

Live



Learn



COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Tuesday, April 11, 2023



Work



Play



Friday, March 24th – Regional Housing Summit – Omni Hotel

Central Virginia Regional Housing Partnership Training Sessions:

Housing and Economic Development Session by Virginia Tech's Virginia Center for Housing Research – Workforce Housing data.

“No housing for carpenters and electricians to build the housing”

Preventing Rural Displacement in Housing – Nelson County how to ensure that long-term residents can continue to live and work there.

“Fluvanna-Louisa Housing Foundation – Kim Hyland is working with Fluvanna County staff on Senior housing opportunities in County”

Thursday, April 13th Technical Review Committee meetings

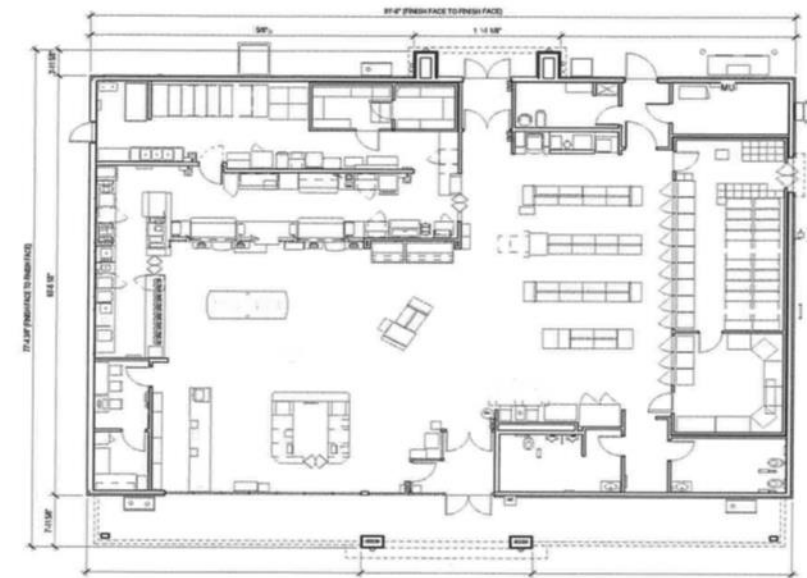
ZMP 23:02 Renaud Consulting (Wawa) Conditional Rezoning Request

Rezoning from A-1 and I-1 to B-1 conditional rezoning to permit a Wawa convenience store, deli restaurant and 9 gasoline pumps located completely within Fluvanna County at Routes 250 and 15.

Reventon Farms Glamping Cabins and Outdoor Recreational Facility

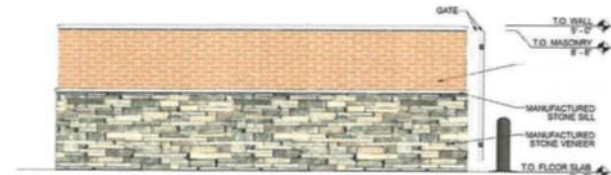
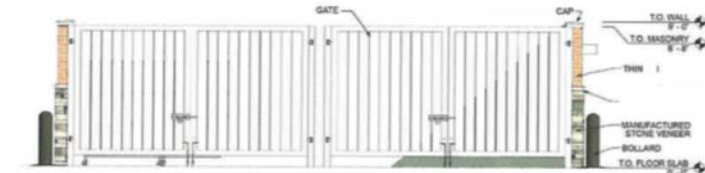
Camp and Outdoor Recreational uses proposed on 745 acres, 300 in Fluvanna and 445 in Albemarle, with 250 cabins, with biking, hiking, birding, and an adventure forest and equestrian center on property with access in Fluvanna County on Rolling S and Briery Creek Roads.

