



FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING AGENDA
Circuit Courtroom, Fluvanna Courts Building
June 13, 2017
7:00 PM (Courthouse)

TAB AGENDA ITEMS

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

2– DIRECTOR’S REPORT

3 – PUBLIC COMMENTS #1 (3 minutes each)

4 – MINUTES

Minutes of May 9, 2017

5 – PUBLIC HEARING

SUP 17:01 Education Transformation Centre - James Newman, Planner

SUP 17:02 R15 Fluvanna 11B LLC – Brad Robinson, Senior Planner

ZTA 17:01 Sign Ordinance - James Newman, Planner

ZTA 17:02 PUD Ordinance - James Newman, Planner

ZTA 17:04 Industrial General Ordinance - James Newman, Planner

6 – PRESENTATIONS

None

7 – SITE DEVELOPMENT PLANS

None

8 – SUBDIVISIONS

None

9 – UNFINISHED BUSINESS

Columbia Zoning Update – Brad Robinson, Senior Planner

10 – NEW BUSINESS

None

11 – PUBLIC COMMENTS #2 (3 minutes each)

12 – ADJOURN



Planning/Zoning Administrator 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.

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County of Fluvanna

| | |
|---------------------------|----------------|
| Building Official: | Period: |
| Kevin Zoll | May-2017 |

| Category | Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | TOTAL |
|---|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|
| BUILDING PERMITS ISSUED | | | | | | | | | | | | | | |
| NEW - Single Family Detached | 2015 | 4 | 5 | 10 | 9 | 12 | 12 | 14 | 13 | 2 | 4 | 7 | 3 | 95 |
| | 2016 | 11 | 11 | 8 | 15 | 9 | 18 | 6 | 5 | 9 | 2 | 6 | 8 | 108 |
| | 2017 | 3 | 2 | 16 | 6 | 4 | | | | | | | | 31 |
| NEW - Single Family Attached | 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 4 |
| | 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 |
| | 2017 | 0 | 0 | 0 | 0 | 0 | | | | | | | | 0 |
| NEW - Mobil Homes | 2015 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 4 |
| | 2016 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| | 2017 | 0 | 0 | 0 | 0 | 2 | | | | | | | | 2 |
| Additions and Alterations | 2015 | 21 | 30 | 38 | 28 | 21 | 30 | 22 | 25 | 23 | 27 | 35 | 18 | 318 |
| | 2016 | 13 | 10 | 31 | 27 | 29 | 29 | 15 | 32 | 31 | 28 | 27 | 27 | 299 |
| | 2017 | 29 | 20 | 29 | 43 | 20 | | | | | | | | 141 |
| Accessory Buildings | 2015 | 4 | 4 | 3 | 4 | 1 | 0 | 0 | 2 | 6 | 0 | 0 | 3 | 27 |
| | 2016 | 3 | 4 | 4 | 6 | 2 | 2 | 1 | 2 | 1 | 3 | 3 | 6 | 37 |
| | 2017 | 0 | 4 | 2 | 3 | 2 | | | | | | | | 11 |
| Swimming Pools | 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 2 |
| | 2016 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 4 |
| | 2017 | 0 | 1 | 1 | 0 | 0 | | | | | | | 0 | 2 |
| Commercial/Industrial Build/Cell Towers | 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 1 | 6 |
| | 2016 | 0 | 0 | 2 | 2 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 1 | 9 |
| | 2017 | 1 | 2 | 0 | 0 | 0 | | | | | | | | 3 |
| Land Disturbing Permits | 2015 | 6 | 5 | 9 | 10 | 10 | 12 | 15 | 16 | 3 | 5 | 10 | 5 | 106 |
| | 2016 | 12 | 11 | 8 | 14 | 10 | 17 | 7 | 6 | 11 | 3 | 9 | 9 | 117 |
| | 2017 | 3 | 2 | 17 | 7 | 7 | | | | | | | | 36 |
| TOTAL PERMITS | 2015 | 38 | 39 | 51 | 41 | 35 | 43 | 38 | 45 | 32 | 32 | 43 | 25 | 456 |
| | 2016 | 27 | 26 | 45 | 50 | 40 | 50 | 24 | 40 | 42 | 35 | 40 | 42 | 461 |
| | 2017 | 36 | 31 | 65 | 59 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 226 |
| BUILDING VALUES FOR PERMITS ISSUED | | | | | | | | | | | | | | |
| TOTAL BUILDING VALUES | 2015 | 1,384,631 | 1,560,716 | 2,916,520 | 3,567,237 | 2,999,918 | 4,280,357 | 5,272,378 | 3,107,731 | 2,625,563 | 2,203,913 | 1,931,893 | 6,252,403 | \$ 38,103,260 |
| | 2016 | 1,817,981 | 2,555,455 | 5,552,458 | 3,711,821 | 2,447,891 | 5,181,921 | 3,611,179 | 1,817,783 | 3,089,971 | 1,889,279 | 2,028,590 | 2,937,783 | \$ 36,642,112 |
| | 2017 | 857,767 | 827,724 | 4,859,777 | 2,066,132 | 1,512,789 | | | | | | | | \$ 10,124,189 |
| INSPECTIONS COMPLETED | | | | | | | | | | | | | | |
| TOTAL INSPECTIONS | 2015 | 105 | 137 | 146 | 214 | 113 | 232 | 193 | 181 | 208 | 206 | 149 | 149 | 2033 |
| | 2016 | 116 | 91 | 153 | 157 | 155 | 214 | 249 | 230 | 197 | 181 | 184 | 172 | 2099 |
| | 2017 | 159 | 144 | 171 | 141 | 177 | | | | | | | | 792 |
| FEES COLLECTED | | | | | | | | | | | | | | |
| Building Permits | 2015 | \$6,731 | \$8,351 | \$13,711 | \$16,037 | \$13,508 | \$16,628 | \$14,931 | \$18,895 | \$10,411 | \$8,558 | \$10,381 | \$9,575 | \$ 147,717 |
| | 2016 | \$11,850 | \$11,954 | \$11,576 | \$14,889 | \$8,447 | \$18,588 | \$12,947 | \$7,537 | \$11,285 | \$12,548 | \$8,361 | \$11,213 | \$ 141,193 |
| | 2017 | \$3,710 | \$3,463 | \$19,849 | \$8,618 | \$6,036 | | | | | | | | \$ 41,677 |
| Land Disturbing Permits | 2015 | \$1,775 | \$875 | \$1,425 | \$3,425 | \$1,750 | \$1,850 | \$2,325 | \$3,338 | \$1,085 | \$2,819 | \$10,450 | \$2,298 | \$ 33,414 |
| | 2016 | \$3,200 | \$2,575 | \$1,700 | \$1,950 | \$2,250 | \$2,200 | \$4,020 | \$875 | \$28,074 | \$2,000 | \$1,450 | \$1,200 | \$ 51,494 |
| | 2017 | \$475 | \$800 | \$7,000 | \$1,523 | \$2,366 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ 12,164 |
| Zoning Permits/ Proffers | 2015 | \$1,200 | \$1,000 | \$1,650 | \$2,600 | \$1,500 | \$1,850 | \$1,850 | \$2,400 | \$1,650 | \$1,050 | \$950 | \$1,700 | \$ 18,500 |
| | 2016 | \$1,150 | \$1,250 | \$1,800 | \$2,450 | \$1,650 | \$2,700 | \$1,150 | \$1,150 | \$1,900 | \$1,050 | \$900 | \$850 | \$ 18,950 |
| | 2017 | \$400 | \$1,000 | \$2,400 | \$950 | \$1,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ 6,250 |
| TOTAL FEES | 2015 | \$ 9,706 | \$10,226 | \$16,786 | \$22,062 | \$16,758 | \$20,328 | \$19,106 | \$24,632 | \$13,146 | \$12,427 | \$21,731 | \$12,722 | \$ 199,631 |
| | 2016 | \$16,200 | \$15,779 | \$15,076 | \$19,289 | \$12,347 | \$23,488 | \$18,117 | \$9,562 | \$41,259 | \$15,348 | \$11,411 | \$13,763 | \$ 211,637 |
| | 2017 | \$4,585 | \$5,263 | \$29,249 | \$11,091 | \$9,902 | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ 60,090 |

CODE COMPLIANCE VIOLATION STATISTICS

May-2017

Scott B. Miller, CZO, Code Inspector, Building Site Inspector

| Complaint Number | Tax Map Number | Property Owner | Address | Date of Complaint | Violation Type | Status | Deadline | District |
|--|----------------|--------------------------------|---------------------------|-------------------|-------------------------|--|-----------|------------|
| 1611-01 | 18-(A)-25B | Stevens, Roger | Thomas Farm La. (Cacant) | 11/03/2016 | Junk/Inoperable Vehicle | Court | Pending | Palmyra |
| 1705-01 | 30-(6)-A | Kowalski Trust | 67 Thomas Jefferson Pkwy. | 5/1/2017 | Debris | Cleared | n/a | Cunningham |
| 1705-02 | 36A-(A)-18 | Cable, Louis A. & Susan V. | 651 West River Rd. | 5/9/2017 | Signs | Pending | 6/09/2017 | Cunningham |
| 1705-03 | 5-(11)-5B | Route 15 Fluvanna 11B LLC. | 21724 James Madison Hwy. | 5/17/2017 | Noise | Cleared | n/a | Palmyra |
| 1705-04 | 12-(A)-38 | Poleski, Franklin A. Jr. | 4539 Dogwood Dr. | 5/23/2017 | Trash/Debris | Cleared | n/a | Palmyra |
| 1705-05 | 21-(1)-2 | Donovan, Valorie T. & Laura A. | 77 Hollands Rd. | 5/31/2017 | Inoperable Vehicles | Pending | 6/30/2017 | Columbia |
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| MISCELLANEOUS | | | | | STATUS | DEFINITIONS | | |
| Biosolids Applied and Signs Displayed (37 properties) | | | | | Court Pending: | Summons to be issued | | |
| Compliance with Tenaska Virginia Sound Levels 05/19/2017 | | | | | Court: | Case is before Judge | | |
| Thirty Seven (37) Signs Removed From Public Rights-Of-Way | | | | | Pending: | Violation Notice Sent | | |
| Deliver packets to BOS, PC Members and Library | | | | | Permit Pending: | Applied for Permit to Abate Violation | | |
| Attend proceedings in Circuit Court regarding TM.18-(A)-25B, Roger Stevens | | | | | Extended: | Extension Given/Making Progress to Abate Violations | | |
| Placed and removed "Public Hearing Signs" as needed | | | | | Board: | Case is pending Board Approval | | |
| Attend meetings regarding Energov | | | | | Cleared: | Violation Abated | | |
| Compile pictures of Columbia for Columbia Taskforce | | | | | Rezoning: | Property is in Rezoning Process | | |
| | | | | | SUP Pending: | Special Use Permit Application made to Abate Violation | | |
| | | | | | | | | |

Transmittal Report October 2016

| <i>Line Number</i> | <i>Code</i> | <i>Name</i> | <i>ID#</i> | <i>Amount Received</i> |
|------------------------|---------------|--------------------------------------|-------------|------------------------|
| | <i>SUBDIV</i> | <i>Subdivision & Plat Review</i> | | |
| | | | BSP17006 | \$50.00 |
| | | | BSP17007 | \$50.00 |
| | | | <i>Sum:</i> | \$100.00 |
| 10000013-318316 | | | | |
| | | <i>Rezoning</i> | | |
| | | | ZMP17001 | \$4,095.00 |
| | | | ZMP17001 | \$92.50 |
| | | | <i>Sum:</i> | \$4,187.50 |
| 10000013-318319 | | | | |
| | <i>SIGNPT</i> | <i>Sign Permit</i> | | |
| | | | MSC17001 | \$155.00 |
| | | | MSC17002 | \$155.00 |
| | | | <i>Sum:</i> | \$310.00 |
| 10000013-318337 | | | | |
| | <i>SITEPL</i> | <i>Site Plan Review</i> | | |
| | | | SDP17004 | \$150.00 |
| | | | SDP17003 | \$550.00 |
| | | | <i>Sum:</i> | \$700.00 |
| 10000013-318340 | | | | |
| | <i>MISC</i> | <i>Miscellaneous</i> | | |
| | | | MCS17002 | \$155.00 |
| | | | <i>Sum:</i> | \$155.00 |
| 10000013-318341 | | | | |
| | <i>SUBDIV</i> | <i>Subdivision & Plat Review</i> | | |
| | | | SUB17015 | \$600.00 |
| | | | SUB17016 | \$100.00 |
| | | | SUB17017 | \$100.00 |

| <i>Line Number</i> | <i>Code</i> | <i>Name</i> | <i>ID#</i> | <i>Amount Received</i> |
|--------------------|-------------|-------------|------------|--------------------------|
| | | | | <i>Sum:</i> \$800.00 |
| | | | | <i>Total:</i> \$6,252.50 |

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
May 9, 2017
6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Lewis Johnson
Donald Gaines
Howard Lagomarsino

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Fred Payne, County Attorney
Stephanie Keuther, Senior Program Support Assistant

Absent: Ed Zimmer, Vice Chairman
Tony O'Brien, Board of Supervisors Representative

Open the Work Session: (Mr. Barry Bibb, Chairman)
Pledge of Allegiance, Moment of Silence

Director Comments:
None

Public Comments:
None

Work Session:

Utilities and Ordinance Discussion – Wayne Stephens, Public Works Director

Existing Publicly Owned Water Systems in Fluvanna County

- Fork Union Water System (FUSD/County)
- Pleasant Grove 'West' Water System (County)
- Pleasant Grove 'East' Water System (County)
- Courthouse Water System (County)
- Zion Crossroads Water System (County-Proposed)
- High School Water System (Schools)
- Middle School Water System (Schools)

Existing County-Owned Public Sewage Facilities

- Palmyra WWTP
- Central WWTP (formerly Middle school)
- Carysbrook WWTP (formerly Carysbrook Elementary)
- Zion Crossroads Sewage Collection & Conveyance System (Proposed)

New Rules, Regulations and Standards or Significant Revisions to Existing Regulations are needed for:

- **Developer Services Procedures** – Rules for new & existing developments and customers to connect to public water & sewer systems
- **Rules & Regulations** – Rules governing use of public water and sewer systems
- **Utility Standards Manual** – Standards for design & construction of public water & sewer lines, appurtenances and facilities
- **Rates, Fees, Charges, Customer Service & Billing Procedures** - Define and set all rates, fees & charges associated with the public system; as well as billing, payment and collections procedures

The Following are Already in Place in Fluvanna County:

Cross-Connection & Backflow Policy – Details requirements for installation, operation & maintenance of backflow prevention devices (County Code, Chapter 21-2)

Pretreatment Ordinance – Sets requirements for customer pretreatment of non-municipal wastewater (County Code, Chapter 21-4-VII)

NOTE: It is anticipated that minor revisions will be needed to these existing regulations in order to expand their applicability and/or bring them up to date with the latest State & Federal regulatory requirements.

Stephens: I will be working with the planning director and building official closely regarding this matter.

In working with other authorities the Sewer & Water reviews would be the same time as the planning department would be. The sewer and water systems would need to be approved as part of the site plan process.

Stewart: We spoke to Culpeper County and how to possibly change the ordinance.

Stephens: I was a consultant for Fauquier County and I feel it would be a good place to look at as far as their rules which are more rigorous.

Bibb: Are we planning on having Water and Sanitary Authority or a combination of public works and planning handling this?

Stephens: It's ultimately up to the BOS. I would personally recommend a department of public utilities that lies within the public works department.

Bibb: And the rates schedule, would that be set by the BOS?

Stephens: Yes

Payne: I agree to the outline of his comments. We do have the JRWA/wholesale authority with two customers being Louisa and Fluvanna. We also have FUSD, the sanitary district.

Bibb: The FUSD is a county entity not a service authority?

Payne: It's a taxing district of the county itself.

Stephens: As part of all this we would like to fold all the public utilities entities that the county is associated with into whatever utilities dept. or authority that came about. There are ways that this could be done. However you could even leave the sanitary district on the map as a line and the county could purchase the assets for the amount it's indebted.

Payne: Or you can contract with the sanitary district to supply sewer and on water services.

Stewart: I believe the comprehensive plan calls for a master water and sewer plan, would that be something to make recommendation on?

Stephens: When starting at ground zero yes, absolutely. The number one goal would be to have this authority or department, this system, financially independent as soon as possible.

Stewart: addressing the ordinances

Bibb: We should go forward in developing all the procedures versus developing and then going over the regulations.

Payne: We need to have a policy on allowing people to reserve capacity, how much, how and how long is the reservation.

Bibb: Would we need to make a recommendation?

Payne: No the staff would bring you what they feel would be appropriate.

Stewart: We will be coming back with more information and even possible changes and drafts.

Industrial General, Zoning Ordinance Amendment – James Newman, Planner

Yard Regulations changed

When permitted uses adjoin I-1 or I-2 districts, there shall be no minimum side yard requirement except as otherwise required by law. When permitted uses adjoin agricultural, residential, or business A-1, R-1, R-2, R-3, R-4, PRD, PUD, B-1 and C-1 districts the minimum yard requirements shall be fifty feet (50'). The foregoing notwithstanding, there shall be no minimum side yard requirement for any property adjacent to any property owned and operated by the Virginia Department of Corrections.

Height regulations changed

- Buildings may be erected up to ~~forty-five feet (45')~~ **seventy feet (70')** in height from grade, except that:
- ~~A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty-five feet (45').~~
- Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.
- Any structure seeking to exceed a height of 70 feet must obtain a special use permit for that height exemption

Conclusion

- **Eliminates yard restrictions on Industrial-2 properties adjacent to the Women's Prison**
- **Increased building height from 45 to 70 ft., with option of Special Use Permit if desire to exceed new limit**
- **Removed section pertaining to churches, hospitals, and other public/semi-public buildings, as increased structure height makes exception for those uses null (they were allowed to be up to 60ft tall, whereas other uses were restricted to 45 ft.).**

Motion:

To be done during the regular session Planning Commission Meeting under New Business.

Adjourn:

Chairman Bibb adjourned the Planning Commission Work Session meeting of May 9, 2017 at 6:46 P.M.

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

DRAFT

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Circuit Court Room--Fluvanna County Courts Building
May 9, 2017
7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Donald Gaines
Howard Lagomarsino

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Brad Robinson, Senior Planner
James Newman, Planner
Fred Payne, County Attorney
Stephanie Keuther, Senior Program Support Assistant

ABSENT: Tony O'Brien, Board of Supervisors Representative

Open the Regular Session at 7pm (Mr. Barry Bibb, Chairman)
The Pledge of Allegiance followed by a Moment of Silence.

Director's Report: Mr. Stewart
Board of Supervisors Actions:

April 19, 2017
None

May 3, 2017
None

Board of Zoning Appeals Actions:

BZA 16:04 – Roger Stevens: An appeal of a zoning determination by the Zoning Administrator under Fluvanna County Code Section 22-18-4, that the appellant is in violation of Fluvanna County Code Sections 22-4-2, 22-4-2.1, 22-4-2.2 and 22-22-1 at the property identified as Tax Map 8, Section A, Parcel 25B. The subject property is located in the Palmyra Election District along Thomas Farm Lane approximately 0.2 miles north of Lake Monticello Road (Route 618). The property is zoned A-1, Agricultural, General. (Withdrawn)

Technical Review Committee for April 13, 2017:
None

Public Comments:
None

Approval of Minutes
Minutes of April 11, 2017

Motion:
Johnson made a motion to approve the minutes of the April 11, 2017 Planning Commission meeting as presented. Seconded by Lagomarsino. The motion carried a vote of 5-0-0 AYE: Johnson, Lagomarsino, Bibb, Gaines, and Zimmer NAY: None ABSTAIN: None ABSENT: None

Public Hearing:
ZTA 17:03 Junk Definitions Amendment - Brad Robinson, Senior Planner
Amend the Fluvanna County Zoning Ordinance Subsection 22-22-1 (Chapter 22, Article 22: Definitions) to create and modify definitions pertaining to junk and/or the storage thereof.

The proposed amendment modifies existing definitions for “junkyard” and “junk” as follows:

Existing Junkyard

An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills. See Salvage and scrap yard use.

Proposed Junkyard

Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, dismantling, baling, recycling, salvaging, wreckage, purchase, sale or abandonment of junk, scrap, waste, reclaimable material or debris. The term "junk yard" shall not include items which are incidental and necessary to agricultural or industrial use.

Existing Junk

Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.

Proposed Junk

Any scrap, discarded, dilapidated, dismantled or inoperable: vehicles, including parts or machinery thereof; household furniture and appliances; construction or building equipment and materials; iron, steel, and other old or scrap ferrous and nonferrous metals; tanks, containers, drums, and the contents thereof; and tires, pipes, wire, wood, paper, metals, rags, glass, plastic, food and related types of salvage or waste material.

The proposed amendment also creates new definitions for “Storage, outside” and “Storage yard” as follows:

Storage, outside

The keeping of equipment, vehicles, implements or materials of any kind in a setting other than a completely enclosed structure. Outside storage shall not include outside display.

Storage yard

The use of any space, whether inside or outside a building, for the storage or keeping of construction equipment, machinery, vehicles or parts thereof, boats and/or farm machinery.

