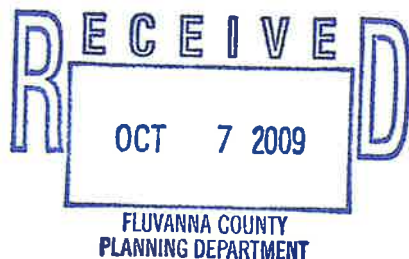
### ZMP 09:04 James Watson

Mr. Watson has been planning a day care at this location for 9 years. During that time he applied to the health department for an expansion to the existing septic system and a well. To our knowledge, neither of these were installed. Apparently, at one point, the "cottage" was illegally connected to the existing two bedroom septic system for the house. A letter was to Mr. Watson from the health department regarding that connection.

In his letter to the planning commission, Mr. Watson refers to a class IV well, which is not appropriate. He also states that, at this time, there is enough area for a septic system.

The Fluvanna County Health Department would require that a private soil consultant (AOSE) be obtained for this commercial venture to determine if there is sufficient approved drainfield, a reserve drainfield site and an approved water supply.

It appears that all other agenda items plan to connect to a public and water sewer system.



## Virginia Soil & Septic, Inc

VA Licensed OSE Soil Consultant  
 NSF Nationally Certified Septic Inspector  
 6088 Chestnut Lane  
 Gordonsville, Virginia 22942  
 Phone: 540-832-1875 Fax: 540-832-5830  
 November 2, 2009

Mr. James Watson  
 21453 James Madison Highway  
 Troy, VA 22974

Dear Mr. Watson,

At your request, I have completed a *Feasibility Study* for the property referenced as 21453 James Madison Highway, Troy, Virginia. The purpose of this evaluation was to review the soils, topography and drainage characteristics to determine the suitability, of these site characteristics, with respect to installation of any on-site waste disposal system in accordance with the *Commonwealth of Virginia State Board of Health Sewage Handling and Disposal Regulations*.

The topography and soils on this property were evaluated on 10/20/07. Clay Loam to Sandy Loam soils were identified. Perk rates on these soils would be in the range of 55 to 65 min/inch. The existing drainfield area, in the 2 acre easement area, contains three, 100 foot lines. A second expired *Sewage System Construction Permit* allows for the addition of 2 more 100 foot lines (permit is expired), below the existing area for a total of five, 100 foot lines or 1500 square feet. The second expired *Sewage System Construction Permit* also shows a reserve drainfield area measuring 55 feet by 100 feet. This area is above the existing drainfield. Virginia Soil & Septic, Inc. investigated this area and expanded it to 100 feet by 100 feet from what the health had proposed.

The design of a sewage disposal system for a commercial 40 person facility (6 adults and 34 students) would necessitate a daily flow of 500 to 1000 gallons per day. With perc rates of 55 to 65 min/inch as well as designing on the area required for absorption trenches (FT2/100 gallons) the design would be 275- 331 square feet/100 gallons - for a conventional treatment system or 193-217 square feet/100 gallons for a secondary treatment system. A conventional drainfield system would require 8-12 100' lines (credit would be given for the 3 existing 100' lines). Using a secondary treatment system the area would encompass 6-8 100' lines (again credit would be given for the existing lines). Therefore, this property, with the large area available for the drainfield and reserve, has enough area available for an adequate sewage disposal system to serve the proposed business.

The best possible solution to meeting the sewage disposal needs of this proposed business would be to expand the existing three lines to eight to twelve conventional, 100 foot lines, (depending on the design flow). Secondary treatment would reduce the square footage requirements, the County may require advanced secondary treatment. A 100% reserve drainfield area can also be designed within the available area using trenches or dispersal to a drip or mound.

Using the existing drain field with expansion into the 2 acre drainfield easement area as necessary, as described above, and considering the various design options available -- this property and its easement will support the necessary primary sewage disposal system and reserve drainfield footprint according to the *Commonwealth of Virginia State Board of Health Sewage Handling and Disposal Regulations 2005* to serve a 40 person commercial application.

The results of this soil consultation are the opinions of Virginia Soil & Septic, Inc. and may vary somewhat as compared to the analysis of other soil consultants. With further soil investigation, this *Feasibility Study* may be turned into a *Sewage System Disposal System Permit* as you pursue the development of this property. Thank you for the opportunity to provide this soil consultation service.

Sincerely,

*Robert Smith*  
 AUSE, NSF



**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 1.27 acres of Tax Map 5, Section A, Parcel 54, to conditionally rezone the same from A-1, Agricultural, General to B-1, Business, General.  
(ZMP 09:04)**

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 1.27 acres of Tax Map 5, Section A, Parcel 54, be and is hereby, conditionally rezoned from A-1, Agricultural, General to B-1, Business, General, subject to the submitted proffers.

1. The rezoning of 1.27 acres of Tax Map 5, Section A, Parcel 54 shall be limited to the only the following by-right uses:
  - a. Retail stores
  - b. Offices
  - c. Daycare centers
  - d. Greenhouses, commercial
  - e. One or two family dwellings (as permitted by the zoning ordinance)

Dan Whitten  
County Attorney  
132 Main Street  
Palmyra, VA 22963

CEP Solar, LLC  
2201 Broad Street, Suite 200  
Richmond, VA 23220

---

**To:** Dan Whitten  
**From:** CEP Solar, LLC

Dear Mr. Whitten,

This letter confirms the Applicant's request for a deferral of SUP 23:01 White Oak Tree Solar, LLC and the associated Substantial Accord determination from the June 11<sup>th</sup>, 2024 Planning Commission Agenda to the September 10<sup>th</sup>, 2024 Planning Commission Agenda.

We look forward to continuing our work with Staff and the Planning Commission to build consensus on White Oak Solar Farm.

Best,



Harry Kingery | Project Development Manager  
(804) 789-4040 Ext. 707 | [harry.kingery@cepsolar.com](mailto:harry.kingery@cepsolar.com)  
2201 West Broad St. | Suite #200 | Richmond, VA 23230  
[www.cepsolar.com](http://www.cepsolar.com)