Renaud Consulting – Wawa Convenience Store at 250 & 15



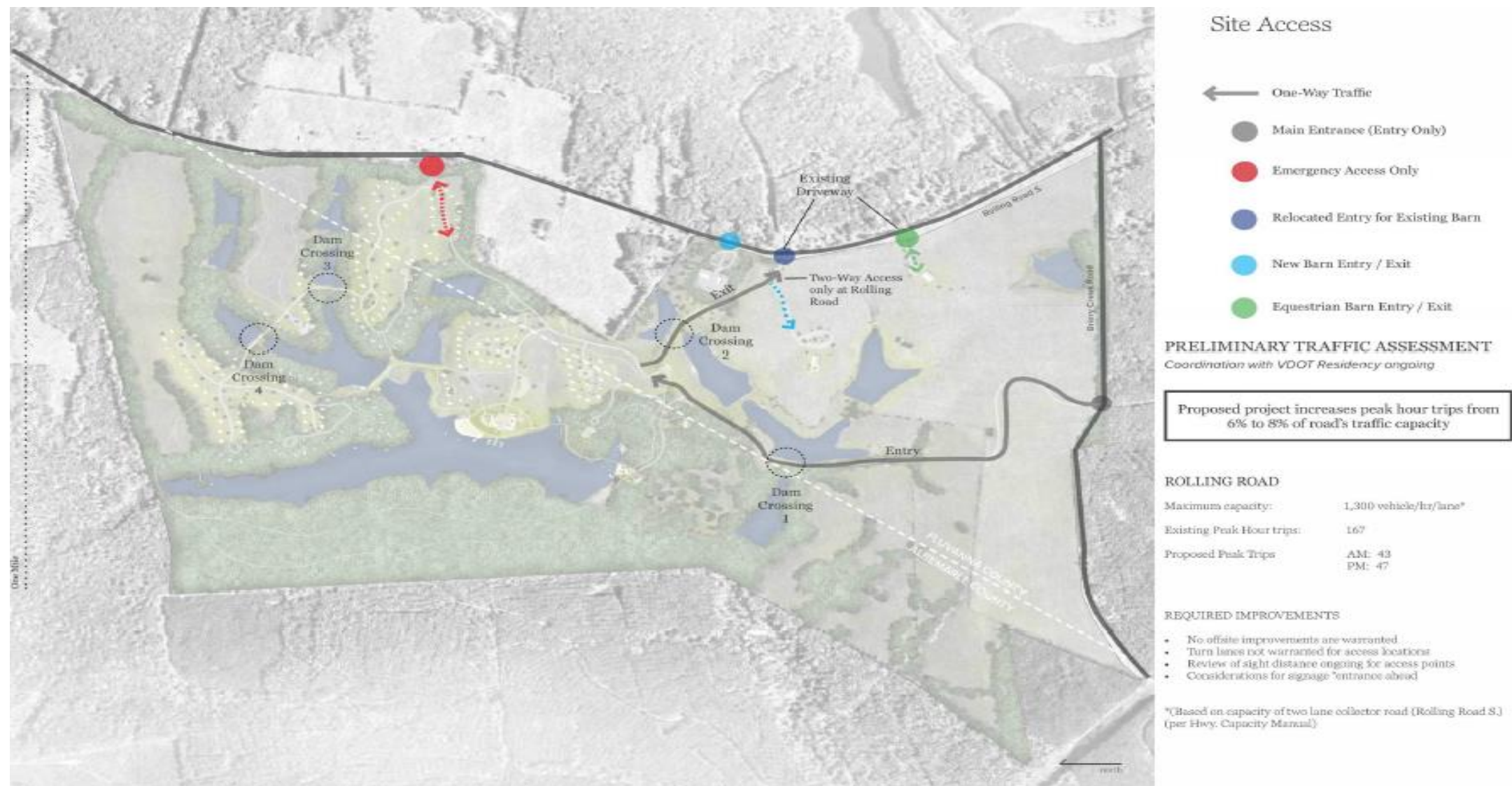
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Renaud Consulting – Wawa Convenience Store at 250 & 15