Bibb: We used to have a limit in the ordinance of 5 automobiles, does that still exist?

Stewart: No, we have a separate definition for an automobile graveyard. Six or more constitutes an automobile graveyard.

Bibb: If you’re restoring a vehicle and have other vehicles on the property that they use for parts, would they be in violation with this ordinance?

Payne: The other that Mr. Stewart is talking about is free standing as an automobile graveyard.

Zimmer: Mr. Payne how does this affect someone who has this now?

Payne: They would be grandfathered in.

Gaines: How do we prove if they already had it or not?

Payne: Aerial photos. These things are enforced by complaint. So if a neighbor says they have lived in their home for 3 yrs. and those junk cars were not there before then they are in violation.

Bibb: What about inoperable covered lawnmowers that maybe they use for parts?

Payne: I don’t consider a lawnmower to be a vehicle.

Stewart: That can lead to other issues if people are bringing in automobiles to have them worked on. That requires a Special Use Permit.

Bibb: I’m concerned about the old farm equipment for example and how to balance that.

Payne: It will be for the planning director to use his judgement in certain cases.

Public Comments:

None

Motion:

Gaines made a motion to recommend approval of ZTA 17:03 to amend the Fluvanna County Zoning Ordinance Subsection 22-22-1 (Chapter 22, Article 22: Definitions) to create and modify definitions pertaining to junk and/or the storage thereof. Seconded by Zimmer. The motion carried a vote of 5-0-0 AYE: Gaines, Zimmer, Bibb, Lagomarsino, and Johnson NAY: None ABSTAIN: None ABSENT: None

Presentations:

2016 Development Activity Report - James Newman, Planner

The Fluvanna County Department of Planning and Community Development is proud to present the 2016 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and the Department of Planning and Zoning. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Department of Planning and Zoning. The DAR allows land use comparisons and trends to be seen over time, which provides important clues for future needs, such as new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates Fluvanna County’s preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2016, and indicates where this growth is taking place.

Gaines: In our regular packets, we used to get a copy of the code compliance report. Whatever happened to that?

Newman: We will look into that.

Motion:

Lagomarsino made a motion to approve 2016 Development Activity Report Seconded by Johnson. The motion carried a vote of 5-0-0 AYE: Lagomarsino, Johnson, Bibb, Zimmer, and Gains NAY: None ABSTAIN: None ABSENT: None

Site Development Plans:

None

Subdivisions:

None

Unfinished Business:

Columbia Zoning Update – Brad Robinson, Senior Planner

Background

- Surveys mailed on March 10, 2017
- 46 Surveys were mailed out
- 17 Responses received (1 Duplicate)
- 7 of 16 respondents own multiple parcels

Johnson: Has the county acquired those four buildings?

Payne: Yes we have signed contracts on them and plan to start work this summer. I believe it's actually four buildings and seven parcels.

Johnson: When does the grant run out if you don't exercise it?

Payne: I believe it's the first of the year. Regarding the floodplain, I would like to clarify: the stream that runs through the middle of town is Columbia Creek. It will not matter what you zone these properties because they will not be developed being they are in the flood plain.

Stewart: What would be your next step recommendation towards addressing the zoning situation there?

Payne: There are three ways to amend the zoning map. Motion by resolution to the BOS; Motion to the Planning Commission; or by application of the owner of the property. Obviously the third is not appropriate in this case having multiple properties and owners. We will need to have a motion by this commission or the BOS to zone these parcels. Please note I'm not saying Rezoned as these properties are not currently zoned except in the flood plain.

Gaines: Will there be a tax increase?

Payne: I couldn't say that one way or the other.

Stewart: We could have a recommendation for zoning resolution next month.

Zimmer: Could we send a notice out to the people who have been responding and expressing interest in this?

New Business:

I-2 District Height Zoning Text Amendment - James Newman, Planner

Motion:

Zimmer made a motion to approve the revised text of the planning meeting as presented. Fluvanna County Planning Commission direct staff to initiate a Zoning Text Amendment to amend "Chapter 22, Article 12 of the Fluvanna County Code by amending Sections 22-12-6 and 22-12-7 to amend yard regulations and increase building height to further the goals of the 2015 Comprehensive Plan", and to schedule a future public hearing for formal Planning Commission consideration and recommendation to the Board of Supervisors.

The public purpose of these amendments is to provide flexibility in building design as to building height and yard requirements for purposes of promoting orderly development and economic development.

Seconded by Johnson. The motion carried a vote of 5-0-0 AYE: Zimmer, Johnson, Bibb, Gains and Lagomarsino NAY: None ABSTAIN: None ABSENT: None

Public Comments:

None

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of May 9, 2017 at 7:52pm

Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 17:01
Tax Map: Tax Map 18, Section 10, Parcel B

From: James Newman
District: Palmyra
Date: June 13, 2017

General Information:

This request is to be heard by the Planning Commission on Tuesday June 13, 2017 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner/Applicant:

Owner is CJPC LTD. Applicant is Education Transformation Centre.

Representative:

Peggy Johnson

Requested Action:

A special use permit to establish an educational facility use with respect to a portion of .74 acres of Tax Parcel 18-10-1. (Attachment A)

Location:

The property is located approximately 260 ft east of the intersection of Rebecca Drive and Toby Way, off of South Boston Road (State Route 600). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

Existing Zoning:

B-1, Business General (Attachment B)

Existing Land Use:

Vacant former school building

Planning Area:

Rivanna Community Planning Area

Adjacent Land Use:

Adjacent properties are zoned A-1 (Agricultural General), R-3 (Residential Planned Community), and B-1 (Business General)

Zoning History:

ZMP 07:09, to amend the Fluvanna County Zoning Map with respect to approximately 2.93 acres of Tax Map 18, Section A, Parcel 55, and Tax Map 18, Section 10, Parcel 1 to rezone the same from R-3, Residential, Planned Community to B-1, Business, General. No proffers or conditions. Planning Commission recommended approval unanimously on Sept. 26, 2007. Heard by Board of Supervisors October 17, 2007, and unanimously approved. (Attachment C)

Overview

A special Use Permit for an educational facility. Program would have 10 staff members and no more than 30 students. Students would be high school students at risk of dropping out and recommended to this program by their local Social Services Department; this would be a 6 week course, after which students would return to their regular schools.

Neighborhood Meeting:

Neighborhood meeting was held May 10, 2017. There were no attendees.

Technical Review Committee:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 11, 2017:

1. Planning staff wanted to know how many staff and students would be present. Applicant responded that there would be approx. 10 staff members and no more than 30 students. Planning staff wanted to know hours of operation. Hours were to be approx. 8am-3pm.
2. Fire Chief told applicant to make sure that fire alarms and sprinklers were up-to-date and maintained. Fire Chief also asked that a person acting as key holder be nearby in case the Fire Dept. had to enter the building or if a false alarm went off.
3. Erosion and Sediment Control had no comments
4. Building Official had no comments. The applicant asked about the status of the existing kitchen and if it was properly permitted, and Building Official asked applicant to contact him about permitting history and what permits might be required.
5. VDOT: The proposed sketch plan for the Education Transformation Center shows a floor plan that utilizes the existing building that once housed the ABC Preschool. The existing building is part of the commercial development that VDOT previously approved in the early 2000's under the name of Piedmont Village. The old ABC Preschool building will not be expanded and its previous use is not being changed. The building already has access to Rte. 600 (South Boston Road) by way of Joshua Lane and Rte. 1037 (Abby Road) by way of Rebecca Drive through existing VDOT approved commercial entrances. VDOT does not object to this proposal.
6. Health Department had no comments as project has public water and sewage services.
7. The Chamber of Commerce has no comments.

The TRC letter can be found as Attachment D.

Comprehensive Plan:

“Surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth...Medium and small commercial uses, along with office, civic, and residential uses, combine to form a series of neotraditional developments that are interconnected with surrounding development. Commercial and office structures do not exceed four stories...”
Page 51, 2015 Comprehensive Plan.

Analysis:

A request for a special use permit to establish an educational facility use with respect to a portion of .74 acres of Tax Parcel 18-10-1. The property is zoned B-1 Business General, and is located approximately 260 ft east of the intersection of Rebecca Drive and Toby Way, off of South Boston Road (State Route 600). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

The proposed use is to take place in an existing structure that used to be an educational facility. Some work will be done to reconfigure the inside of the structure to better meet the needs of the applicant; this would be dealt with through the normal process via the Building Dept.

There would be 13 staff members and no more than 30 students, with hours of operation being 6 am - 5 pm, while custodial hours will be from 6 am to 8 pm.

Conclusion:

This Special Use Permit request appears to meet the intent of the Comprehensive Plan in that the proposed rezoning may contribute to Rivanna Community Planning Area as *“Medium and small commercial uses, along with office, civic, and residential uses, combine to form a series of neotraditional developments that are interconnected with surrounding development. Commercial and office structures do not exceed four stories...”* (Comprehensive Plan pg. 51).

The proposed use has already existed on the site; the applicant will not be adding onto the existing structure but will modify the interior. The proposed use is meant to serve at-risk youth, thus providing a community service.

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.

Conditions

- 1) Prior to further development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, must be submitted for review and approval;
- 2) Meeting all VDOT and Health Department requirements.

- 3) Hours of operation are to be limited to: 6am - 5pm. Custodial hours are from 6am - 8pm.
- 4) Any lighting will not be directed toward adjacent properties and will be limited in nature.
- 5) All screening shall be maintained in a condition acceptable to the County;
- 6) The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.

Suggested Motion:

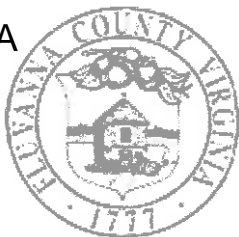
I move that the Planning Commission recommend [approval/denial/deferral] of SUP 17:01 a request to establish an educational facility use with respect to a portion of .74 acres of Tax Parcel 18-10-1, subject to the six (6) conditions listed in the staff report.

Attachments:

- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Prior Zoning History-ZMP 07:09
- D – TRC comment letter

Copy: File

Applicant Dolores Carr via email to tlcpub@aol.com



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Special Use Permit (SUP)

Owner of Record: Cjpc, LTDE911 Address: 1015 East Market Sr. Charlottesville, VA 22902Phone: 434-296-1116Fax: 434-296-7771Email: NARepresentative: Peggy JohnsonE911 Address: Same As Above

Phone: _____ Fax: _____

Email: _____

Applicant of Record: Education Transformation CentreE911 Address: P.O. Box 7203Phone: 434-974-6411Fax: NAEmail: www.etcville.org

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.

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district: _____

Tax Map and Parcel(s): 18 10 1 dbDeed Book Reference: 778/48Acreage: 778-48 Ac.74 Zoning: B-1Deed Restrictions? ☒ No ☐ Yes (Attach copy)Request for a SUP in order to: open private schoolProposed use of Property: private high school for high need students

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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 and acknowledges that county employees will make regular inspections of the site.

Date: 4/25/17 Signature of Owner/Applicant: Dolores CarrSubscribed and sworn to before me this 25day of April, 20 17Notary Public: Lisa Ann SearcyRegister # 7692418My commission expires: 10/31/2020Certification: Date: June 27, 2016Zoning Administrator: Fluvanna County

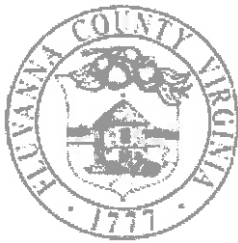
Ms. Carr
434 882 0477

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

OFFICE USE ONLY

| | | | |
|--|-----------------------------------|--|---|
| Date Received: <u>4/26/17</u> | Pre-Application Meeting: | PH Sign Deposit Received: <u>4/26/17 90.00</u> | Application #: SUP <u>17</u> : <u>001</u> |
| \$800.00 fee plus mailing costs paid: <u>800.00 4/26/17</u> | | Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail | |
| Amendment of Condition: \$400.00 fee plus mailing costs paid: | | | |
| Telecommunications Tower \$1,500.00 fee plus mailing costs paid: | | \$5,500 w/Consultant Review paid: | |
| Election District: <u>PALMYRA</u> | Planning Area: <u>Rivanna CPA</u> | | |
| Public Hearings | | | |
| Planning Commission | | Board of Supervisors | |
| Advertisement Dates: | Advertisement Dates: | | |
| APO Notification: | APO Notification: | | |
| Date of Hearing: | Date of Hearing: | | |
| Decision: | Decision: | | |

Attachment A



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: Education Transformation Center

Address: P.O. Box 7203

City: Charlottesville

State: Virginia Zip Code: 22901

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.

Dolores Carr

Applicant Signature

4/25/2017

Date

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

| OFFICE USE ONLY | |
|---|--|
| Application #: BZA _____ : CPA _____ : SUP <u>(7 : 0)</u> ZMP _____ : ZTA _____ : | |
| \$90 deposit paid per sign*: <u>4/26/17</u> | Approximate date to be returned: _____ |

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

This is an existing building. There are no plans for additions to the existing.

Improvement to be done:

1. Floors (approximately 10,000 sq. feet)
2. Upgrade all facilities to handicap or traditional bathrooms with wall bars.
3. Paint
4. Landscaping
5. Signage

NECESSITY OF USE: Describe the reason for the requested change.

The building previously served a daycare. We are requesting to continue the educational use of the facility for the purpose of serving high school students in Fluvanna and surrounding counties. These students may be at risk for academic failure, dropping out of school or having negative encounter with the justice system.

PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

The recommended changes will have no negative effects to adjoining building. Student - teacher ratio is 10:1 with para professionals (numbers to be determined) with a maximum of 30 students every six weeks, so students remain highly supervised. The current building design allows for a bathroom in each classroom, in addition to water, therefore students have no reason to leave their designated area unless escorted by an administrator, teacher or para professional. This reduces the possibility of negative encounter and students can remain focused. A very rigorous curriculum does not allow for down time, which is when most classroom disruption occur.

ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

Currently, the existing building has been unoccupied for two years. With the building becoming occupied it will bring additional income to the Fluvanna County from employees, family members, friends, students, neighboring counties when they visit and make purchases via, food, gas and other retail opportunities, therefore causing an increase in revenue for the county.

PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application. Remarks:

Education Transformation Centre (ETC) six weeks "short term - high impact alternative education course is designed for teens, to increase student achievement, graduation rates, eliminate or reduce excessive anti-social behaviors and negative encounters with the justice system. This is accomplished by teaching anger management, conflict resolution, decision making, passion identification, business and table etiquette, goal writing, workplace readiness, providing education and career options, individual and group counseling. We endeavor to create an atmosphere of "relaxed alertness" an atmosphere for learning, where there is a combination of high challenge and high expectations in a low threat learning community and a state of mind that combines confidence, competence and intrinsic motivation (Cainlearning.com)

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Meetings for the processing of the application

- 棋 Applicant or a representative must appear at the scheduled hearing. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to submittal or correction; or denial of the special use permit.
- 棋 Notification to the applicant regarding the Planning Commission's decision.
- 棋 Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- 棋 Staff Report and Planning Commission recommendation forwarded to the Board.
- 棋 Notification of the scheduled Public Hearing to the following:
 - ☐ Applicant
 - ☐ All adjacent property owners
 - ☐ Local Newspaper advertisement
- 棋 Applicant or a representative must appear at the scheduling hearing. After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.
- 棋 The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

Actions

- 棋 With approval, the development may proceed.
- 棋 If denied, an appeal to the Courts may be prescribed by law
- 棋 No similar request for a special use permit for the same use at the same site may be made within one year after the denial.
- 棋 The Special Use Permit Application fee is made payable to the **County of Fluvanna**.

Attachment A

Property Information - Tax Map# 18 10 1 - Account# 0

Property Owner:
Cjpc, Ltd

Legal Description:
Db 778-48
Ac .74
"piedmont Village"

[View Sketch](#)
(Building 1)

Owners Address:
1015 East Market St
Charlottesville, Va 22902

Zoned:
B-1

Total Land Area:
.74Acres

Assessment Values:

Building 1 952,900

Other Improvements: 23,000

Land Value: 75,000

Total Value: 1,050,900

Physical Location:
64 Toby Way
Palmyra, Va 22963

All Values Rounded to nearest 100

Magisterial District:
Cunningham

Sales Information - Tax Map# 18 10 1

| Name | Sales Date | Sales Price | Instrument | Grantor |
|-----------|------------|-------------|-----------------------------------|------------------------|
| Cjpc, Ltd | 10/23/2008 | \$840,000 | Deed: 778 / 48 Plat: 598 / 729 | Rivanna Land & Dev Llc |

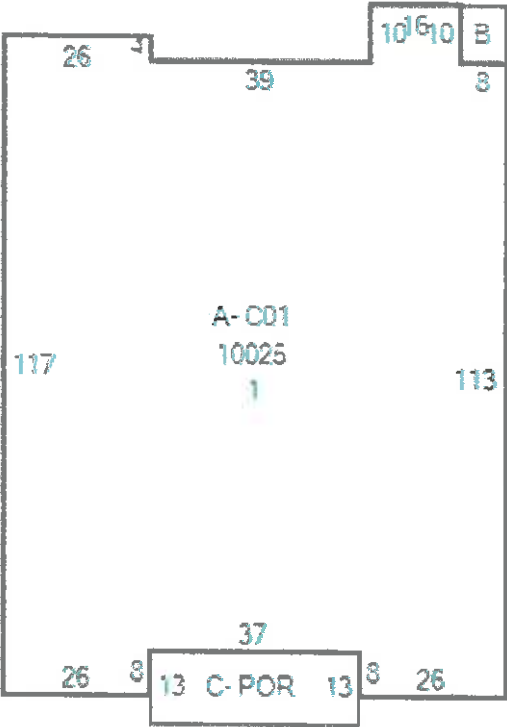
Transaction History:

| | | | | |
|------------------------|-------------|-----------|-------------|-------------|
| Rivanna Land & Dev Llc | Not On File | \$400,000 | Not On File | Not On File |
|------------------------|-------------|-----------|-------------|-------------|

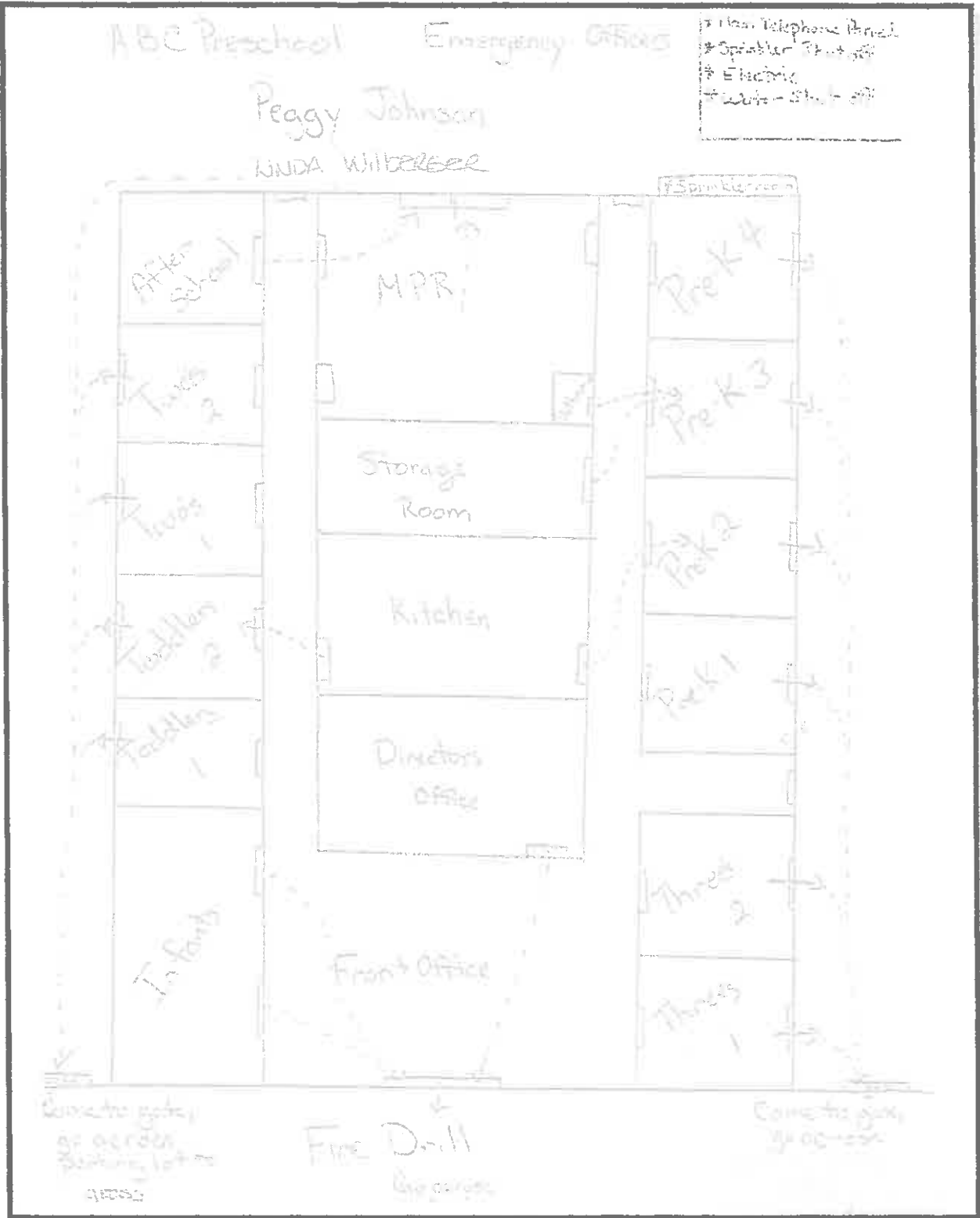
Sketch Index
Map No. 18 10 1
Building 1

| <u>Sect</u> | <u>Type</u> | <u>Stories</u> | <u>SqFt</u> |
|-------------|------------------|----------------|-------------|
| A | Retail- brick | 1.00 | 10025 |
| B | Porch | 1.00 | 80 |
| C | Porch | 1.00 | 481 |

Attachment A



Attachment A



Attachment A

ABC PRESCHOOL
1015 EAST MARKET STREET
CHARLOTTESVILLE, VIRGINIA 22902
434-296-1116

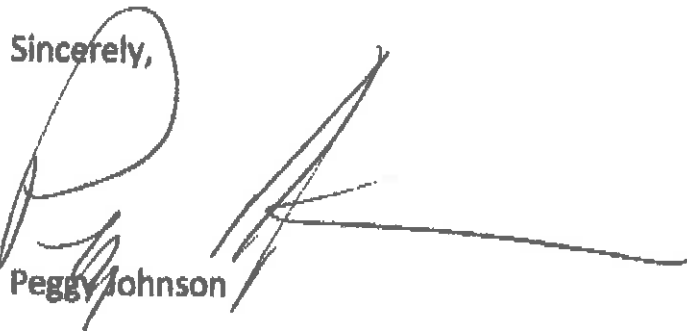
April 17, 2017

To Whom It May Concern:

I give permission for Education Transformation Centre (Dolores Carr) to apply for a special use permit at 64 Toby Way, Palmyra, Virginia 22963.