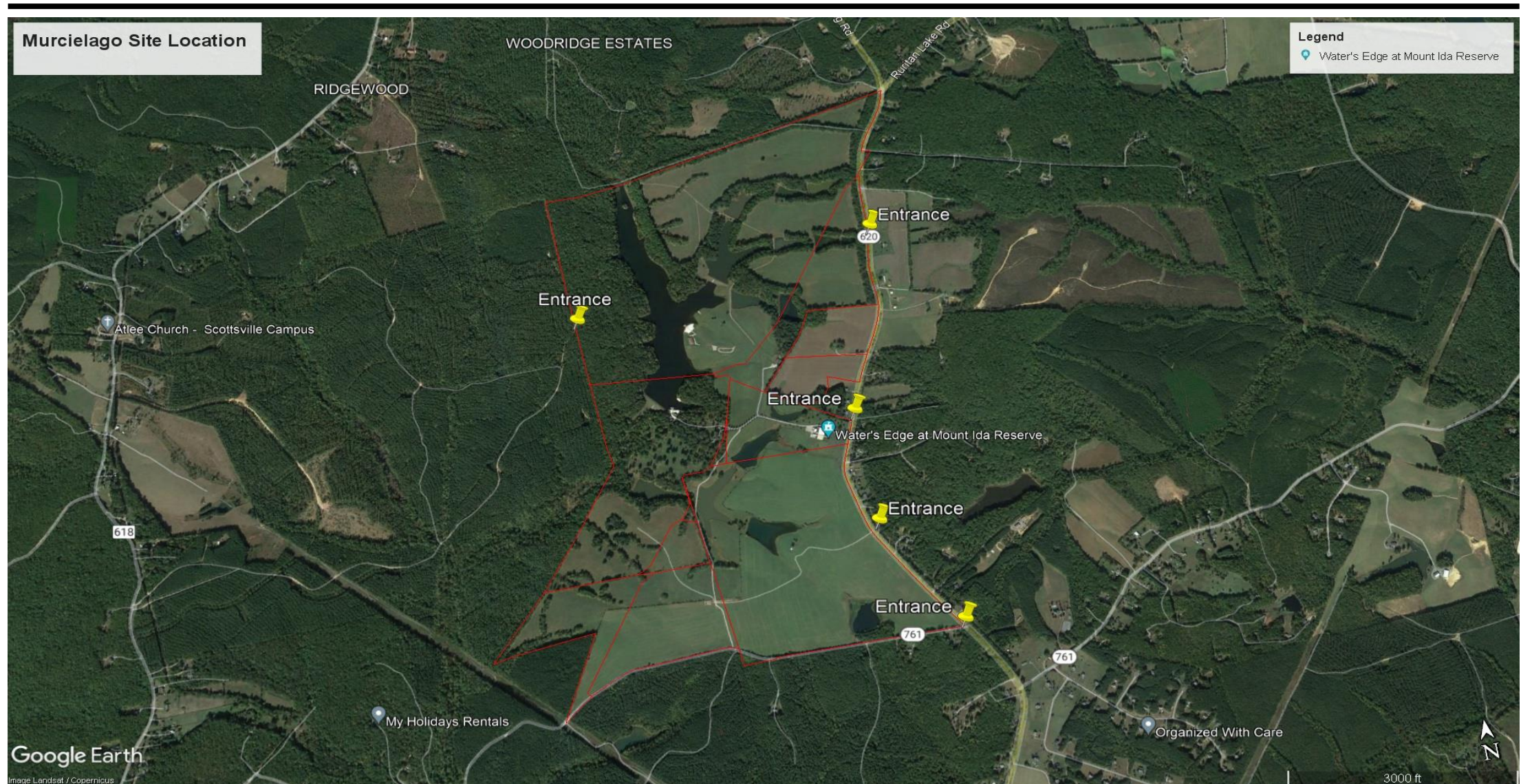


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Reventon Farms Glamping Cabins and Recreational Facility



Reventon Farms Glamping Cabins and Recreational Facility



Fluvanna County Solar and Energy Storage Siting Policy

- Siting Agreement and Solar Energy Taxation discussions at the Board of Supervisors now – reason for delay on Work Session.

A Siting Agreement may include terms and conditions, including (i) mitigation of any impacts of such solar project or energy storage project; (ii) financial compensation to the host locality to address capital needs set out in the (a) Capital Improvement Plan adopted by the host locality, (b) current fiscal budget of the host locality, or (c) fiscal fund balance policy adopted by the host locality; or (iii) assistance by the applicant in the deployment of broadband, as defined in VA State Code § 56-585.1:9, in such locality.

Fluvanna County Solar and Energy Storage Siting Policy

Solar Panels and Inverters Recycling Plan should have a clear Plan on the disposal or a recycling destination and not in Fluvanna County.