If you have any questions, you may contact me at 434-296-1116. If I am not available, you may speak to Debbie Green at the above referenced phone number.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peggy Johnson', with a long horizontal flourish extending to the right.

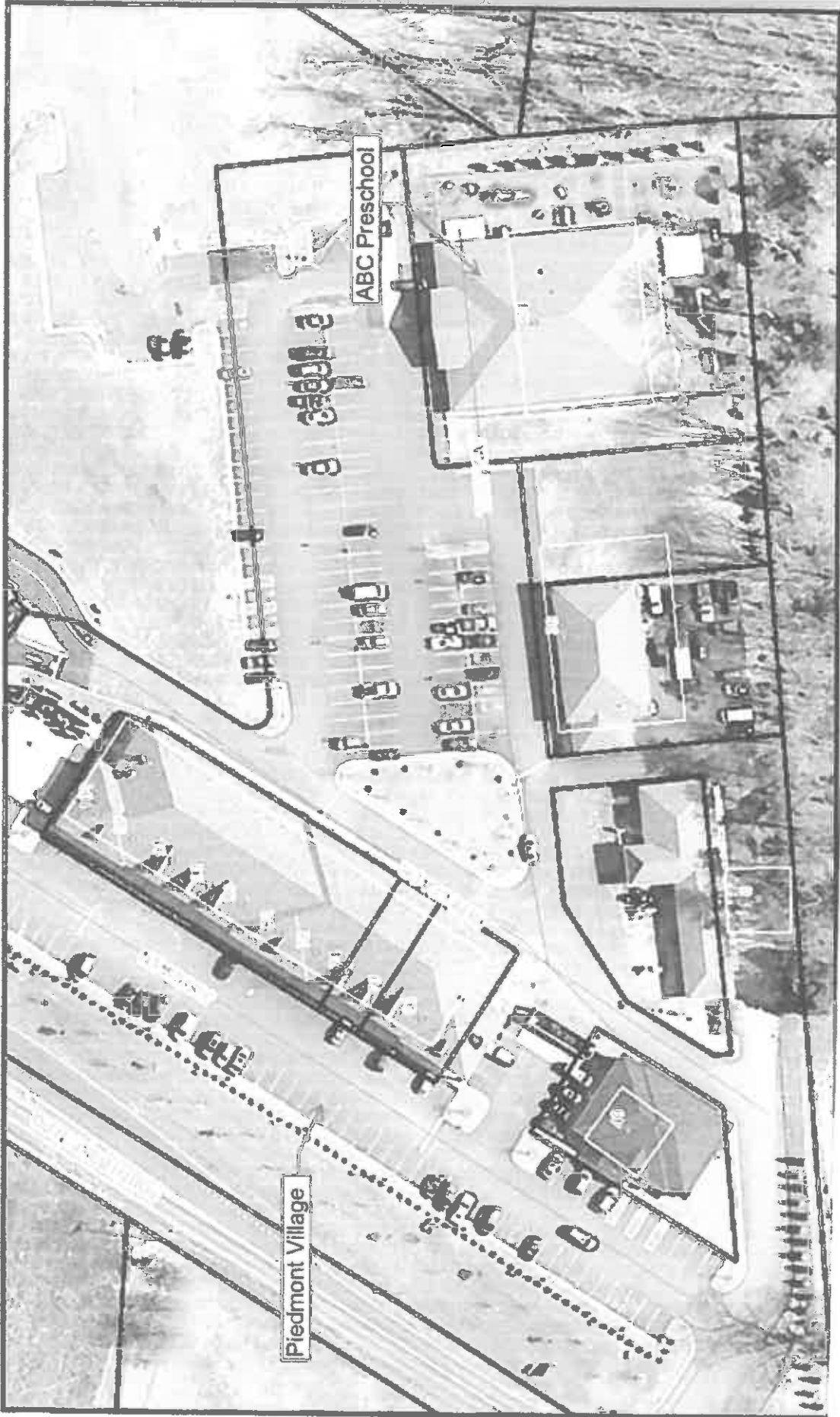
ABC Preschool

Attachment A



Attachment A





598 729

| | | |
|---|--|---|
| <p>COUNTY SANITARIAN</p> <p>THIS SITE WILL BE SERVED BY CENTRAL SEWER AND WATER PROVIDED BY THE LAKE MONTICELLO SERVICE COMPANY.</p> <p><i>Carlye Quattara</i> 8/21/04 Lake Monticello Service Co. Date</p> | <p>I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF FLUVANNA CO., VA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.</p> <p><i>Robert L. Lum</i> Robert L. Lum</p> | <p>THE PLATTING AND SUBDIVISION OF TM 18 PARCEL (A)-51 LOCATED IN THE CUNNINGHAM MAGISTERIAL DISTRICT AND RECORDED IN DB 496 ON PAGE 989 CONTAINING 8.81 ACRES AND DESIGNATED TM 18 PARCEL (A)-51, IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.</p> <p><i>Robert L. Lum</i> 8/21/04 OWNER/DEVELOPER Rivanna Land & Dev., LLC P.O. Box 325 Palmyra, VA 22963 (434) 589-6375</p> |
| <p>N/A (Part of an approved site plan) VOID</p> | <p>THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.</p> <p><i>Stacy R. Bell</i> 9/1/04 Dir. of Planning & Development</p> | <p>ZONED: B-1</p> |

THE LAND REGULATIONS LISTED/DESCRIBED HEREIN ARE IMPOSED PURSUANT TO THE FLUVANNA COUNTY CODE IN EFFECT THIS DATE, AND ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH.

TM 18-51 8.81 Acres
Lot 1 - 0.74 Acres
Remainder 8.07 Acres
(minus any other Lots previously divided from this parcel and recorded)

CURVE RADIUS TANGENT LENGTH DELTA CHORD CH. BEARING
1 4.50' 4.52' 7.09' 90°13'01" 8.38' N44°59'15"E

TM 18-51
Rivanna Land & Dev., LLC
DB496-989

String line for curb
S89°54'15"E 171.88'

1-Story Brick Bldg Lay Care Center
TM 18-51 Lot 1
(Shown as is on 8-25-04)
Rivanna Land & Dev., LLC
DB496-989

TM 18-51 Lot 2
Rivanna Land & Dev., LLC
DB496-989

TM 18-55
Jean M. Pace
DB383-773

TM 18-56
Marion J. Breeden
DB31-665

TM 18-50
Richard Martin & Pleasant Estate
DB 15-290

LEGEND
IF Iron Rod Found
WV Water Valve
WM Water Meter
--- Building Setback
--- Utilities Setback

PLAT SHOWING SUBDIVISION OF
TAX MAP 18 PARCEL 51 LOT 1

PIEDMONT VILLAGE

CUNNINGHAM DISTRICT, FLUVANNA COUNTY, VIRGINIA
SCALE 1" = 50' DATE AUGUST 18, 2004
PVLOT1.dwg
LUM'S LAND SURVEYS, INC.
P.O. BOX 154, PALMYRA, VA 22963-0154
PHONE (434) 589-8395

50 0 50 100 150
GRAPHIC SCALE - FEET

Magnetic North based on
Pict. recorded in PG 1-135

Jefferson Dr.
Bunker Blvd.
53
500
Slice Cl.
Martin Ln.
Woods Ln.

COMMONWEALTH OF VIRGINIA
ROBERT L. LUM
CERTIFICATE No. DB1157
8/16/04
CERTIFIED LAND SURVEYOR

Attachment A

OBJECTIVES

- Reduce high school dropout rate
- Eliminate or reduce referrals, detentions and in and out of school suspensions
- Eliminate or reduce anti-social behaviors
- Teach healthy decision making
- Provide measurable outcomes
- Provide participants with education options to reaching their personal goal(s) and passion(s)

Non-Discrimination Clause

Education Transformation does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations.

ABOUT ETC

The Education Transformation Centre (ETC) is an alternate education course, designed to prevent encounters with the justice system and reduce frequent instances of detentions and in/out of school suspensions.

ETC LOGO



Our logo is an example of what can happen when you think outside the box. Seeds were planted in a non-traditional environment, but with some creativity, patience and nurturing, healthy growth can and will occur, so shall it be for our students.

MISSION STATEMENT

We endeavor to create an atmosphere of "relaxed alertness" where there is a combination of high challenge and high expectations in a low threat learning community; and a state of mind that combines confidence, competence and intrinsic motivation (Cainelearning.com).

*I am not responsible
for my beginning, but I
am responsible for my ending.*



**EDUCATION
TRANSFORMATION
CENTRE**

Short Term - High Impact

Education Transformation Centre
PO BOX 7203
Charlottesville, VA 22906

info@etccville.org
www.etccville.org

CURRICULUM

Our curriculum is designed especially for ETC.

Week 1

We will explore the questions "Why am I here, and how did I get here"? Through the examination of the lives of popular celebrities we will explore their evolution from where they were, to where they are now.

Week 2

After having assessed participant's individual reasons for being enrolled in Education Transformation Centre's program, we will explore the next steps and identify the "why" or reasons that will inspire and motivate students to make a change.

Week 3

We will explore and identify a framework for healthy decision making, particularly how to handle and make healthy and positive decisions when dealing with the influence of friends and peer pressure.

6 WEEK CYCLE

Week 4

We will explore and identify individual participant's gifts and passions. We will then look at potential career and education options that align with the gifts and passions.

Week 5

We will assess workplace readiness and provide an overview of the necessary skills, behaviors, and attitudes that will lead to success in the workplace.

Week 6

We will continue to build upon the foundation that was laid in the previous five weeks with specific focus on the future for each participant. We will outline a go forward plan which prepares students to reach their individual goals and passion.



COURSES

LIFE SKILLS COURSES

Life Skills courses will provide instruction in conflict resolution, self control and anger management.

PASSION IDENTIFICATION

Courses will allow students to identify their gifts and passions and formulate a plan to exercise them constructively.

GROUP/INDIVIDUAL COUNSELING

Through targeted counseling we will allow a safe space for students to express thoughts, feelings and explore behavior modification.



COUNTY OF FLUVANNA

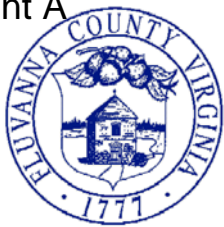
"Responsive & Responsible Government"

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

MEMORANDUM

Date: May 48, 2017
From: Stephanie Keuther
To: Jason Stewart
Subject: Planning Commission APO Letter

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the Lypg'35, 2017 Planning Commission Meeting.



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

NOTICE OF PUBLIC HEARING

May 26, 2017

Name
Street/PO Box
City State Zip

Re: Public Hearing on SUP 17:01

Dear Name:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item as noted below:

| | |
|------------------|--|
| Purpose: | Planning Commission Public Hearing |
| Day/Date: | Tuesday, June 13, 2017 |
| Time: | 7:00 PM |
| Location: | Fluvanna County Circuit Court Room, Palmyra, VA |

The applicant or applicant's representative will be present at the Planning Commission meeting for the special use permit request that is described as follows:

1. SUP 17:01 Educational Transformation Centre: A special use permit to establish an educational facility use with respect to a portion of .74 acres of Tax Parcel 18-10-1. The property is zoned B-1 Business General, and is located approximately 260 ft east of the intersection of Rebecca Drive and Toby Way, off of South Boston Road (State Route 600). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <https://www.fluvannacounty.org/meetings>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this special use permit application or the Public Hearing, please contact me at 434-591-1910.

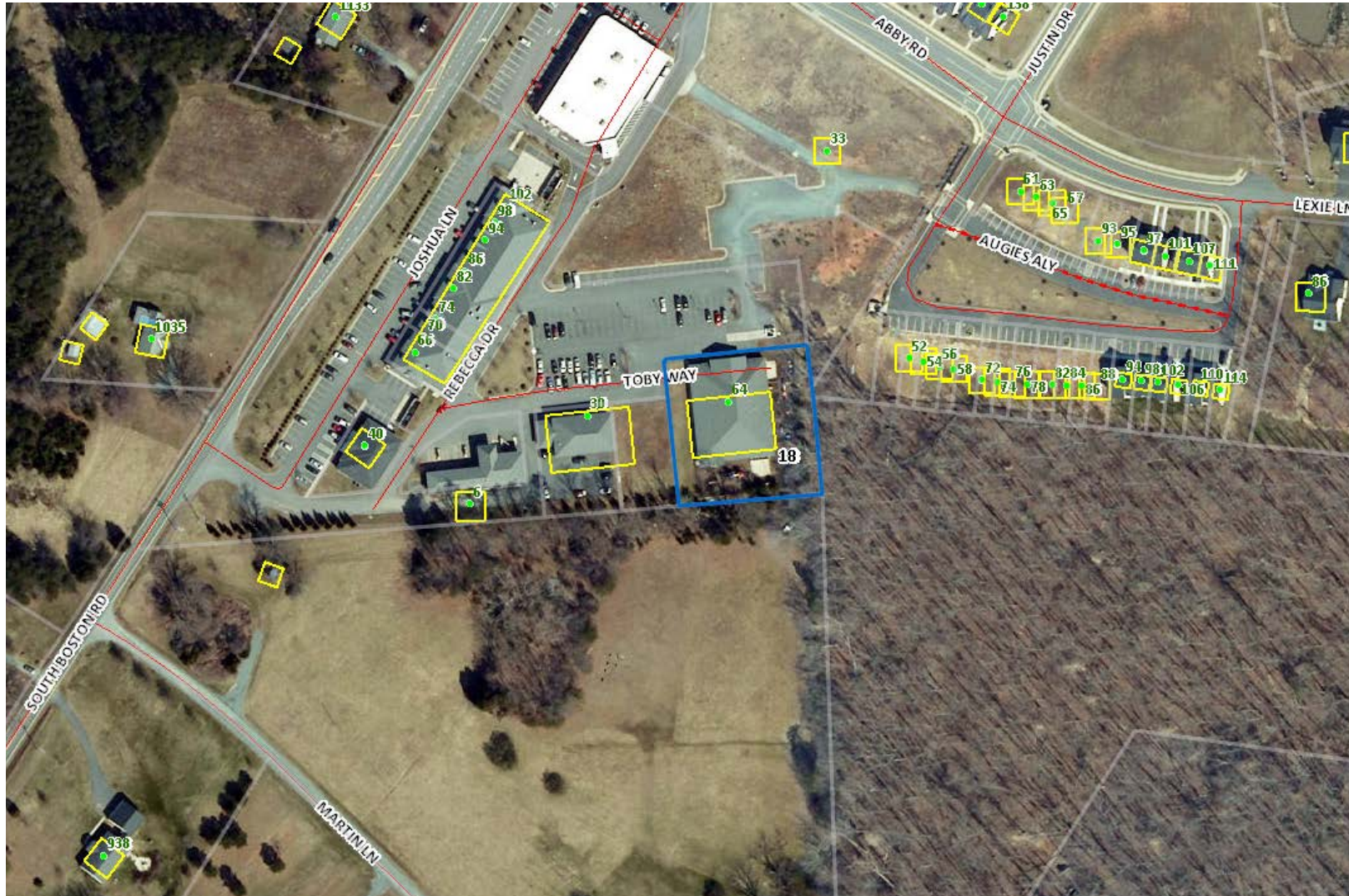
Sincerely,

Jason Stewart
Planning and Zoning Administrator

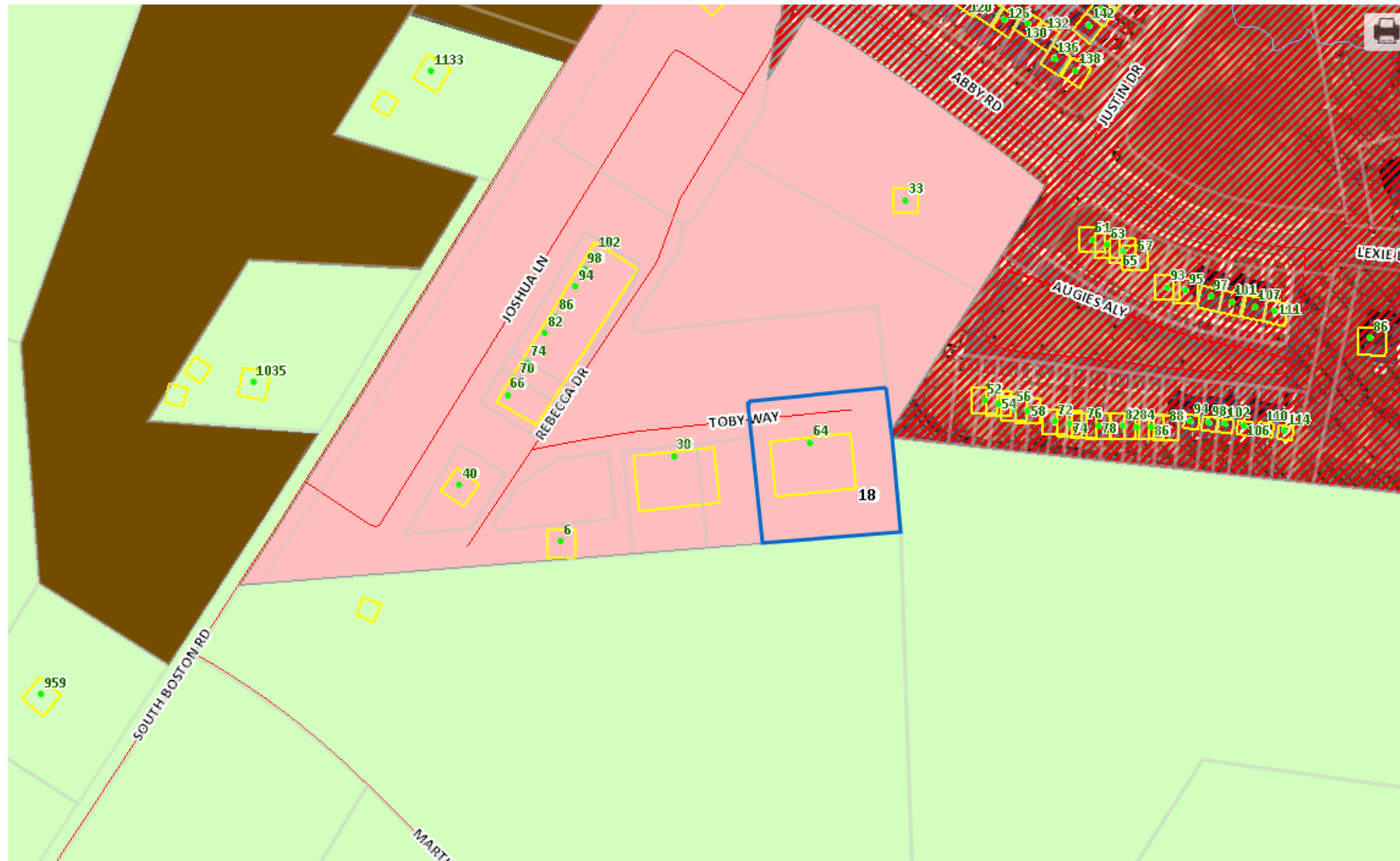
Attachment A

| ADJACENT PROPERTY OWNERS SUP 17:01 | | | |
|------------------------------------|-----------------------------------|-------------------------|---------------------------|
| TAX MAP | NAME | ADDRESS | CITY/STATE/ZIP |
| 18 A 56 | BREEDEN, BRIAN G ET AL | 360 HUMMINGBIRD RD | SCOTTSVILLE, VA 24590 |
| 18 A 50 | MARTIN, RICHARD & PLEASANT ESTATE | 143 MARTIN LN | PALMYRA, VA 22963 |
| 18 10 7 | RIVANNA LAND & DEV LLC | 3647 LAKE MONTICELLO RD | PALMYRA, VA 22963 |
| 18 10 2 | RIVANNA LAND & DEV LLC | 3647 LAKE MONTICELLO RD | PALMYRA, VA 22963 |
| 18 10 7A | RIVANNA LAND & DEV LLC | 3647 LAKE MONTICELLO RD | PALMYRA, VA 22963 |
| 18C 2 A | SYCAMORE SQUARE PROP OWNERS ASSOC | 170 S PANTOPS DR | CHARLOTTESVILLE, VA 22911 |

ATTACHMENT B



ATTACHMENT B



KEY

Green = A-1 Agricultural General

Pink = B-1 Business General

Red Striped = R-3 Residential Planned Community

Brown = R-4 Residential Limited District



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

Tracey Shiflett

Director of Planning & Community Development

tshiflett@co.fluvanna.va.us

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

STAFF REPORT

To: Fluvanna County Board of Supervisors
Case Number: ZMP 07:09
Tax Map: Tax Map 18, Section A, Parcel 55
Tax Map 18, Section 10, Parcel 1

From: Kate Cooper
District: Rivanna
Date: October 17, 2007

General Information:

This request is to be heard by the Board of Supervisors on Wednesday, October 17, 2007 at 7:00 pm in the Circuit Courtroom in the New Courthouse. The applicant or authorized representative is required to attend.

Owner/Applicant:

Rivanna Land & Development-Stuart Guskind

Representative:

Stuart Guskind

Requested Action:

To amend the Fluvanna County Zoning Map with respect to approximately 2.93 acres of Tax Map 18, Section A, Parcel 55, and Tax Map 18, Section 10, Parcel 1 to rezone the same from R-3, Residential, Planned Community to B-1, Business, General.

Location:

The affected property is located on Abbey Road and Augies Alley next to Piedmont Village Shopping Center.

Existing Zoning:

R-3, Residential, Planned Community

Proposed Zoning:

B-1, Business, General

Existing Land Use:

R-3, Residential, Planned Community, and B-1, Business, General

Adjacent Land Use:

R-3, Residential, Planned Community, and B-1, Business, General

Comprehensive Plan:

This parcel is located within the Lake Monticello Community Planning Area. The Comprehensive Plan indicates this planning area as one suitable for areas to be zoned for different types of business and residential zoning.

Zoning History:

None

Submitted Proffers: None

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 has made a boundary line adjustment to the R-3 property and since this property is part of Piedmont Village, which is zoned B-1, Business, General the rezoning for the 2.93 acres seems fitting.

Planning Commission Recommendation:

At their September 26, 2007 meeting, the Planning Commission recommended unanimous **approval** of ZMP 07:09 (6-0). It was felt that this area was suitable for the proposed B-1, Business, General zoning.

Suggested Motion:

Mr. Chairman, because this request meets the intent of the Fluvanna County Code and Comprehensive Plan, I move to **approve** the attached ordinance, ZMP 07:09, an ordinance to amend the Fluvanna County Zoning Map, with respect to 2.93 acres of Tax Map 18, Section A, Parcel 55, and Tax Map 18, Section 10, Parcel 1 to rezone the same from R-3, Residential, Planned Community to B-1, Business, General.

Attachments:

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Sketch Plan
- D – Proposed Ordinance

Copy:

Applicant: Rivanna Land and Development-Stuart Guskind 3647 Lake Monticello Road Palmyra, Va 22963
Ph. (434) 589-4142

Representative: Rivanna Land and Development-Stuart Guskind 3647 Lake Monticello Road Palmyra, Va 22963
Ph. (434) 589-4142



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May 26, 2017

Dolores Carr
Education Transformation Centre
PO Box 7203
Charlottesville VA 22906

Re: SUP 17:01 Education Transformation Center

Tax Map: 18, Section 10, Parcel 1

Dear Ms. Carr:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 11, 2017:

1. Planning staff wanted to know how many staff and students would be present. Applicant responded that there would be approx. 10 staff members and no more than 30 students. Planning staff wanted to know hours of operation. Hours were to be approx. 8am-3pm.
2. Fire Chief told applicant to make sure that fire alarms and sprinklers were up-to-date and maintained. Fire Chief also asked that a person acting as key holder be nearby in case the Fire Dept. had to enter the building or if a false alarm went off.
3. Erosion and Sediment Control had no comments
4. Building Official had no comments. The applicant asked about the status of the existing kitchen and if it was properly permitted, and Building Official asked applicant to contact him about permitting history and what permits might be required.
5. VDOT: The proposed sketch plan for the Education Transformation Center shows a floor plan that utilizes the existing building that once housed the ABC Preschool. The existing building is part of the commercial development that VDOT previously approved in the early 2000's under the name of Piedmont Village. The old ABC Preschool building will not be expanded and its previous use is not being changed. The building already has access to Rte. 600 (South Boston Road) by way of Joshua Lane and Rte. 1037 (Abby Road) by way of Rebecca Drive through existing VDOT approved commercial entrances.
VDOT does not object to this proposal.
6. Health Department had no comments as project has public water and sewage services.
7. The Chamber of Commerce has no comments.

The Planning Commission will have a meeting to discuss this item at their Tuesday, June 13, 2017 meeting. Your attendance is required at this meeting.

Attachment D

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

Sincerely,
James Newman
Planner
Dept. of Planning & Zoning

cc: File



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STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SUP 17:02
Tax Map: Tax Map 5, Section 11, Parcel 5B

From: Brad Robinson
District: Columbia
Date: June 13, 2017

General Information: This request is to be heard by the Planning Commission on Tuesday, June 13, 2017 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

Owner/Applicant: R15 Fluvanna 11B LLC

Representative: Ian Jackson

Requested Action: Request for a special use permit to establish a contractor's storage yard with respect to 1.8 acres of Tax Map 5, Section 11, Parcel 5B. (Attachment A)

Location: The affected property is located along James Madison Highway (U.S. Route 15) near the Louisa County line, approximately 0.06 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District. (Attachment B)

Existing Zoning: B-1, Business, General

Existing Land Use: Office and storage buildings

Planning Area: Zion Crossroads Community Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1 (Agricultural, General), I-1 (Industrial, Limited) and I-2 (Industrial, General).

Zoning History: ZMP 01:04 was approved on June 20, 2001 with the following proffer: *"The following uses will not be placed on the property: theater, assembly hall, hotel, motel, library, hospital, service station, funeral home, garage, cold or frozen food storage plant."*

Comprehensive Plan:

Land Use:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250.”*

Economic Development:

“Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail.”

Analysis:

This is a special use permit application for a contractor’s storage yard. The potential buyer of the property, Lynchburg Roofing, is a roofing contractor currently headquartered in Lynchburg, VA. The company recently expanded its services into Charlottesville. Approval of this special use permit would allow the buyer to relocate from a rental space and establish a permanent office location in the Charlottesville area.

The subject use is classified as a “contractor’s storage yard” and defined in the Zoning Ordinance as *“Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor’s type of business; storage of scrap materials used for repair and maintenance of contractor’s own equipment; and buildings or structures for uses such as offices and repair facilities”*. Contractor’s storage yards are permitted by special use permit in the B-1 zoning district and are subject to an approved site development plan. The detail of the site development plan that is required is at the discretion of the Director of Planning, and many times the sketch plan provided with the SUP application is sufficient.

In accordance with the application, the special use permit will change the use of the property from office to industrial. The existing buildings and parking areas on the property will continue to be utilized – no new buildings are proposed. The one-story building at the front of the property closest to Route 15 is currently occupied by a Remax real estate office; the buyer intends to continue leasing this building to them. The building towards the center of the property formerly served as the office for I&J Homebuilders; this building will become the office for Lynchburg Roofing, Charlottesville. A garage/shed at the rear of the property was formerly used by I&J Homebuilders to store materials and/or equipment; this building will continue to serve as storage of materials for Lynchburg Roofing as well as light maintenance of company vehicles.

The buyer anticipates the business office to be open from 8:30 am to 5:00 pm Monday through Friday. Field employees will arrive earlier and leave later beyond office hours.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

First, the proposed use should not tend to change the character and established pattern of the area or community.

The subject property is located within the Zion Crossroads Community Planning Area, within close proximity of other industrial zoning and uses. As no new buildings are proposed for this project, the character of the area is expected to remain unchanged.

Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.

Contractor's storage yards are allowed by SUP in the B-1 district. By-right uses that are similar, in operation or size of structures, to this application may include automobile repair service establishments, offices and self-storage facilities. The subject property is located in an area of the county that is planned for additional commercial and industrial growth.

Sec. 22-1-2 of the zoning ordinance states its purpose is "*to facilitate the creation of a convenient, attractive and harmonious community*" as well as "*to protect against over-crowding of land*". Additionally, the zoning ordinance encourages "*economic development activities*". This request would permit business expansion and potential to generate more revenue.

(Attachment C)

Neighborhood Meeting:

There were no attendees for this item at the May 10, 2017 neighborhood meeting.

Technical Review Committee:

The following comments were generated from the May 11, 2017 Technical Review Committee meeting:

1. Planning staff wanted to clarify what uses were currently on the property. Staff understands a real estate office and a sleep center are located in the building at the front of the property. The applicant stated only a real estate office is in this building. A sleep center was considering the middle office building at one time.

Planning staff asked what the hours of operation for the site will be. The applicant stated office hours for the agents and office managers will be 8:30 to 5 pm. The crew arrives around 6:20 am and sometimes works as late as 7 pm; sometimes they are back by 4 pm.

2. Erosion & Sediment Control asked if any changes were anticipated to the site or if any existing yards would be expanded. The applicant answered no.
3. Fire Chief had no comments.
4. Building Inspections had no comments.
5. Health Dept. had no comments.

6. VDOT: The site has an existing VDOT approved commercial entrance onto Rte. 15 and was previously used by a contractor (I and J Home Builders) as an office, storage shed and laydown area behind the building. The proposed use of the site by a roofing contractor for similar uses on the site will not require any upgrades to the existing commercial entrance. VDOT does not object to this proposal.

(Attachment D)

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter. The Planning Commission can recommend conditions to ensure the proposed use will not be detrimental to the character and development of the adjacent area.

The applicant states that the property has always been used as a construction yard, however it is staff's position that the property was originally approved for office use based on the rezoning of the property in 2001.

Recommended Conditions:

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. Hours of operation for the site shall be from 6 am to 8 pm Monday-Friday.
4. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code.
5. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
6. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

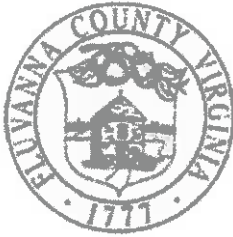
Suggested Motion:

I move that the Planning Commission recommend approval/denial of SUP 17:02, a request to establish a contractor's storage yard with respect to 1.8 acres of Tax Map 5, Section 11, Parcel 5B, [if approved] subject to the six (6) conditions listed in the staff report.

Attachments:

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Applicant's site plan
- D – TRC comment letter

Copy: Ian Jackson via email – ijackson2272@gmail.com
File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Special Use Permit (SUP)

Owner of Record: RIS FLUVANNA IIB LLCE911 Address: 21708 JAMES MADISON HWYPhone: Fax: TRAY, VA 22974Email: Representative: IAN JACKSONE911 Address: SAME AS APPLICANTPhone: 434-521-5111 Fax: Email: ijackson2272@gmail.comTax Map and Parcel(s): 5115BAcreage: 2.0 Zoning: B-1Request for a SUP in order to: USE AS CONTRACTORS STORAGE YARD Proposed use of Property: ON DEMARKATED REAR

*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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 and acknowledges that county employees will make regular inspections of the site.

Date: 4/17/17 Signature of Owner/Applicant: [Signature]Subscribed and sworn to before me this 25 day of April, 2017Notary Public: [Signature] Register # 7314951My commission expires: June 30, 2019Certification: Date: Zoning Administrator:

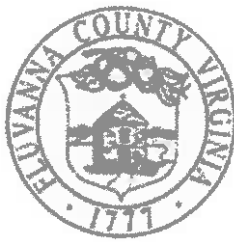
SHAILA LEICHTENTRITT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2019
COMMISSION # 7314951

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

| OFFICE USE ONLY | | | |
|--|--|--|---|
| Date Received: <u>4/25/17</u> | Pre-Application Meeting: <u>4/25/17</u> | PH Sign Deposit Received: <u>\$90.00</u> | Application #: SUP <u>17</u> : <u>002</u> |
| \$800.00 fee plus mailing costs paid: <u>4/26/17 \$5122</u> | | Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail | |
| Amendment of Condition: \$400.00 fee plus mailing costs paid: <u> </u> | | | |
| Telecommunications Tower \$1,500.00 fee plus mailing costs paid: <u> </u> | | \$5,500 w/Consultant Review paid: <u> </u> | |
| Election District: <u>Columbia</u> | Planning Area: <u>Zion Crossroads CPA</u> | | |
| Public Hearings | | | |
| Planning Commission | | Board of Supervisors | |
| Advertisement Dates: <u>6/1/17 and 6/8/17</u> | Advertisement Dates: <u>6/8/17 and 6/15/17</u> | | |
| APO Notification: <u>5/26/17</u> | APO Notification: <u>6/6/17</u> | | |
| Date of Hearing: <u>6/13/17</u> | Date of Hearing: <u>6/21/17</u> | | |
| Decision: <u> </u> | Decision: <u> </u> | | |

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: Rt 15 FLUVANNA IIB LLC

Address: 21708 JAMES MADISON HWY

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.

[Signature] Date 4/17/17

Applicant Signature Date

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

| OFFICE USE ONLY | |
|--|---|
| Application #: BZA _____ : _____ CPA _____ : _____ SUP <u>17</u> : <u>02</u> ZMP _____ : _____ ZTA _____ : _____ | |
| \$90 deposit paid per sign*: <u>4/25/17</u> | Approximate date to be returned: <u>6/22/17</u> |

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

NO IMPROVEMENTS OR CONSTRUCTURAL CHANGES.

NECESSITY OF USE: Describe the reason for the requested change.

WHEN OBTAINING RE-ZONING FOR THE PROPERTY THE APPLICANT HAD APPROVAL FOR A CONTRACTORS STORAGE SHED. APPLICANT NOW SEEKING PERMISSION TO USE THE YARD BEHIND THE SHED AS A YARD.

PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

NONE. THIS AREA HAS BEEN USED AS A CONTRACTORS STORAGE YARD FOR THE PAST 15 YEARS.

ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

THE PROPERTY IS UNDER CONTRACT TO A ROOFING CONTRACTOR FROM LYNCHBURG AND THIS APPROVAL WILL BRING MORE BUSINESS TO THE COUNTY.

PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application. Remarks:

NO PROPOSED CHANGES TO THE EXISTING BUILDINGS ON THE PLOT PLAN.

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

[illegible]

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be to staff for use at the public hearing.

STAFF USE ONLY

- 模 Preliminary review by planning staff for completeness and content.
- 模 Copies of application: office, agencies and county attorney.
- 模 Technical Review Committee review and comment
- 模 Determine all adjacent property owners.
- 模 Placed as a Public Hearing on the next available agenda of the Planning Commission.
- 模 Notification of the scheduled Public Hearing to the following:
 - ___ Applicant
 - ___ All adjacent property owners
 - ___ Local Newspaper advertisement
- 模 Staff Report to include, but not be limited to:
 - ___ General information regarding the application
 - ___ Any information concerning utilities or transportation
 - ___ Consistency with good planning practices
 - ___ Consistency with the comprehensive plan
 - ___ Consistency with adjacent land uses
 - ___ Any detriments to the health, safety and welfare of the community.

棋

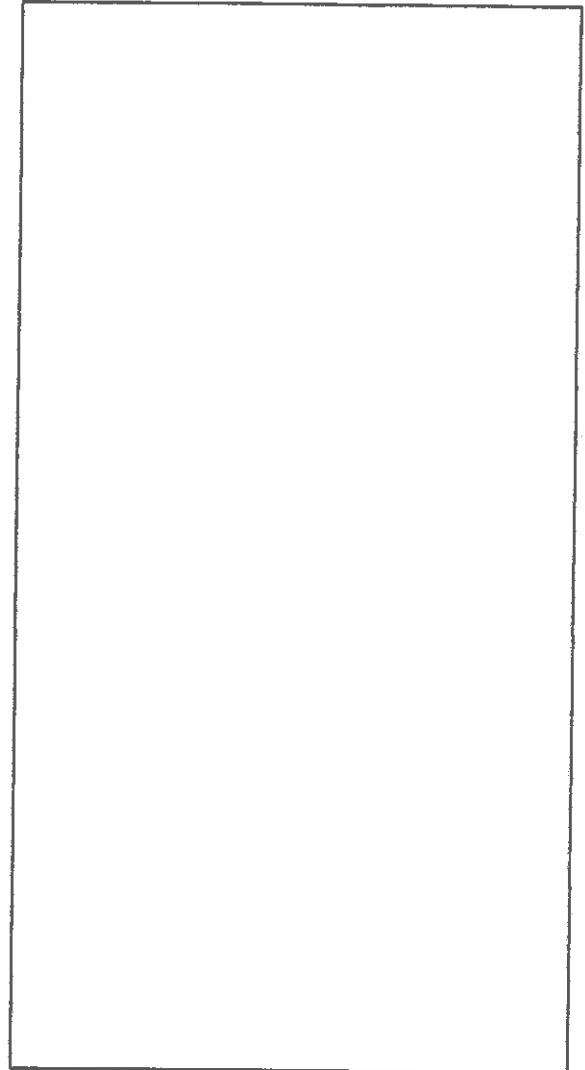
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Meetings for the processing of the application

- 棋 Applicant or a representative must appear at the scheduled hearing. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to submittal or correction; or denial of the special use permit.
- 棋 Notification to the applicant regarding the Planning Commission's decision.
- 棋 Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- 棋 Staff Report and Planning Commission recommendation forwarded to the Board.
- 棋 Notification of the scheduled Public Hearing to the following:
 - ☐ Applicant
 - ☐ All adjacent property owners
 - ☐ Local Newspaper advertisement
- 棋 Applicant or a representative must appear at the scheduling hearing. After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.
- 棋 The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

**Actions**

- 棋 With approval, the development may proceed.
- 棋 If denied, an appeal to the Courts may be prescribed by law
- 棋 No similar request for a special use permit for the same use at the same site may be made within one year after the denial.
- 棋 The Special Use Permit Application fee is made payable to the **County of Fluvanna**.

Public Hearing Processing Checklist

(Rezoning, Special Use Permits, Variances, and Text Amendments)

Planning & Zoning Department

| Initials | Responsible | Action |
|----------|--------------|--|
| | | SUP17:02 |
| | | BEFORE PC PUBLIC HEARING |
| | Applicant | The applicant will contact the Planning Dept., discuss ideas with the Planner, and schedule a pre-application meeting if required. |
| BCR | Staff | Date of pre-application meeting. <u>4/25/17</u> *Ideally, at least two (2) planning staff members will meet with the applicant to discuss his or her proposals, and advise them on the application process. |
| | Applicant | Applicant files the application on the 1 st working day of the month by 5 p.m. |
| S.K. | Program Asst | Review application for completeness and process all fees. |
| S.K. | Program Asst | Enter project information into the DID |
| | Program Asst | Schedule public hearing advertisement dates. |
| S.K. | Program Asst | Schedule Adjoining Property Owner (APO) notification dates. |
| S.K. | Program Asst | Schedule Planning Commission public hearing meeting dates. |
| BCR | Program Asst | Schedule date to post Planning Commission public notice sign two (2) weeks meeting. |
| BCR | Program Asst | Schedule Board of Supervisors public hearing meeting dates. |
| BCR | Program Asst | Schedule date to post BOS public notice sign two (2) weeks prior to meeting. |
| | Planner | Review the DID for accuracy of all the scheduled dates. |
| S.K. | Staff | Notify adjacent property owners of the subject property. |
| BCR | Staff | Schedule neighborhood meeting on 2 nd Wednesday of the month at 4:30 p.m. in the Morris Room. |
| BCR | Staff | Schedule Technical Review Committee meeting on the 2 nd Thursday of the month at 10 a.m. in the Historic Courthouse. |
| — | Program Asst | Reserve Historic Courthouse and Morris Room (or alternate location, if needed). |
| BCR | Staff | Compile all comments from the TRC meeting. |
| BCR | Staff | Notify applicant in writing about TRC comments. |
| | Applicant | File revised plan based on TRC comments NLT last Friday of the month by 5 p.m. |
| BCR | Planner | Prepare legal ad and email to Senior Program Assistant. |
| — | Program Asst | Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled. |

| Initials | Responsible | Action |
|----------|-----------------------|--|
| | Program Asst | Receive ad "proof" from Fluvanna Review and email proof to Planner for review. |
| BCR | Planner | Planner approves proof. |
| BCR | Program Asst | Notify newspaper to publish ad for two (2) consecutive weeks prior to the public hearing meeting date. (Save in ad proof folder for future reference.) |
| | Code Enforce. Officer | Place public notice signs on subject property two (2) weeks prior to all public hearing dates. |
| | Planner | Verify sign posting with a site visit and photographs. |
| SK | Program Asst | Mail APO letters two (2) week prior to Planning Comm. public hearing. |
| | Staff | Planning Commission public hearing scheduled for fourth (4th) Wednesday of the following month. Second (2 nd) Tuesday |
| | | |
| | | |
| | | |
| | | BEFORE BOS PUBLIC HEARING |
| BCR | Staff | Schedule BOS public hearing for third (3 rd) Wednesday of the following month. |
| BCR | Program Asst | Mail APO letters two (2) week prior to BOS public hearing. |
| | | |
| | | |
| | | |
| | | AFTER BOS PUBLIC HEARING |
| | Program Asst | Return \$90.00 sign deposit fee to applicant. |
| | | |
| | | |
| | | |
| | | |

Attachment A



Attachment A



Attachment A



Attachment A





Attachment A





Attachment A





FLUVANNA COUNTY
PLANNING DEPARTMENT

G. Cabell Lawton, IV
Director of Planning and Development

E-mail: clawton@co.fluvanna.va.us

P. O. BOX 299
PALMYRA, VIRGINIA 22963
(804) 589-3138 • (804) 286-2890
FAX (804) 589-4976

Cristi M. Shields
Senior Planner

E-mail: cshields@co.fluvanna.va.us

October 15, 2001

Mr. Ian Jackson
310 Avon St., Suite 11
Charlottesville, VA 22902

Dear Mr. Jackson,

Please accept this letter as notification of the action taken by the Board of Supervisors concerning your request for approval of ZMP 01:04. The request consisted of the conditional rezoning of tax map parcel 5(11)5B which is located within the Columbia Magisterial District and consists of 1.957 acres.