Solar Energy Industries Association (SEIA) Recycling Information:

While most solar panels produced today will have a useful life for decades, there is inevitable waste created during production and use, when solar panels are damaged during shipment or installation, determined to be defective, become obsolete or reach their solar end-of-life use.

Solar panels typically consist of glass, aluminum, copper, silver and semiconductor materials that can be successfully recovered and reused. By weight, more than 80 percent of a typical panel is glass and aluminum which are both common and easy-to-recycle materials. Recycling of solar equipment is increasingly possible as more recyclers accept solar panels for recycling purposes.

Fluvanna County Solar Generation Facility Definitions

- **Solar generation facility, minor scale**: An on-site solar energy conversion system producing not more than 15 kW of electricity. Small scale solar energy systems generally reduce on-site consumption of utility power for civic, commercial and industrial applications. On-site may include adjacent parcels under common use, ownership and control. Rooftop arrays do not require zoning approval. Ground mounted arrays require zoning approval as accessory structures. **(Example – rooftop industrial building locations)**
- **Solar generation facility, small scale**: An on-site solar energy conversion system producing less than 2 MW of electricity. Minor scale solar energy conversion systems generally reduce on-site consumption of utility power for civic, commercial and industrial applications. On-site may also include adjacent parcels under common use, ownership and control. **(Example – collocated next to a utility substation as an accessory land use with all of the Special Use Permit siting conditions)**
- **Solar generation facility, utility scale**: A solar energy conversion system producing 2 MW or more of electricity to a utility provider. Such facilities interconnect with an existing electrical grid serving other off-site facilities which are not adjacent or under common use, ownership or control. **(Example – utility-scale solar generation facility that is a freestanding land use with all the Special Use Permit siting conditions)**

Fluvanna County Solar Generation Facility SUP Conditions

- **Site Construction, Expansion and Operation condition:** Pile driving and site deliveries limited to sunrise - sunset, Monday-Friday; other activities Monday-Sunday meet Noise Ordinance.
- **Construction Traffic Management Plan condition:** submitted to VDOT and Fluvanna County to address pre-and post-construction road evaluation and a plan to repair roads, if any damage.
- **Site Parking, Phasing and Staging Plan condition:** site access plan directing employee and site delivery traffic, to minimize conflicts with local traffic, during the peak construction periods.
- **Construction Mitigation Plan condition:** addresses dust by watering and mud mitigation with use of construction wash racks to keep sediment on site and avoid burning and smoke issues.
- **Vegetative Buffer and Setback condition:** minimum fifty (50) foot setback from public roads and agricultural and residential properties, either occupied or unoccupied, until other uses.