During a public hearing held in Palmyra, VA on June 20th, 2001, the Board of Supervisors **approved** the request referenced above with the following accepted proffer:

The following uses will not be placed on the property: theater, assembly hall, hotel, motel, library, hospital, service station, funeral home, garage, cold or frozen food storage plant.

If I can be of any further assistance, please feel free to contact me.

Sincerely,

G. Cabell Lawton, IV
Director of Planning & Community
Development

Copy: File (ZMP 01:04)



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

MEMORANDUM

Date: May 3, 2017
From: Stephanie Keuther
To: Jason Stewart
Subject: Planning Commission APO Letter

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the May 9, 2017 Planning Commission Meeting.



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MEMORANDUM

Date: May 3, 2017
From: Jason Stewart, AICP, Planning Director
To: Area Property Owners and Residents
Subject: Neighborhood Meeting – Wednesday, May 10, 2017 – 4:30 p.m.

1. The following request has been submitted on property adjoining you:

SUP 17:02 R15 Fluvanna 11B LLC – A request for a special use permit to establish a contractor's storage yard, with respect to 1.8 acres of Tax Map 5, Section 11, Parcel 5B. The property is located along James Madison Highway (U.S. Route 15) near the Louisa County line, approximately 0.06 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned B-1 and is within the Zion Crossroads Community Planning Area and the Columbia Election District.

2. You are invited to attend the following meetings that have been scheduled to consider this request:

- a. **Neighborhood Meeting:** This is an informal meeting that will give the applicant the opportunity to present his/her plan, and residents the opportunity to ask questions and express their views regarding the application prior to the Planning Commission and Board of Supervisors public hearings.

Schedule: Wednesday, May 10, 2017, 4:30 pm
Morris Room, County Administration Building

- b. **Fluvanna County Planning Commission Public Hearing:** The Planning Commission will hold a public hearing, where there will be an opportunity for public comment, and forward a recommendation to the Board of Supervisors. A separate notice will be sent to adjacent property owners.

Schedule: Tuesday, June 13, 2017, 7:00 pm
Circuit Court Room, Fluvanna County Courts Building

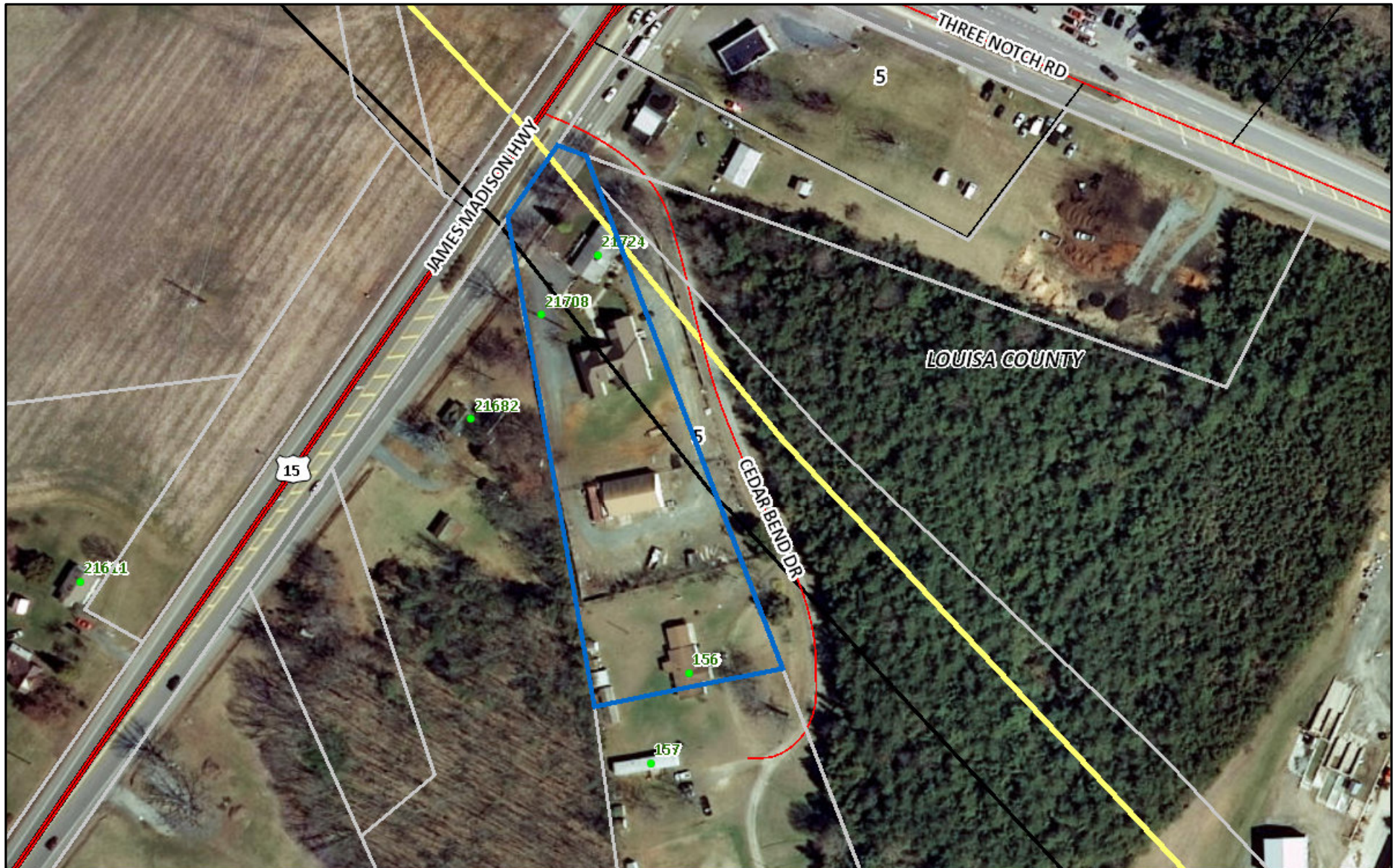
- c. **Fluvanna County Board of Supervisors' Public Hearing:** The Board of Supervisors will hold a public hearing, where there will be an opportunity for public comment. A separate notice will be sent to adjacent property owners.

Schedule: Wednesday, June 21, 2017, 7:00 pm
Circuit Court Room, Fluvanna County Courts Building

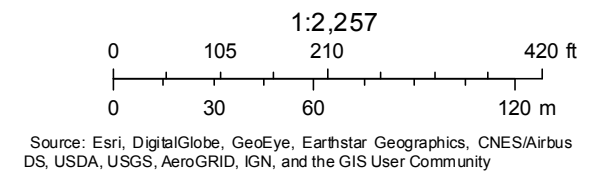
3. **The above is a projected timeline and meeting dates may be subject to change.** Please contact the Planning Department to confirm the meeting dates above.
4. If you have further questions or need additional information, please contact the Fluvanna County Planning & Zoning Department at (434) 591-1910.

| ADJACENT PROPERTY OWNERS SUP 17:02 | | | |
|------------------------------------|------------------------------|------------------------|-------------------|
| TAX MAP | NAME | ADDRESS | CITY/STATE/ZIP |
| 5 A 61 | GLASS, ROBERT S. | 10144 THREE NOTCHED RD | TROY, VA 22974 |
| 5 A 50 | COSNER, OSBORNE C & MARTHA T | 1443 RICHMOND RD | KESWICK, VA 22947 |
| 5 11 5C | JOHNSON, J.C. & ORA JANE | 156 CEDAR BEND DR | TROY, VA 22974 |
| 5 11 L5A | GREEN SPRINGS TIMBER LLC | 26 ZION PARK RD | TROY, VA 22974 |

Tax Map 5-11-5B Aerial



June 9, 2017

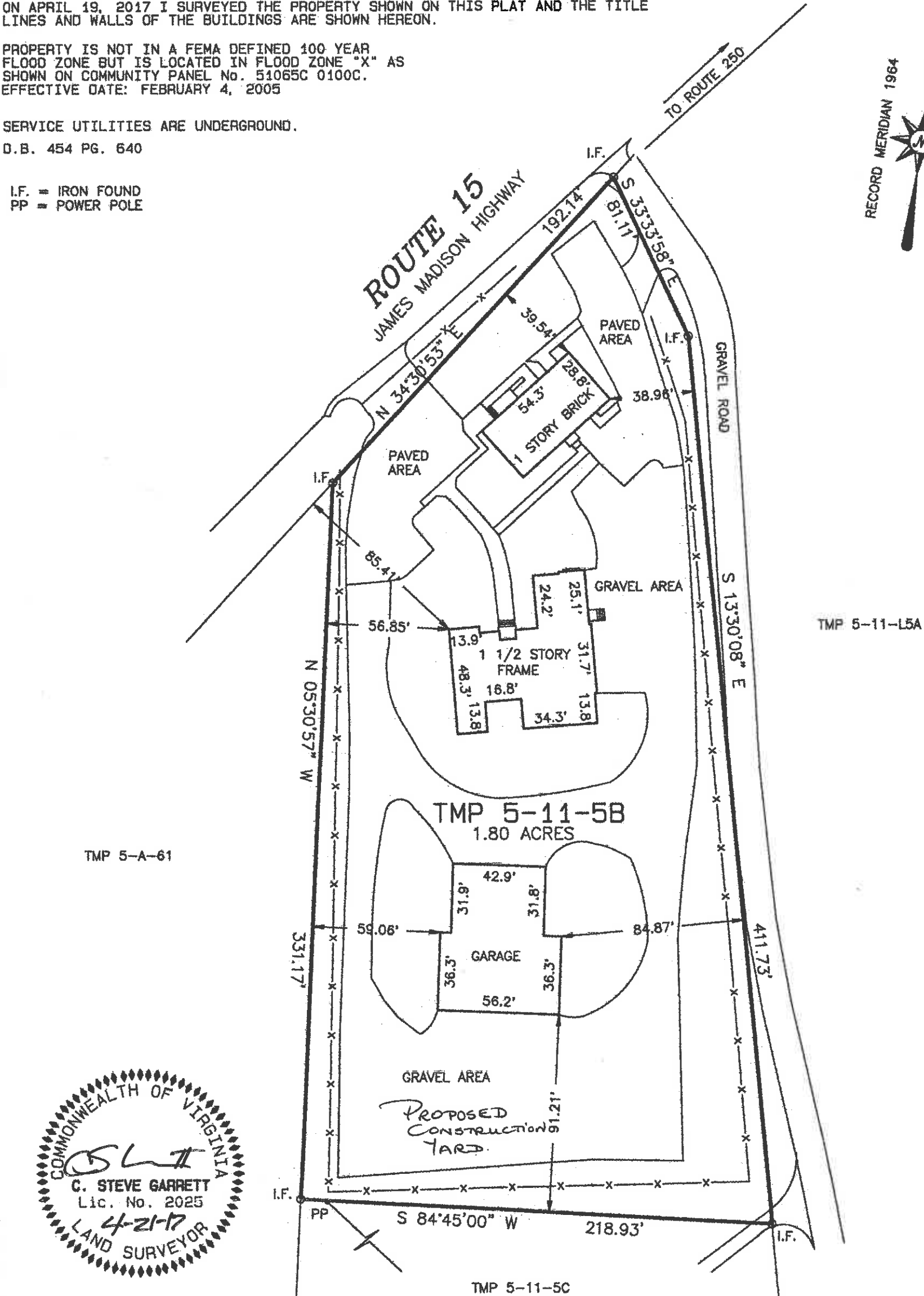


ON APRIL 19, 2017 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON.

PROPERTY IS NOT IN A FEMA DEFINED 100 YEAR FLOOD ZONE BUT IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL No. 51065C 0100C. EFFECTIVE DATE: FEBRUARY 4, 2005

SERVICE UTILITIES ARE UNDERGROUND.
D.B. 454 PG. 640

I.F. = IRON FOUND
PP = POWER POLE



COMMONWEALTH
LAND
SURVEYING, LLC.

1484 GREENBRIER PLACE
CHARLOTTESVILLE VIRGINIA 22901
PH: 434-973-0513

PHYSICAL SURVEY SHOWING
TMP 5-11-5B
FLUVANNA COUNTY, VIRGINIA
SCALE: 1" = 50'
APRIL 21, 2017



COUNTY OF FLUVANNA

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

May 26, 2017

Ian Jackson
101C West Park Drive
Charlottesville, VA 22901

Delivered via email to ijackson2272@gmail.com

Re: SUP 17:02 – R15 Fluvanna 11B LLC

Tax Map: 5, Section 11, Parcel 5B

Dear Mr. Jackson:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 11, 2017:

1. Planning staff wanted to clarify what uses were currently on the property. Staff understands a real estate office and a sleep center are located in the building at the front of the property. The applicant stated only a real estate office is in this building. A sleep center was considering the middle office building at one time.

Planning staff asked what the hours of operation for the site will be. The applicant stated office hours for the agents and office managers will be 8:30 to 5 pm. The crew arrives around 6:20 am and sometimes works as late as 7 pm; sometimes they are back by 4 pm.

2. Erosion & Sediment Control asked if any changes were anticipated to the site or if any existing yards would be expanded. The applicant answered no.
3. Fire Chief had no comments.
4. Building Inspections had no comments.
5. Health Dept. had no comments.
6. VDOT: The site has an existing VDOT approved commercial entrance onto Rte. 15 and was previously used by a contractor (I and J Home Builders) as an office, storage shed and laydown area behind the building. The proposed use of the site by a roofing contractor for similar uses on the site will not require any upgrades to the existing commercial entrance. VDOT does not object to this proposal.

The Planning Commission will have a meeting to discuss this item on Tuesday, June 13, 2017. Your attendance is required at this meeting.

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

Sincerely,

Brad Robinson
Senior Planner
Dept. of Planning & Zoning

cc: File



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STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZTA 17:01

From: James Newman
Date: June 13, 2017

General Information: This request is to be heard by the Fluvanna County Planning Commission on Tuesday June 13, 2017 at 7:00 pm in the Circuit Courtroom in the Fluvanna County Courts Building.

Applicant/Representative: Fluvanna County

Requested Action: Amend the Fluvanna County Zoning Ordinance

- Amends the Fluvanna County Zoning Ordinance Chapter 22, Article 15, *Sign Regulations* with the addition of a new exempt temporary sign type, "temporary sale, advertising or merchandising" in Section 22-15-2(2)(j); the addition of the sign category of "entrance signs" in each zoning district, the amendment of the maximum size of business signs, and clarification of location of temporary subdivision advertising signs and wall signs in Section 22-15-3; and, the addition of a new sign overlay zone for Zion Crossroads Urban Development Area in Section 22-15-3(4)..
- Amend "*Section 22-22-1 Rules of construction; definition, of Article 22. Definitions*" to include a new exempt sign type of temporary special advertising signs, and to define it.

The amendment will affect zoning ordinance subsections 22-15-2, 22-15-3, and 22-22-1. The amendments are in keeping with the 2015 Comprehensive Plan, enhance the economy of the county, are in response to citizen concerns, and direct and provide necessary information efficiently to motorists and pedestrians, etc. consistent with Sec. 22-15-1.

Background

Project Timeline:

Item discussed by the Planning Commission at work sessions on March 7, 2017 and April 11, 2017. Based on feedback from a business leaders and county government symposium held in May 2016.

Analysis

The proposed amendments amend the Fluvanna County Zoning Ordinance. The amendments are made to add certain signs to our sign regulation categories, add definitions for those signs to our ordinance, and to increase sign sizes.

Clarified Entrance Signs

Entrance Signs: This sign category has been added to all zoning areas. The proposed sign changes for adding *entrance signs* as a category enhance the economy, promote safety of public travel, and to direct and provide necessary information efficiently.

Added a new sign type

Sign, temporary sale, announcement or merchandising: Any sign denoting a sale or special product, promotion, or announcing a grand opening, new management, or similar event or activity occurring on the premises. Only one such sign shall be permitted at a time per business. Such signs shall be treated as temporary signs, as defined herein and shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. A permanently installed changeable letter panel shall not be considered a temporary sign.

Increasing Maximum Sign Size, Height, and Number

All changes to sign area, height, and number allowed have been to increase the permitted amounts. Larger business signs are necessary to support the economy, and provide information efficiently to motorists. Increased numbers of businesses and requests from the business community have led to a need for additional signage area so that businesses can advertise their location in a way that motorists can read safely while driving.

Sign Overlay Zone for Zion Crossroads Urban Development Area

This is a designated urban development area and the amendments facilitate economic development, and the size and number of signs permitted is balanced against the concern of having too many signs or distracting signs. The Zion Crossroads Urban Development Area is a compact area located within the Zion Crossroads Community Planning Area, and home to concentrated development, including industrial and commercial zoning, major highways, and a future water and sewer pipeline. An increase of business in this area necessitates enhanced signage options for this particular area.

Comprehensive Plan

Fluvanna County's *Vision Statement* includes the following principles:

- That future development be fiscally prudent while respecting individual property rights

Amending our sign ordinance (and attendant definitions) will help the County further reach its goals as set forth in the 2015 Comprehensive Plan:

Chapter 2 Goals:

A.1.E: "Adopt zoning and subdivision regulations that allow for higher density, compact development in the Zion Crossroads CPA"

D.2: “Encourage the establishment of new local business and support existing local business in village cores”

Chapter 5 Goals:

A.1: “Establish incentives, such as streamlined permitting, flexible zoning (CI zones), and preapproved floating zones, to attract diverse businesses and employers to Zion Crossroads.”

C.3: “Retain existing business by working with organizations such as the EDA, and Chamber of Commerce and identify sources of help for local businesses, supporting the expansion of local businesses, and assisting with any other needs that arise.”

Conclusion

The proposed amendment to the Fluvanna County Zoning Ordinance will enhance the economy and allow for more efficient distribution of information.

The proposed amendment is intended to:

- Increase sign height, area, and number allowed;
- Add a new sign type to allow for more options for businesses; and
- Allow for more sign options within the Zion Crossroads Urban Development Area

This proposal is consistent with the 2015 Comprehensive Plan.

Suggested Motion

I move that the Planning Commission recommend [approval/denial/deferral] of ZTA 17:01, an amendment and accompanying resolution to the Fluvanna County Zoning Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 22, ARTICLE 15 OF THE FLUVANNA COUNTY CODE BY ADDITION OF SECTION 22-15-2(2)(H) CONCERNING A CATEGORY OF EXEMPT SIGN DESIGNATED AS “TEMPORARY SALE, ANNOUNCEMENT, OR MERCHANDISING”, BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 22-15-3(1), (2), (3) AND THE ADDITION OF SUBSECTION 22-15-3(4) CONCERNING THE SIZE AND TYPES OF SIGNS PERMITTED BY ZONING DISTRICT, AND TO AMEND CHAPTER 22, ARTICLE 22, FLUVANNA COUNTY CODE BY THE ADDITION OF A DEFINITION TO SUBSECTION 22-22-1, TO CONFORM THE COUNTY ZONING ORDINANCE TO THE 2015 COMPREHENSIVE PLAN. .”

Attachments:

A: Sign Chapter: Zoning Code Section 22-15, proposed changes

B: Zoning Definitions Zoning Code Section 22-22, proposed changes

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Article 15. Sign Regulations.**Sec. 22-15-1. Statement of intent.**

The following sign regulations are established to assure compatibility of signs with surrounding land usage, to enhance the economy of the county, to protect public investment in streets and highways, to promote the safety and recreational value of public travel, to minimize possible adverse effects of signs on nearby public and private property, to preserve natural beauty, to protect the environment from litter and refuse, including abandoned signs, to identify, direct and provide necessary information efficiently to motorists and pedestrians, to decrease distraction of motorists and pedestrians by limiting confusing, distracting and obsolete signs, and to reduce obstruction of the roadway. No sign shall be permitted erected or used in the county, except as permitted in this article. (Ord. 6-16-10; Ord. 12-16-15)

Sec. 22-15-2. General provisions.

(1) Restricted Signs – The following types of signs are prohibited in all zoning districts:

- (a) Flashing signs;
- (b) Inflatable signs;
- (c) Moving signs;
- (d) (Intentionally omitted);
- (e) Pennant signs;
- (f) Portable signs;
- (g) Roof signs;

¹² Note: The term “shall generally”, as used in the context of this section of the ordinance, indicates that the stated requirement is expected unless there are compelling, specific, and extenuating circumstances for why it cannot be met. (Editor’s note – “this section of the ordinance” refers to Article 14 as a whole.)

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(h) Any sign that obstructs any window, door, fire escape, stairway, ladder, or opening intended to provide light, air, ingress or egress for any building, as required by law;

(i) Any sign which imitates or resembles any official traffic sign, signal or device, or uses the words “Stop” or “Danger” in close proximity to any public right-of-way, or interferes with any other public traffic sign;

(j) Signs which produce noise or any visible smoke, vapor, particles, or odor;

(k) Signs which advertise any activities which are illegal under state or federal law or regulations in effect at the location of such sign or at the location of such activities; and

(l) Signs that violate state or federal laws, whether or not identified in this ordinance as being permitted.

(2) Exempt Signs – Exempt signs shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. Exempt signs shall be legible, and shall be reasonably maintained in good repair, and in safe, neat, and clean condition. Any temporary exempt sign, defined in Section 22-22-1 of this Code, shall be posted a reasonable time before, but in no event greater than sixty (60) days prior to and shall be removed a reasonable time after, but in no event greater than ten (10) days after the event, election, production, group, occurrence, speaker, program or seasonal activity to which the temporary sign refers. The following types of signs, as defined in and subject to the regulations in Sec. 22-22-1, are exempt from the sign permit requirements in all zoning districts:

(a) Auction signs;

(b) Banner signs;

(c) Construction signs;

(d) Directional signs;

(e) Estate signs;

(f) Public signs;

(g) Real estate signs;

(h) Temporary sale, announcement, or merchandising signs;

~~(h)~~ (i) Temporary signs;

~~(i)~~ (j) Temporary directional signs;

~~(j)~~ (k) Warning signs;

~~(k)~~ (l) Window signs

(3) Illuminated Signs

(a) Signs may be illuminated, either internally or externally, as permitted by this ordinance, provided that the illumination is fully shielded and directed at the sign and not in a manner as to cause a traffic hazard.

(b) Where a permit is required, the permit shall not be issued until the location and illumination of the sign has been approved by the zoning administrator, or designee.

(c) No light from any illuminated sign shall cause direct glare onto any adjoining piece of property, right-of-way, or building other than the building to which the sign applies to.

(d) The copy of electronic message signs may not flash, scroll, move, or change at timed intervals of less than twenty (20) seconds.

(e) All electronic message signs must be equipped with an automatic dimmer that controls the intensity of the light source. The intensity of light allowed for all illuminated signs shall be eight-five percent (85%) by day and fifty percent (50%) at night.

(f) All electronic message signs must be turned off at the close of business, unless displaying time or temperature.

(4) Setbacks

(a) Signs shall be exempt from setback requirements in all zones, provided that no sign shall be located as to interfere with vehicular sight distances at intersections or to create a safety hazard.

(b) Signs shall not be located within any public right-of-way, unless approved by the Virginia Department of Transportation.

(5) Sign Area

(a) The sign area shall be measured as the area of the sign face which includes the advertising surface and any framing, trim, or molding. Two-sided sign faces shall be counted as a single sign face.

(b) Area not included: the sign area shall not include any of the support structure or architectural features that are not an integral part of the sign which may consist of landscaping, building structural form complementing the site in general.

(6) Sign Height

(a) The sign height shall be measured as the vertical distance from the normal grade directly below the sign to the highest point of the sign or sign structure, whichever is higher and shall include the base and any support structure.

(b) Signs shall not exceed six feet (6') in height, except as otherwise permitted by this article.

| (Ord. 6-16-10; Ord. 12-16-15)

Sec. 22-15-2.1. Repealed.

(Ord. 6-16-10; Ord. 12-16-15)

Sec. 22-15-3. Signs permitted.

(1) Agricultural (A-1) – The following signs shall be permitted in the A-1, Agricultural, General zoning district:

| Type of Sign | Number Allowed | Max. Sign Area | Max. Sign Height |
|--|---|--|---------------------------|
| Awning Sign | 1 per establishment | 6 sq. ft. | N/A |
| Business Sign | 1 per parcel | 24 32 sq. ft. (freestanding or monument) | 6 10 feet |
| <i>Entrance Sign</i> | <i>1 per entrance</i> | <i>12 sq. ft.</i> | <i>4 feet</i> |
| Home Occupation Sign | 1 per parcel | 12 sq. ft. | 4 feet |
| Projecting Sign | 1 per establishment | 9 sq. ft. | Roof line of the building |
| Subdivision Sign | 1 per entrance | 40 sq. ft. | 6 feet |
| Temporary Subdivision Advertising Sign | 1 per public road that property has frontage on | 32 sq. ft. | 8 feet |
| Wall Sign | 1 per <i>public</i> road frontage | 3 sq. ft. per 1 lineal foot of building/tenant frontage* | Roof line of the building |

*No more than 50% of the total sign area may be displayed on the front of the building. The remaining 50% may be distributed on the sides and rear of the building, with a maximum of 25% distribution per side and a maximum of 50% distribution on the rear of the building.

(2) Residential (R-1, R-2, R-4, MHP) – The following signs shall be permitted in the R-1, Residential, Limited; R-2, Residential, General; R-4, Residential, Limited; and MHP, Manufactured Home Park zoning districts:

| Type of Sign | Number Allowed | Max. Sign Area | Max. Sign Height |
|---------------------|-----------------------|--|-------------------------|
| Business Sign | 1 per parcel | 20 32 sq. ft. (freestanding or monument) | 6 10 feet |

| | | | |
|--|---|-----------------------------------|---------------|
| <i>Entrance Sign</i> | <i>1 per entrance</i> | <i>12 sq. are feet</i> | <i>4 feet</i> |
| Home Occupation Sign | 1 per parcel | 9 sq. ft. | 4 feet |
| Subdivision Sign | 1 per entrance | 40 sq. ft. | 6 feet |
| Temporary Subdivision Advertising Sign | 1 per public road that property has frontage on | 32 sq. ft. | 8 feet |

(3) Residential (R-3), Business (B-1, B-C), Planned Unit Development (PUD), and Industrial (I-1, I-2) – The following signs shall be permitted in the R-3, Residential, Planned Community; B-1, Business, General; B-C, Business, Convenience; PUD, Planned Unit Development; I-1, Industrial, Limited; and I-2, Industrial, General zoning districts:

| Type of Sign | Number Allowed | Max. Sign Area | Max. Sign Height |
|---|---|--|--|
| Awning Sign | 1 per establishment | 6 sq. ft. | N/A |
| Business Sign (standalone businesses or not part of business/industrial park) | 1 per parcel | 24 32 sq. ft. (freestanding) 28 40 sq. ft. (monument) | 6 10 feet (freestanding) 8 12 feet (monument) |
| Business Sign (shopping centers or business/industrial parks) | 1 per shopping center or business park entrance | 1.5 square feet of sign area for each lineal foot of building/tenant frontage – up to a maximum of 150 sq. ft. aggregate | 10 feet (freestanding) 15 feet (monument) |
| Canopy Sign | 1 per establishment | 12 sq. ft. | N/A |
| Directory Sign | 1 per establishment or development | 16 sq. ft. | 6 feet |
| Electronic Message Sign | 1 per parcel | 28 sq. ft. | 8 feet |
| <i>Entrance Sign</i> | <i>1 per entrance</i> | <i>12 sq ft</i> | <i>4 feet</i> |

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| | | | |
|--|--|--|---------------------------|
| Projecting Sign | 1 per establishment | 12 sq. ft. | Roof line of the building |
| Subdivision Sign | 1 per entrance | 40 sq. ft. | 8 feet |
| Temporary Subdivision Advertising Sign | <u>1 per public road that property has frontage on 1 per</u> | 32 sq. ft. | 8 feet |
| Wall Sign | <u>1 per public road frontage 1 per public road frontage</u> | 3 sq. ft. per 1 lineal foot of building/tenant frontage* | Roof line of the building |

*No more than 50% of the total sign area may be displayed on the front of the building. The remaining 50% may be distributed on the sides and rear of the building, with a maximum of 25% distribution per side and a maximum of 50% distribution on the rear of the building.

(Ord. 6-16-10)

4. Zion Crossroads Urban Development Area. The following signs shall be permitted in the Zion Crossroads Urban Development Area, and supersede other sign dimensions listed in this ordinance:

| <i>Type of Sign</i> | <i>Number Allowed</i> | <i>Max. Sign Area</i> | <i>Max. Sign Height</i> |
|--|--|---|--|
| <i>Awning Sign</i> | <i>1 per establishment</i> | <i>6 sq. ft.</i> | <i>N/A</i> |
| <i>Business Sign (standalone businesses or not part of business/industrial park)</i> | <i>1 per parcel or 1 per public road frontage</i> | <i>24-36 sq. ft. (freestanding)</i> <i>28-40 sq. ft. (monument)</i> | <i>6-20 feet (freestanding)</i> <i>8-25 feet (monument)</i> |
| <i>Business Sign (shopping centers or business/industrial parks)</i> | <i>1 per shopping center or business park entrance or 1 per public road frontage</i> | <i>1.5-2.5 square feet of sign area for each lineal foot of building/tenant frontage – up to a maximum of 150-200 sq. ft. aggregate</i> | <i>10-25 feet (freestanding)</i> <i>15-30 feet (monument)</i> |
| <i>Canopy Sign</i> | <i>1 per establishment</i> | <i>12 sq. ft.</i> | <i>N/A</i> |

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| | | | |
|---|------------------------------------|---|----------------------------------|
| Directory Sign | 1 per establishment or development | 16 sq. ft. | 6 feet |
| <i>Electronic Message Sign</i> | <i>1 per parcel</i> | <i>28 40 sq. ft.</i> | <i>8 feet</i> |
| <i>Entrance Sign</i> | <i>1 per entrance</i> | <i>12 sq. ft</i> | <i>4 feet</i> |
| <i>Projecting Sign</i> | <i>1 per establishment</i> | <i>12 sq. ft.</i> | <i>Roof line of the building</i> |
| <i>Subdivision Sign</i> | <i>1 per entrance</i> | <i>40 sq. ft.</i> | <i>8 feet</i> |
| <i>Temporary Subdivision Advertising Sign</i> | <i>1 per public road frontage</i> | <i>32 sq. ft.</i> | <i>8 feet</i> |
| <i>Wall Sign</i> | <i>1 per public road frontage</i> | <i>3 sq. ft. per 1 lineal foot of building/tenant frontage*</i> | <i>Roof line of the building</i> |

Sec. 22-15-4. Administration.

(1) Permit Requirements – Except as otherwise provided herein, no sign shall be erected, altered, refaced or relocated unless a sign permit has been approved by the Zoning Administrator. Where there is a discrepancy between Fluvanna County and the Virginia Department of Transportation sign regulations, the more stringent shall apply. Where the Fluvanna County sign regulations do not recognize a particular type of sign, the Virginia Department of Transportation regulations shall apply.

(2) Maintenance and Removal

- (a) All signs shall be constructed in compliance with the Uniform Statewide Building Code, as adopted by the Virginia State Code.
- (b) All signs and components thereof shall be legible and shall be maintained in good repair and in a safe, neat, and clean condition.
- (c) The Zoning Administrator may cause to have removed or repaired immediately any sign which, in the Zoning Administrator's opinion, has

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become insecure, in danger of falling, or otherwise unsafe, and, as such, presents an immediate threat to the safety of the public. If such action is necessary to render a sign safe, the cost of such emergency removal or repair shall be at the expense of the owner or lessee thereof.

(d) Any sign that is obsolete, because of discontinuance of the subject activity or any other reason that would cause the sign to be obsolete, shall be removed within ten (10) days.

(e) Any sign located on property, which becomes vacant and is unoccupied for a period of two (2) years or more shall be deemed abandoned. An abandoned sign shall be removed by the owner or lessee of the property. If the owner or lessee fails to remove the sign, the Zoning Administrator shall give the owner fifteen (15) days written notice to remove it. Upon failure to comply with this notice, the Zoning Administrator may initiate such action as may be necessary to gain compliance with this provision.

(Ord. 6-16-10; Ord. 12-16-15)

Sec. 22-15-4.1. “Going out of business” and “Special” sales.¹³

(A) All persons must obtain a permit from the county in order to advertise or conduct a sale for the purpose of discontinuing a retail business, or to modify the word “sale” in any advertisement with the words “going out of business” or any other words which tend to insinuate that the retail business is going to be discontinued and the merchandise liquidated.

(B) The applicant shall submit an application for a permit to the county administrator, or his designee, which shall include the following:

- (1) A statement of the purpose of the sale (i.e. liquidation of assets, terminating retail business);
- (2) An inventory including the kind and quantity of all goods to be offered for sale during the sale;
- (3) A copy of any proposed advertisements which may be posted or published in connection with the special sale; and
- (4) A fee of \$50¹⁴ for the processing of the permit, which shall not be refunded.

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(C) Upon receipt of the complete application and fee, the county administrator or his designee, shall issue a special sale permit which shall be valid for a maximum of sixty (60) days. An extension of the sale or additional sale shall require an additional permit application and fee as described above. A maximum of one (1) permit beyond the initial sixty (60) day permit may be granted solely for the purpose of liquidating only those goods contained in the initial inventory list which remain unsold.

(D) The permittee shall prominently display the permit number and effective dates of the special sale on any and all advertisements for such sale. The permittee may not advertise along with its special sale any goods not listed in the inventory provided to the county in its application.

(E) The permittee may not commingle or add to the special sale any goods not listed in the inventory list provided to the county. Upon proof that the permittee has commingled or added goods not listed in the inventory list to the special sale, the county may revoke the special sale permit.

(F) The county administrator's designee shall inspect the advertisement and conducting of the special sale to insure it is being advertised and conducted in conformity with the permit.

(G) Advertising or conducting a special sale without a permit, as required by this Section, shall be punishable as a Class 1 misdemeanor.
(Ord. 12-16-15)

¹³ For state law requiring the county to oversee and permit such sales, see Code of Va., §§ 18.2-223 and 18.2-224.

¹⁴ *Editor's Note* – The Board of Supervisors resolution of 12-16-15 approved a fee of \$50, previously Sect. 22-15-4.1(B)(4) had required a fee of \$65.

Sec. 22-15-5. Non-conforming signs.

(1) No nonconforming sign shall be enlarged nor be worded so as to advertise or identify any use other than that in effect at the time it became a nonconforming sign.

(2) Signs lawfully existing on the effective date of this ordinance or prior ordinances, which do not conform to the provisions of this ordinance, and signs which are accessory to a nonconforming use shall be deemed to be nonconforming signs and may remain except as qualified below. Such signs shall not be enlarged, extended or structurally reconstructed or altered in any manner, except a sign face may be changed so long as the new face is equal to or reduced in height and/or sign area. The burden of establishing the nonconforming status of signs and of the physical characteristics/location of such signs shall be that of the owner of the property. Upon notice from the Zoning Administrator, a property owner shall submit verification that sign(s) lawfully existed at time of erection. Failure to provide such verification shall be cause for order to remove sign(s) or bring sign(s) into conformance with the current ordinance.

(3) Nothing in this Section shall be deemed to prevent keeping in good repair a nonconforming sign; provided, however, that no nonconforming sign which has been declared by the Zoning Administrator to be unsafe because of its physical condition, as provided for in this ordinance, shall be repaired, rebuilt or restored unless such repair or restoration will result in a sign which conforms to all applicable regulations.

(4) No nonconforming sign shall be moved for any distance on the same lot or to any other lot unless such change in location will make the sign conform to the provisions of this Article.

(5) If a nonconforming sign is removed, the subsequent erection of a sign shall be in accordance with the provisions of this Article.

(6) A nonconforming sign that is destroyed or damaged by any casualty to an extent not exceeding fifty percent (50%) of its replacement value may be restored within two (2) years after such destruction or damage but shall not be enlarged in any manner. If such

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sign is so destroyed or damaged to an extent exceeding fifty percent (50%), it shall not be reconstructed except for a sign, which would be in accordance with the provisions of this Article.

(7) A nonconforming sign that is changed to, or replaced by, a conforming sign shall no longer be deemed nonconforming, and thereafter such sign shall be in accordance with the provisions of this Article.

(8) A nonconforming sign shall be removed if the structure to which it is accessory is demolished or destroyed to an extent exceeding fifty percent (50%) of its appraised value.

(9) The ownership of the sign or the property on which the sign is located shall not, in and of itself, affect the status of a non-conforming sign.

(10) A nonconforming sign shall be considered abandoned if the business for which the sign was erected has not been in operation for a period of at least two (2) years. After the two (2) year period, the Zoning Administrator shall make a reasonable attempt to contact the property owner. If the property owner refuses to remove the abandoned sign, the county's agents or employees may enter the property upon which the sign is located and remove such sign and charge the cost of removal to the owner of the property. Nothing herein shall prevent the county from applying to the appropriate courts for an order requiring removal of the abandoned nonconforming sign by injunction or other appropriate remedy.¹⁵

¹⁵ For state authority as to the removal of abandoned nonconforming signs, see Code of Va., § 15.2-2307.

Article 22. Definitions.**Sec. 22-22-1. Rules of construction; definitions.**

The following terms shall have the meanings assigned to them as hereinafter set forth. Except as expressly otherwise defined herein, all terms used in this chapter shall have their ordinary and established meanings, as the context may require. A word importing the masculine gender only may extend and be applied to females and to corporations as well as males. A word importing the singular number only may extend and be applied to several persons or things, as well as to one person or thing; and a word importing the plural number only may extend and be applied to one person or thing as well as to several persons or things.

Accessory use: A use or structure subordinate to the main use or structure on the same lot and serving a purpose naturally incidental to the main use or structure. When an accessory structure is attached to the main structure in a substantial manner, as by a wall or roof, such accessory structure shall be considered a part of the main structure.

Adult retirement community: A planned development providing residences for elderly persons that emphasizes social and recreational activities but may also provide personal services, limited health facilities, and transportation.

Agricultural enterprise: Agricultural related use that provides an agricultural service or produces goods from agricultural resources. These include processes that are a direct

²⁸ As to state law provisions regarding district boundary lines, see Code of Va., § 15.2-2309(4).

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outgrowth, yet more intensive, of the products derived through agriculture, as defined. Related uses include sawmill, winery and other similar facilities.

Agriculture: The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, aquaculture, horticulture, floriculture, viticulture, forestry, livestock, and poultry and the necessary accessory uses for packing, treating, or storing the produce.

Agricultural sales, wholesale: The wholesale distribution of agricultural related products including, but not limited to, farm tools and implements, tack, animal care products, and other farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but shall include harnesses, saddles, and other related equine equipment.

Alley: A service roadway providing a secondary means of access to abutting property and not intended for general traffic circulation.

Alteration: Any change in the total floor area, use or adaptability of an existing structure.

Amusement, commercial: The provision of entertainment or games of skill to the general public for a fee, as permitted by general law.

Amusement, public: Fund-raising activities including those activities sponsored by charitable organizations for which remuneration must be paid by sponsor.

Assisted living facility: A publicly or privately operated long-term care alternative for persons aged 55 and over, or persons with disabilities, as defined by the Federal Americans with Disabilities Act, that provides the availability of professionally managed personal and health care services to occupants on premises. These premises are designed for this population; are residential in character and appearance; may include cooking facilities; and in all respects are intended to enable residents to age in place in a home-like environment. The facility operation shall have the capacity to provide residents with an array of services supporting Activities of Daily Living (ADL's) that may include, but are not necessarily limited to, meals, personal care housekeeping, transportation, and supervision of self-administered medication, while optimizing their physical and psychological independence. Such facility shall be deemed a single unit for purpose of calculating density when and as required by section 15.2-2291 of the Code of Virginia. (Ord. 12-16-15)

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Auction house: A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other, with all events and storage of inventory entirely enclosed in a building or structure.

Automobile graveyard: Any lot or place which is exposed to the weather and upon which more than five (5) motor vehicles of any kind that are incapable of being operated, and which it would not be economically practical to make operative, are placed, located or found. See *Salvage and scrap yard* use.