Fluvanna County Solar Generation Facility SUP Conditions

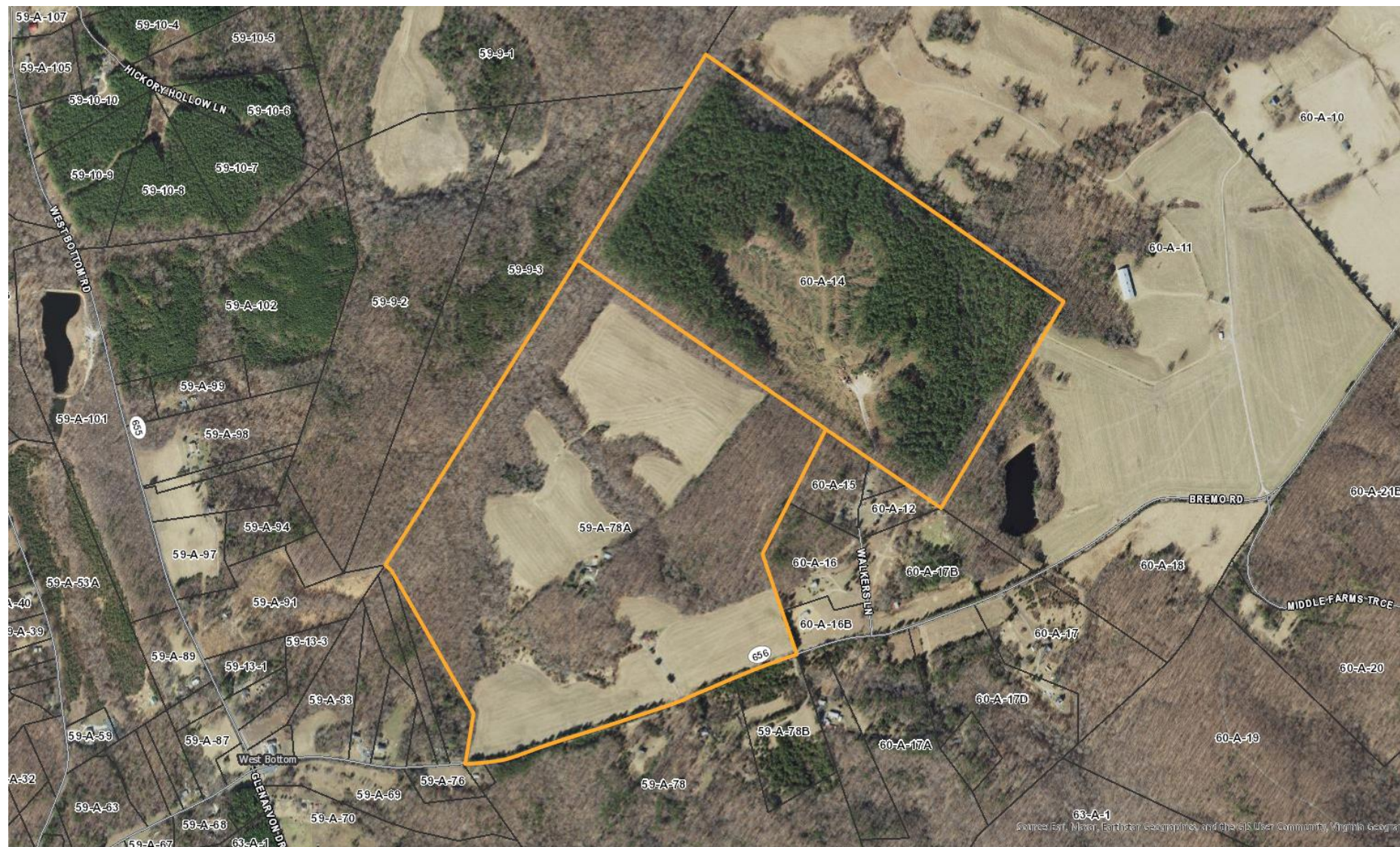
- **Supplemental Buffer and Groundcover condition:** twenty-five (25) foot buffer planting area when mature vegetation does not exist adjacent to agricultural and residential properties. Site groundcover consisting of native plant materials to benefit bees, birds and beneficial insects and the use of synthetic herbicides to control the site vegetation would not be permitted.
- **Fluvanna County Fire Training condition:** applicant, owner or operator to provide training to County personnel responding to facility and provided with site manager contact information during site construction, expansion or operations for all public safety emergency situations.
- **Decommissioning Plan condition:** Approved by County Administrator and reviewed by the County Attorney and Community Development Director for when solar generation facility is inactive and is considered shutdown for delivery of electricity to the grid at this location. The decommissioning it shall commence within six (6) months of receipt of such notice from the applicant, owner or operator at their expense under the approved, bonded site agreement.

Wednesday, May 10th at 6:00 pm Solar Community meeting

Pine Gate Renewables Solar from Asheville, NC is proposing to build a 16 Megwatt utility-scale solar energy facility located off of Bremono Road. They conducted first meeting on March 23rd and this will be there 2nd community meeting to answer questions and comments from meeting.

Fluvanna Community Center at 5725 James Madison Highway with a brief presentation at 6:00 pm and answering questions until 7:00 pm. Contact Lorraine Bergman at lbergman@pgrenewables.com for info.

Pine Gate Renewables Subject Parcels on Bremono Road



Fluvanna County Planning Commission – May Meeting Dates

Day	Date	Time	2040 Comprehensive Plan Work Session Events	Location
TUES	MAY 9	6:00 PM	Planning Commission Comp Plan Work Session	Performing Arts Center
WEDS	MAY 10	6:00 PM	Pine Gate Renewables Utility-Scale Solar Mtg	COMM CTR
THURS	MAY 18	6:00 PM	2040 Comp Plan Future Land Use Workshop	COMM CTR?
THURS	MAY 25	6:00 PM	2040 Comp Plan Future Land Use Workshop	LM FIRE ?