Automobile repair service establishment: A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting.

Automobile sales: The use of any building, land area or other premises for the display of new and used automobiles, trucks, vans, or motorcycles for sale or rent, including any warranty repair work and other repair service conducted as an accessory use.

Aviation facility: Facilities for the take-off and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, aircraft maintenance facilities, aviation instruction facilities, and heliports.

Bakery: A place for preparing, cooking, baking, and selling of products on the premises.

Base flood/one-hundred year flood: A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one percent (1%) chance of occurring each year, although the flood may occur in any year).

Basement: Any area of the building having its floor sub-grade (below ground level) on all sides.

Bed and breakfast: A transient lodging establishment, within an owner occupied property, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation.

Berm: A mound of earth, usually linear in form, used to shield, screen, or buffer views; separate land uses; provide visual interest; or block noise, lights, or glare.

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Bicycle parking: Bicycle racks and similar structures, permanently affixed to the ground, designed and used for storing bicycles in a secure, upright position.

Biotention area: A vegetated depression engineered to collect, store, and infiltrate runoff generated on-site.

Board of zoning appeals: The board appointed to review appeals made by individuals with regard to decisions of the Zoning Administrator in the interpretation of this ordinance.

Boarding house: A building where, for compensation, lodging and meals are provided for at least five (5) and up to fourteen (14) persons.

Building: Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or property.

Building mass: The height, width, and depth of a structure

Building, height of: The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

Building, main: The principal building or one of the principal buildings on a lot, or the building or one of the principal buildings housing the principal use on the lot.

Butcher shop: A shop in which meat, poultry, and fish are processed and sold.

Cabaret, adult: A building or portion of a building regularly featuring dancing or other live entertainment if the dancing or entertainment that constitutes the primary live entertainment is distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas for observation by patrons therein. See *Entertainment establishment, adult* use.

Caliper: A measure of tree size, determined by measuring the diameter of a tree at a point six inches (6") above the root ball, at the time of planting, or twelve inches (12") above the ground, for established vegetation.

Camp: A tract of land, complete with all necessary and accessory uses and structures, used for organized recreational activities under trained supervision. Seasonal accommodations may be provided and such uses shall include boarding camps, day camps and summer camps.

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Campground: An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar transportable or temporary sleeping quarters of any kind. For purposes of this definition, transient shall be for no more than 120 days.

Car wash: Facilities for the washing and cleaning of vehicles, including automatic and self-service car washes.

Cellar: The portion of the building partly underground, having half or more than half of its clear height below the average grade of the adjoining ground.

Cemetery, commercial: A place where human remains are interred, above or below ground, and where plots are sold for that purpose, and perpetual care of the graves is furnished. Such uses shall also allow for cemeteries for the burial of domestic animal remains.

Cemetery, non-commercial: A place where human remains are interred above or below ground and where plots are not sold. Such uses shall also allow for cemeteries for the burial of domestic animal remains.

Central sewerage system: A sewerage system consisting of pipelines or conduits, pumping stations, force mains or sewage treatment plants, including, but not limited to, septic tanks and/or drain fields, or any of them designed to serve three (3) or more connections, used for conducting or treating sewage which is required to be approved by the board of supervisors in accordance with the Virginia Waste Management Act. See *Utilities, major* and *minor* uses. (Ord. 12-16-15)

Central water supply: A water supply consisting of a well, springs or other source and the necessary pipes, conduits, mains, pumping stations and other facilities in connection therewith, to serve or to be capable of serving three (3) or more connections, which is required to be approved by the board of supervisors in accordance with the Virginia State Water Control Board Regulations. See *Utilities, major* and *minor* uses. (Ord. 12-16-15)

Child day center: A child day program offered (i) to two (2) or more children under the age of thirteen in a facility that is not the residence of the provider or of any of the children in care or (ii) thirteen (13) or more children at any location. See also *Child day program, Family day home*. (Ord. 12-16-15)

Child day program: A regularly operating service arrangement for children where, during the absence of a parent or guardian, a person or organization has agreed to assume responsibility for the supervision, protection, and well-being of a child under the age of

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thirteen for less than a twenty-four (24) hour period. See also *Child day center*, *Family day home*. (Ord. 12-16-15)

Cluster development: A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or the preservation of historically or environmentally sensitive features.

Commission, The: The Planning Commission of Fluvanna County, Virginia.

Communications service: Establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded from this use type are facilities classified as major utilities or telecommunication facilities. Typical uses include, but are not limited to, television studios, telecommunication service centers, radio stations, or film and sound recording facilities.

Comprehensive plan: The Fluvanna County Comprehensive Plan.

Condominium: A building or group of buildings in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportionate undivided basis.

Condominium association: The community association that administers and maintains the common elements of a condominium.

Connection, water or sewer: The provision of water and/or sewerage services to any dwelling unit or commercial or industrial establishment.

Conservation area: Any parcel or area of substantially undeveloped land conserved in its natural state to preserve or protect endangered species, critical environment features, viewsheds, or other natural elements including, but not limited to, preserves, wildlife management areas and refuges, open spaces and habitat protection areas.

Contractor's storage yard: Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.

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Corporate office: An establishment primarily engaged in providing internal office administration services as opposed to customer service. Such uses generally include the headquarters, regional offices or administrative offices for a corporation.

Correctional facility: A public or privately operated use providing housing and care for individuals legally confined, designed to isolate those individuals from a surrounding community.

Cul-de-sac: The turnaround at the end of a dead-end street.

Cultural services: A library, museum, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

Curvilinear street system: A pattern of streets that is primarily curved.

Dance hall: Establishments in which more than ten percent (10%) of the total floor area is designed or used as a dance floor, or where an admission fee is directly collected, or some other form of compensation is obtained for dancing, except when sponsored by civic, charitable, or nonprofit groups.

Daycare center: See *Child day center*, *Child day program*, and *Family day home*. (Ord. 12-16-15)

Development: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Diameter at breast height: A measure of tree size, determined by measuring the diameter of a tree at a point four and one-half feet (4.5') above the ground.

Dormitory: A residence hall providing rooms for individuals or for groups usually without private baths. Also, a large room containing numerous beds.

Dripline: A vertical projection to the ground surface from the furthest lateral extent of a tree's leaf canopy.

Drive-in window: A facility designed to provide access to commercial products and/or services for customers remaining in their automobiles.

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Dwelling: Any structure which is designed for use for residential purposes, except hotels, boarding houses, lodging houses, tourist cabins, manufactured or mobile homes, and travel trailers.

Dwelling, accessory: A separate, independent dwelling unit located on the same property as the primary dwelling unit subject to the following: (1) A dwelling unit contained within a single-family dwelling that may equal the existing finished square footage of the primary dwelling, such as a basement, attic, or additional level; or (2) A dwelling unit attached to the primary single-family dwelling, or as a dwelling unit contained within a detached accessory unit; that shall be no more than one-half the size of the finished square footage of the primary dwelling unit located on the subject property. One accessory dwelling shall be permitted per property plus one additional accessory dwelling for each fifty (50) acres of contiguous property. Accessory dwelling units shall be subject to the setback requirements for primary structures.

Dwelling, multi-family: A building or portion thereof which contains two or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.

Dwelling, single-family attached: Two or more single family dwellings sharing two or more common walls, each on its own individual lot. Attached dwellings are not vertically stacked.

Dwelling, single-family detached: A building designed for occupancy by one family which has no connection by a common party wall to another building or structure similarly designed.

Dwelling, townhouse: A single-family attached dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Dwelling, two-family: A building designed as a single structure, containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family.

Dwelling unit: Any building or portion of building intended to be used for residential purposes by a single family and designed or arranged in such a manner that none of the

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facilities or areas customarily provided for cooking, sleeping, eating sanitation, or other residential functions is shared by any other family or persons residing in the same structure.

Educational facility: A public or private institution for the teaching of children or adults including primary and secondary schools, colleges, and similar facilities.

Egress: An exit.

Elevated building: A non-basement building built to have the lowest floor elevated above the ground level by means of solid foundation perimeter walls, pilings, or columns (posts and piers). (Ord. 6-17-15)

Entertainment establishment, adult: Any adult cabaret, adult motion picture theater, or adult video-viewing or arcade booth.

Equestrian facility: Facilities designed and used primarily for equestrian related activities including, but not limited to: riding schools, horse exhibition facilities, polo fields, and pack stations. This includes barns, stables, corrals, and paddocks accessory and incidental to the above uses.

Evergreen: A plant with foliage that remains year-round.

Family:

- (1) An individual; or
- Two (2) or more persons related by blood, marriage, adoption, or guardianship, plus not more than (2) unrelated persons living together as a single housekeeping unit in a dwelling or dwelling unit; or
- A group of not more than four (4) persons not related by blood, marriage, adoption or guardianship living together as a single housekeeping unit in a dwelling or dwelling unit.
- A group home of eight (8) or fewer people residing in a single-family residence as described in section 15.2-2291 of the Code of Virginia.

Family day home: A child day program offered in the residence of the provider or the home of any of the children in care for one (1) through twelve (12) children under the age of thirteen, exclusive of the provider's own children and any children who reside in the home,

when at least one (1) child receives care for compensation. Family day homes service six (6) through twelve (12) children, exclusive of the provider's own children and any children who reside in the home, shall be licensed. However, no family day home shall care for more than four (4) children under the age of two, including the provider's own children and any children who reside in the home, unless the family day home is licensed or voluntarily registered. However, a family day home where the children in care are all grandchildren of the provider shall not be required to be licensed. See also *Child day center*, *Child day program*. (Ord. 12-16-15)

Family daycare home: See *Child day center*, *Child day program*, and *Family day home*. (Ord. 12-16-15)

Farm: One or more parcels of land used for the primary purpose of agricultural production.

Farm tenant housing: A dwelling located on a farm for the purpose of housing an employee of that farm operation and his/her family. Also included in this use type would be multi-family dwelling(s) for seasonal employees in connection with an orchard or other agricultural use which relies on seasonal employees who must be housed.

Farm sales: The sale of agricultural produce or merchandise produced primarily by the resident operator on his farm.

Financial institution: An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies, such as: trust companies, savings banks, industrial banks, savings and loan associations, building and loan associations, commercial banks, credit unions, federal associations, and investment companies.

Flea market: A market held in an open area or building where goods are offered for sale to the public by individual sellers, generally on an occasional or periodic basis.

Flood: A general or temporary condition of partial or complete inundation of normally dry land areas.

Flood, Base: The flood having a one percent (1%) chance of being equaled or exceeded in any given year. Also referred to as the 100-year flood. (Ord. 6-17-15)

Flood Elevation, Base: The Federal Emergency Management Agency designated one hundred (100) year water surface elevation. The water surface elevation of the base flood in relation to the datum specified on the Fluvanna County FIRM. (Ord. 6-17-15)

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Flood Hazard Area, Special: The land in the floodplain subject to a one (1%) percent or greater chance of being flooded in any given year as determined in Article 17, Section 22-17-8A. of this ordinance. (Ord. 6-17-15)

Floodplain or Flood-Prone Area: Any land area susceptible to being inundated by water from any source. (Ord. 6-17-15)

Floodplain encroachment: The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1'), at any point. (Ord. 6-17-15)

Floor area ratio: The gross floor area of all buildings or structures on a lot divided by the total lot area.

Footcandle: A quantitative unit of measure referring to the measurement of illumination incident at a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.

Frontage: The continuous uninterrupted distance along which a parcel abuts a single adjacent road or street.

Funeral home: A facility for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation. Typical uses include funeral homes or mortuaries.

Garden center: A retail business in which plants, which may or may not be cultivated on-site, are offered for sale to the general public. Supplemental items used in planting and landscaping, such as pre-packaged mulch, pre-packaged topsoil, plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items. Such a use is not characterized by frequent heavy equipment operation, other than the occasional delivery or shipment of product.

Gas station: Any place of business used primarily for the storage, dispersal, sale or offering of fuels and oils for motor vehicles. Such uses may also include the retail sale of

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convenience items as a secondary activity. Any use associated with automobile fuel sales shall be considered a gas station.

Governing body: The Board of Supervisors of Fluvanna County, Virginia.

Greenhouse, commercial: A facility employing a glass, plastic, or similar enclosure for the cultivation of plants, in which plants are offered for sale to the public, either at wholesale or at retail. Supplemental items used in planting and landscaping, such as mulch, topsoil, plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items. Such a use is not characterized by frequent heavy equipment operation, other than the occasional delivery or shipment of product.

Greenhouse, non-commercial: A facility employing a glass, plastic, or similar enclosure for the cultivation of plants, in which no product is offered for sale to the public.

Greenway: (1) A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridge line, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; (2) any natural or landscaped course for pedestrian or bicycle passage; (3) an open space connector lining parks, natural reserves, cultural features, or historic sites with each other and with populated areas; and (4) locally, certain strip or linear parks designated as a parkway or greenbelt.

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.

Group home: A licensed residential facility in which no more than eight (8) mentally ill, mentally retarded or developmentally disabled persons reside, with one or more resident counselors or other staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance. Such facility shall be licensed by the Commonwealth of Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services, in order to qualify as a single-family use.

Guidance services: A use providing counseling, guidance, recuperative, or similar services for person requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar conditions for only part of a twenty-four (24) hour day.

Halfway house: An establishment providing accommodations, supervision, rehabilitation, counseling, and other guidance services to persons suffering from alcohol or

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drug addiction, to person re-entering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders.

Health official: The legally designated health authority of the State Board of Health for Fluvanna County or his authorized representative.

Historical area: As indicated on the zoning map to which the provisions of this chapter apply for protection of a historical heritage.

Historic structure: Any structure that is (1) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (a) by an approved state program as determined by the Secretary of the Interior; or (b) directly by the Secretary of the Interior in states without approved programs.

Home occupation: An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display, no one is employed other than members of the family residing on the premises, there is no substantial increase in traffic, and provided that not more than twenty-five (25%) of the gross floor area of such dwelling shall be used for such occupation.

Homeowners association: A community organization, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

Hospital: An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medial offices, and staff residences.

Hotel: A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week or month. Such uses

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generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities. Such uses include hotels, motels, motor lodges, and motor courts.

Hunt club: Areas reserved to members of the club for private hunting of wildlife, fishing, and accessory uses in support of those activities.

Hunting preserve: An area licensed by the commonwealth for public or private hunting of wildlife, fishing, and accessory uses in support of those activities.

Impervious surface: Any material that prevents absorption of stormwater into the ground.

Indoor entertainment: Predominantly spectator uses conducted within an enclosed building, but not including public facilities. Typical uses include, but are not limited to, motion picture theaters, and concert or music halls.

Indoor recreation facility: Predominantly participant uses conducted within an enclosed building, but not including public facilities. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

Inoperable motor vehicle: (i) any motor vehicle which is not in operating condition; (ii) any motor vehicle which for a period of sixty (60) days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle; or (iii) any motor vehicle on which there are displayed neither valid license plates nor a valid inspection decal, as provided in section 15.2-904 of the Code of Virginia. (Ord. 12-16-15)

Junk: Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material.

Junkyard: An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills. See *Salvage and scrap yard* use.

Kennel, commercial: A place designed and used to house, board, breed, handle or otherwise keep or care for dogs, cats, or other household pets for the specific intent of sale or in return for compensation.

Kennel, private: The keeping, breeding, raising, showing, or training of four (4) or more dogs, cats, or other household pets over six months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.

Landscaping materials supply: A business used primarily for the bulk storage and sale of landscaping supplies, such as soil, gravel, potting mix, mulch, sand, stone, and the like, either wholesale or at retail, necessitating the frequent use of heavy equipment. Plants and supplemental items used in planting and landscaping, such as plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items.

Laundromat: A building where clothes or other household articles are washed in self-service machines and where such washed clothes and articles may also be dried or ironed.

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.

Level of service: A description of traffic conditions along a given roadway or at a particular intersection.

Livestock feed lot, commercial: A commercial establishment where livestock is fattened for sale and where feed is transported from other places.

Livestock sale yard, commercial: A commercial establishment wherein livestock is collected for sale or auctioning.

Lodge: A facility, owned or operated by a corporation, association, person or persons, for social, educational or recreational purposes, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business. A lodge does not include facilities for members to reside.

Lot: A parcel of land, including a residue, described by metes and bounds or otherwise or shown on a plat, and intended as a unit of real estate for the purpose of ownership, conveyance or development.

Lot, corner: A lot abutting upon two (2) or more street rights-of-way at their intersection. Of the two sides of a corner lot, in the absence of evidence to the contrary based

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on actual development, the front shall be presumed to be the shorter of the two sides fronting on streets.

Lot, depth of: The average horizontal distance between the front and rear lot lines.

Lot, double frontage: An interior lot having frontage on two (2) streets.

Lot, interior: Any lot other than a corner lot.

Lot, pipestem: A large lot not meeting minimum frontage requirements and where access to the public road is by a narrow private right of way or driveway.

Lot, reverse frontage: A through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.

Lot, through: A lot that fronts upon two (2) parallel streets or that fronts upon two (2) streets that do not intersect at the boundaries of the lot.

Lot, width of: The average horizontal distance between side lot lines.

Lot of record: A lot, a plat or description of which has been recorded in the clerk's office of the Circuit Court.

Low-impact development: A design strategy with the goal of maintaining or replicating the pre-development hydrologic regime through the use of design techniques to create a functionally-equivalent site design. Hydrologic functions of storage, infiltration and groundwater recharge, as well as the volume and frequency of discharges, are maintained through the use of integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of runoff flow paths and flow time. Examples of low-impact development techniques include, but are not limited to, the use of permeable paving materials, rain gardens, bioswales, infiltration trenches, and tree box filters.

Lowest floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Federal Code 44CFR §60.3.

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Lumberyard: An area used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, plywood, drywall, paneling, concrete masonry unit (CMU) blocks and other concrete products, but not including the manufacture of such products.

Machine shop: Shops where lathes, presses, grinders, shapers, and other wood and metal working machines are used such as blacksmith, tinsmith, welding, and sheet metal shops; plumbing, heating, and electrical repair shops; and overhaul shops.

Manufactured home: A factory-built, single-family structure that is manufactured under the authority of the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. Also referred to as mobile homes.

Manufactured home sales: Establishments primarily engaged in the display, retail sale, rental, and repair of new and used manufactured homes, modular homes, parts, and equipment.

Manufacturing, Heavy: The manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

Manufacturing, Light: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing.

Manufacturing, Medium: The processing and manufacturing of materials or products predominantly from extracted or raw materials. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.

Marina, commercial: A marina designed and operated for profit or operated by any club or organized group where hull and engine repairs, boat and accessory sales, packaged food sales, restaurants, personal services, fueling facilities, storage and overnight guest facilities or any combination of these are provided.

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Marina, private: A marina, including a dock for the use of a single parcel, designed and intended to be used for mooring of boats owned by residents of the general neighborhood with no commercial facilities other than those necessary for minor servicing and repairs.

Media, adult: Magazines, books, videotapes, movies, slides, CD-ROMs, DVDs or blu-ray or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. See *Retail store, adult* use. (Ord. 12-16-15)

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.

Mining: The breaking or disturbing of the surface soil or rock in order to facilitate or accomplish the extraction or removal of minerals; any activity constituting all or part of a process for the extraction or removal of minerals so as to make them suitable for commercial, industrial, or construction use; but shall not include those aspects of deep mining not having significant effect on the surface, and shall not include excavation or grading when conducted solely in aid of on-site farming or construction. Nothing herein shall apply to mining of coal. This definition shall not include, nor shall this title, chapter, or section be construed to apply to the process of searching, prospecting, exploring or investigating for minerals by drilling (section 45.1-180 of the Virginia Code). See *Resource extraction* use.

Mobile home: See *Manufactured home*.

Manufactured Home Park: Any site, lot, field or tract of land which is held out for the locations of occupied trailers which trailers or lots are intended for use by a person or persons other than the property owner, except as otherwise permitted in this chapter.

Modular home: A dwelling unit primarily manufactured off-site in accordance with the Virginia Uniform Statewide Building Code standards and transported to the building site for final assembly on a permanent foundation.

Motion picture theater, adult: An establishment that shows sexually oriented movies, distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas as a significant part of its business. See *Entertainment establishment, adult* use.

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Mural: A work of art (as a painting) applied to and made integral to a building wall, fence, etc., that is prepared by, or under the direction of, a skilled artist and shows imaginative skill in arrangement or execution and specifically not attempt to advertise any specific business, product or service.

Natural meadow: A continuous area designated on a landscape plan that is planted with grasses and wildflowers native to Virginia that are allowed to grow in their natural habit. Such areas are actively managed to prevent the growth of woody vegetation and invasive species.

Nonconforming activity, nonconforming use: The otherwise legal use of a building or structure or of a tract of land that does not conform to the use regulations of this ordinance for the district in which it is located.

Nonconforming lot: An otherwise legally platted lot that does not conform to the minimum area or width requirements of the ordinance for the district in which it is located.

Nonconforming structure: An otherwise legal building or structure that does not conform with the lot area, yard, height, lot, coverage, or other area regulations of this ordinance, or is designed or intended for a use that does not conform to the use regulations of this ordinance for the district in which it is located.

Nursery: A place where plants are grown commercially, either for retail or wholesale distribution. Plants cultivated on-site may be offered for sale to the general public. See *Farm sales* use.

Nursing home: Any place, institution, facility or any identifiable component of any facility, other than a hospital, licensed pursuant to section 32.1-123 of the Code of Virginia, in which the primary function is the provision, on a continuing basis, of nursing and health-related services for the treatment and inpatient care of two (2) or more nonrelated individuals, including, but not limited to, facilities known as convalescent homes, skilled nursing facilities, skilled care facilities, intermediate care facilities, extended care facilities, and nursing, or nursing care facilities. (Ord. 12-16-15)

Office: A room, suite of rooms, or building used for conducting the affairs of a business, profession, service industry, or government.

Off-street parking area: Space provided for vehicular parking outside the dedicated street right of way as required by Article 26 (Sec. 22-26-1 through 22-26-8) of this chapter.

Outdoor entertainment: Predominantly spectator uses conducted in open or partially enclosed or screened facilities, but not including public facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Outdoor gathering: Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type would be entertainment and music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Such activities held in public parks or on public school property shall not be included within this use type.

Outdoor recreation facility: Predominantly participant uses conducted in open or partially enclosed or screened facilities, but not including public facilities. Typical uses include, but are not limited to, golf courses, driving ranges, tennis courts, motorized cart and motorcycle tracks, paintball facilities, swimming pools, athletic ball fields.

Package Treatment Plant: Small, self-contained sewage treatment facility built to serve designated service areas. See *Utility, major* use.

Parking area: Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

Parking bay: A continuous row of parking, containing twenty (20) parking spaces or less, bounded on both ends by a parking island, as specified in Article 26: Off-Street Parking and Loading Spaces of this Chapter. (Ord. 12-16-15)

Parking facility: A site for surface parking or a parking structure use which provides one (1) or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use. This use type excludes temporary parking facilities permitted by County Code.

Pavers: Preformed paving blocks that are installed on the ground to form patterns while at the same time facilitate pedestrian and vehicular travel.

Personal improvement services: Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses

include, but are not limited to, driving schools, health or physical fitness studios, dance studios, handicraft and hobby instruction.

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.

Pervious surface: Any material that permits full or partial absorption of stormwater into previously unimproved land.

Petroleum Distribution Facility: A facility for the storage and distribution of fuels or other volatile products.

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

Plat: A schematic representation of a parcel or subdivision.

Plat, preliminary: A plat showing the existing boundaries and certain existing features of a parcel to be subdivided, together with the property lines or proposed lots and certain proposed features and improvements.

Plat, final: A plat showing the new property lines and certain features and improvements installed pursuant to the preliminary plat, showing their location as built, and prepared for recordation. Final plat approval gives the subdivider the right to record such plat with the Clerk of the Circuit Court and to convey the individual lots shown thereon.

Professional school: A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills, or other similar activity or occupational pursuit, but not including educational facilities.

Property Owners' Association: An entity established, pursuant to section 55-508 et seq. of the Code of Virginia, or otherwise, for the purpose of maintaining land or property owned in common by the owners of property in a subdivision.

Public assembly: Facilities that accommodate public assembly for purposes such as sports, amusements, or entertainment. Typical uses include, but are not limited to, auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities.

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Public park and recreational area: Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, open spaces, and other similar uses but not including public recreation assembly.

Public recreation assembly: Publicly owned and operated community, civic, or recreation centers, year-round swimming facilities, or indoor performing arts/auditoriums.

Public safety facility: Public agency facilities that provide public safety and emergency services including fire, rescue squad, and police stations and related administrative facilities. See *Public use*.

Public use: Uses, structures, and facilities made available for public service including, but not limited to, parks, playgrounds, libraries, public safety and emergency facilities, and administrative buildings.

Public water and sewer system: A water or sewer system owned and operated by a municipality, county or other political subdivision of the Commonwealth.

Pumping station: A building or structure containing the necessary equipment to pump a fluid to a higher level.

Railroad facility: Railroad yards, equipment servicing facilities, and terminal facilities.

Recreation, active: Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

Recreation, passive: Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, and table games.

Recreational vehicle: A vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projects; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational camping, traveling, or seasonal use.

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Recreational vehicle sales: Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

Rectilinear street pattern: A pattern of streets that is primarily characterized by right-angle roadways, grid pattern blocks, and four-way intersections.

Religious assembly: A use providing regular organized religious worship or related incidental activities, except primary or secondary schools and day care facilities.

Research laboratory: A facility for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

Residential area (gross): The total area of land and water within a residential development.

Residential area (net): That area of land and water within a development designed for residential purposes and unoccupied by streets, open space or parking areas; provided that individual private driveways accessory to residential uses shall not be considered streets or parking areas.

Residential density (gross): The total number of dwelling units within a development divided by the gross residential area and expressed in dwelling units per acre.

Residential density (net): The total number of dwelling units within a development divided by the net residential area and expressed in dwelling units per acre.

Residue: The remainder of a lot after a subdivision has detached one or more lots, which residue shall be deemed, for purposes of this chapter, to be a new lot.

Resource extraction: A use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.

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.

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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.

Retail store, adult: An establishment that: offers for sale or rent items from any of the following categories: (a) adult media, (b) sexually oriented goods, or (c) goods marketed or presented in a context to suggest their use for specified sexual activities; and the combination of such items constitutes more than fifteen percent (15%) of its stock in trade or occupies more than fifteen percent (15%) of its gross public floor area; and where there is no on-site consumption of the goods, media, or performances for sale or rent.

Retail store, general: A retail sales establishment offering the sale or rental of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by definition.

Retail store, large-scale: A retail sales establishment of more than 30,000 square feet of gross floor area engaged in the sale or rental of goods for consumer or household use.

Retail store, neighborhood convenience: A retail sales establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as, but not limited to, prepackaged food and beverages, limited household supplies and hardware, and limited food preparation and service. Such uses that include fuel pumps or the selling of fuel for motor vehicles shall be considered gas stations.

Retail store, specialty: A retail sales establishment of not more than 4,000 square feet that specializes in one type or line of merchandise or service including, but not limited to, antique stores, bookstores, shoe stores, stationary stores, jewelry stores, auto parts stores, and hardware stores.

Right-of-way: A strip or other portion of a parcel of land conveyed to a person, a partnership, a property owners' association, a corporation, or a government agency for the purpose of constructing and maintaining a road or utility facility, or similar use.

Riparian protection area: A vegetated zone adjacent to an intermittent or perennial stream where development is restricted or controlled to minimize the effects of development

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on local water quality. Indigenous vegetation, including existing ground cover, is preserved to the maximum extent possible.

Salvage and scrap yard: Facilities engaged in the storage, sale, dismantling or other processing of uses or waste materials which are not intended for reuse in the original forms. Typical uses include, but are not limited to, paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

Sanitary landfill: A place for the disposal of solid wastes approved in accordance with the regulations of the Department of Environmental Quality (DEQ).

Sawmill, permanent: A permanent facility where logs or lumber are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products.

Sawmill, temporary: A portable sawmill located on private property for not more than sixty (60) days unless used for the processing of timber cut only from that property or the property immediately contiguous thereto.

Self-storage facility: A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.

Setback: The minimum distance by which any building or structure must be separated from the front lot line.

Sheltered care facility: A facility providing temporary sheltering for the homeless or for victims of crime or abuse including emergency housing during crisis intervention for individuals, such as victims of rape, child abuse, or physical beatings.

Shooting, private recreational: The use of land for target shooting and other recreational activities, other than hunting, involving the use of firearms or other projectiles by the owner or occupant of a parcel and their guests, not in return for compensation. Associated facilities shall be subject to approval by the zoning administrator in accordance with safety guidelines issued by the National Rifle Association (NRA) or other recognized authority.

Shooting range, indoor: The use of a structure for firearms or other projectiles for the purpose of target practice or competitions, and in return for compensation.

Shooting range, outdoor: The use of land for shooting clubs and other facilities for the discharge of firearms or other projectiles for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, or in return for compensation.

Shrub: A low woody plant, with multiple shoots or stems from the base, which attains a mature height of less than fifteen feet (15').

Sign: Any object, device, display, or structure that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, projected images, or any combination thereof.

Sign, auction: A temporary sign, not illuminated, advertising an auction to be conducted on the lot or premises upon which it is situated, such signs shall not exceed twenty (20) square feet in area. (Ord. 12-16-15)

Sign, awning: A sign that is painted or otherwise applied on or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, or window of a building.

Sign, banner: A temporary sign, not exceeding thirty-two (32) square feet, made of fabric or other flexible material, suspended from a fixed structure, rope, wire, string, or cable. Banner signs are for the advertising of a special event, product, or group and are not to be displayed for a period of more than thirty (30) consecutive days, and not more than sixty (60) days total in a calendar year. (Ord. 12-16-15)

Sign, business: A sign which directs attention to a product, commodity, or service available on the premises including professional offices or institutional use.

Sign, canopy: A type of wall sign that is attached to the fascia of a canopy.

Sign, construction: A temporary sign that identifies an architect, engineer, contractor, subcontractor, or material supplier who participates in construction on the property on which the sign is located. Such signs shall not exceed thirty-two (32) square feet in area and eight (8) feet in height, and may be erected once the land disturbance permit has been issued for the property and must be removed upon issuance of a final certificate of occupancy. (Ord. 12-16-15)

Sign, directional: A sign, not to exceed four (4) square feet, providing on-premise directions for pedestrian and vehicular traffic including, but not limited to, entrance/exit signs, parking areas, loading zones, and circulation direction.

Sign, directory: A sign that lists the names, uses, or locations of the businesses or activities conducted within a building or group of buildings of a development.

Sign, electronic message: A monument sign or portion thereof in which the copy is composed of a series of lights that may be changed through electronic means. The total area of the electronic message display area for such signs shall not exceed thirty percent (30%) of the total area of the sign area permitted for that site.

Sign, estate: An on-premise sign that identifies the name, occupant, and/or street address of a private residence, property, or farm. Such signs shall not exceed nine (9) square feet.

Sign face: The area or display surface used for the message.

Sign, flashing: An illuminated sign of which all or part of the illumination is flashing or intermittent, or changing in degrees of intensity, brightness or color. Electronic message signs that meet the requirements this Article and Section 22-15 shall not be considered flashing signs.

Sign, freestanding: A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building.

Sign, home occupation: A sign containing only the name and occupation of a permitted home occupation on the premises.

Sign, illuminated: A sign, or any part of a sign, which is externally or internally illuminated or otherwise lighted from a source specifically intended for the purpose of such illumination or lighting.

Sign, inflatable: Any display capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event.

Sign, monument: A sign affixed to, and made an integral part of, a structure built on grade that does not involve the use of poles as its major support.

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Sign, moving: A sign, any part of which moves by means of an electrical, mechanical, or other device, or that is set in motion by wind.

Sign, nonconforming: A sign lawfully erected and maintained prior to the adopting of this ordinance that does not conform with the requirements of this ordinance.

Sign, off-premise: A sign that directs attention to a business, product, service or establishment, conducted, sold or offered at a location other than the premises on which the sign is erected.

Sign, on-premise: Any sign identifying or advertising a business, person, property, activity, goods, products, or services, located on the premises where the sign is installed and maintained.

Sign, pennant: A sign, with or without a logo, made of flexible materials suspended from one or two corners, used in combination with other such signs to create the impression of a line, such as streamers.

Sign, political: A temporary sign expressing or implying the opinion or opinions of an individual or group intended to influence the election or appointment of government officials and/or to influence the actions, policies and /or conduct of government. (Ord. 10-18-00; Ord. 12-16-15)

Sign, portable: A sign that is not permanently affixed to the ground or to a permanent structure, or a sign that can be moved to another location including, but not limited to, signs with attached wheels, signs mounted upon or applied to a trailer, or signs mounted on or applied to a vehicle that is parked and visible from the public right-of-way.

Sign, projecting: A sign, attached to and supported by a building or wall, that projects out perpendicularly from that wall more than twelve inches (12") but not more than four feet (4').

Sign, public: A sign that is erected and maintained by a federal, state, or local government agency.

Sign, real estate: A sign pertaining to the sale or lease of the premises on which the sign is located. Such signs shall not exceed nine (9) square feet.

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Sign, roof: A sign that is mounted on the roof of a building or which extends above the top edge of the wall of a flat-roofed building, above the eave line of a building with a hip, gambrel, or gable roof, or the deck line of a building with a mansard roof.

Sign structure: The supports, uprights, bracing and/or framework of any structure, be it single-faced, double-faced, v-type or otherwise exhibiting a sign.

Sign, subdivision: A monument sign erected at the entrance of a residential, commercial, or industrial development that identifies the development.

Sign, temporary: A sign for the advertising of a special event, product, group, occurrence, speaker, program or seasonal activity and not intended or designed for permanent display, including by way of example and not limitation, signs advertising an event, election, or campaign of an educational, political, religious, civic, philanthropic or historical organization. Temporary signs shall be posted a reasonable time before, but in no event greater than sixty (60) days prior to such event, as defined herein, and shall be removed a reasonable time after, but in no event greater than ten (10) days after such event, as defined herein. Temporary signs shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. (Ord. 12-16-15)

Sign, temporary directional: A temporary sign directing individuals to the location of a special event or gathering. (Ord. 12-16-15)

Sign, temporary sale, announcement or merchandising: Any sign denoting a sale or special product, promotion, or announcing a grand opening, new management, or similar event or activity occurring on the premises. Only one such sign shall be permitted at a time per business. Such signs shall be treated as temporary signs, as defined herein and shall be of reasonable size and no larger than the largest permitted signs in the zoning district, unless otherwise specified in this Code. A permanently installed changeable letter panel shall not be considered a temporary sign.

Sign, temporary subdivision advertising: A sign erected on a parcel or at the entrance to a residential, commercial, or industrial subdivision that identifies the name of the development and advertises for sale lots within the development. Such signs shall be permitted for six (6) month increments, with a letter requesting renewal from the applicant for additional six (6) month increments and to be removed upon issuance of a permit for the placement of a permanent subdivision sign.

Sign, wall: A sign mounted flat against, or painted on, the exterior wall of a building or structure and not projecting more than twelve inches (12") from the surface of the building,

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unless on the mansard portion of a roof.

Sign, warning: A sign located on a property for warning or prohibitions on parking, trespassing, hunting, fishing, swimming, or other activity. (Ord. 12-16-15)

Sign, window: A permanent or temporary sign affixed to the interior or exterior of a window or door, or within three feet (3') of the interior of the window or door; provided that the display of goods available for purchase on the premises is not a window sign. Such signs

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shall not exceed twenty-five percent (25%) of the total area of the window or door on which it is located.

Sketch plan: An informal conceptual map of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion.

Slaughterhouse: A commercial facility where livestock is slaughtered, processed, and prepared for distribution to butcher shops or retail establishments such as grocery stores.

Small Home Industry: Small commercial, professional, or light industrial uses which do not in any way detract from adjacent agricultural or residential uses and while clearly excluding large scale industrial and commercial uses and that are located within the same parcel as the residence of the owner and within 500 feet of said residence.

Solid Waste Material Recovery Facility: A solid waste management facility which may receive municipal solid waste and recyclables from off premises for processing and consolidation and shipment out of the county for further processing or disposal.

Solid Waste Collection Facility: Any storage or collection facility which is operated as a relay point for recyclables or municipal solid waste which ultimately is to be shipped for further processing or disposal. No processing of such items occurs at such facility.

Source shielded illumination: A source of illumination shielded to prevent direct viewing of the light source, including bulbs, lenses or any portions thereof. The only light that can be seen is that reflected from the sign.

Special use permit: A permit issued by the governing body for a use which is only permitted upon such permit; a special exception. See Article 17 of this chapter.

Specified anatomical areas:

(1) Less than completely and opaquely covered: human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; or

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified sexual activities: Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Story: That portion of building, other than the basement, included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, the space between the floor and the ceiling next above it.

Story, half: A space under a sloping roof, which has the line of intersection of roof decking and wallface more than three feet (3') above the floor level, and in which space not more than two-thirds (2/3) of the floor area is finished for use.

Stream, intermittent: A natural stream or portion of a natural stream containing flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow. Such streams are defined as a dotted blue line on the 1:24,000 USGS topographic maps.

Stream, natural: A non-tidal waterway that is part of the natural topography, which typically maintains a continuous, seasonal, or intermittent flow during the year, and which is characterized as being irregular in cross-section with a meandering course. A constructed channel such as a drainage ditch or swale is not a natural stream.

Stream, perennial: A natural stream or portion of a natural stream containing flowing water year-round during a year of normal precipitation. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow. Such streams are defined as a solid blue line on the 1:24,000 USGS topographic maps.

Street (road): Any vehicular way that: (1) is an existing state roadway; (2) is shown upon a plat approved pursuant to the subdivision ordinance that is duly filed and recorded.

Structure: Anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground. This includes, among other things, dwellings and buildings, etc.

Structure, main: A building in which is conducted the principal use of the lot.

Studio, fine arts: A building, or portion thereof, used as a place of work by a sculptor, artist, or photographer; or used as a place to exhibit and offer for sale works of the visual arts (other than film).

Subdivider: Any individual, partnership, corporation or other entity or association thereof owning or having an interest in land, or representing the owners of any land and proposing to subdivide such land.

Subdivision: The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer, or ownership, or building or lot development. The term shall include the resubdivision of land.

Subdivision Agent: The individual appointed and authorized by the Fluvanna County Board of Supervisors to administer and enforce this Chapter.

Subdivision, family: A single division of a lot or parcel for the purpose of a gift or sale to any natural or legally defined offspring, spouse, sibling, grandchild, grandparent, or parent of the property owner.

Subdivision, major: The division of a parcel of land into six (6) or more lots, and not a family subdivision. A subdivision shall be deemed to be a major subdivision if the parcel from which such subdivision is divided was, within five (5) years next preceding the application, divided into an aggregate of five or more lots or divided in such a way as to create a new public or central water or sewer system or one or more public streets.

Subdivision, minor: Any division of a parcel of land creating fewer than six (6) lots, and not a family subdivision.

Substantial damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. (Ord. 6-17-15)

Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

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Taxidermist: Establishments for conducting the business of preparing, stuffing, and mounting the skins of animals to make them appear life-like.

Telecommunications facility: A tower, pole or similar structure, 125 feet or greater in height, that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. Includes antennas, microwave dishes, horns, and all equipment and structures necessary to support said equipment.

Traffic impact study: A report analyzing anticipated roadway conditions.

Trailer: See *Manufactured home*.

Transportation terminal: A facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of ground transportation, including bus terminals, railroad stations, and public transit facilities.

Travel trailer: A vehicular, portable structure built on chassis and designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer's permanent identification "travel trailer" thereon; and when factory equipped for the road. See *Recreational vehicle*.

Tree canopy: All areas of coverage by plant material exceeding ten feet (10') in height at a maturity of ten (10) years after planting, in accordance with Article 24: Landscaping and Tree Protection of this Chapter.

Tree, evergreen: A tree with foliage year-round, planted primarily for screening or ornamental purposes, which attains a mature height of at least fifteen feet (15').

Tree, large shade: A tree, usually deciduous, planted primarily for overhead canopy, which attains a mature height of at least forty feet (40').

Tree, mature: An existing tree with a diameter at breast height (DBH) of twelve inches (12") or greater, which is in healthy condition as determined by a certified landscape architect or arborist.

Tree, medium shade: A tree, usually deciduous, planted primarily for overhead canopy, which attains a mature height of twenty-five feet (25') to forty feet (40').

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Tree, ornamental: A tree, either single-stemmed or multi-stemmed, noted for its flowers, leaves, bark, form, shape, and/or other aesthetic characteristics, which attains a mature height of ten feet (10') to thirty feet (30').

Tree, street: A shade tree planted along an existing or proposed public street, either within the right-of-way itself or within a landscape strip continuous to such right of way.

Truck terminal: A facility for the receipt, transfer, short-term storage, and dispatching of good transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.

Underground utilities: The placement of electric, telephone, cable, and other utilities customarily carried on poles in underground vaults or trenches.

Upholstery shop: A business that repairs and replaces upholstery to household and office furnishings.

Utility: All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity.

Utility, Major: Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities. (Ord. 12-16-15)

Utility, Minor: Facilities for the distribution and collection of public, private and central utilities including poles, lines, transformers, pipes, meters, information and communication distribution lines. (Ord. 12-16-15)

Variance: A variance is a reasonable deviation from the provisions of the zoning ordinance regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure when the strict application of the ordinance would result in unnecessary or unreasonable hardship to the property owner, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the intended spirit and purpose of the ordinance, and would result in substantial justice being done. It shall not include a change in use which change shall be accomplished by a rezoning or by a conditional zoning. (Ord. 12-16-15)

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Vehicle trip: A motor vehicle moving from an origin point to a destination point.

Vending cart: The vending of food, beverages, or merchandise from a movable stand or trailer that is located as an accessory use on the same lot as a permitted use.

Veterinary office: An establishment for the care and treatment of animals and where the boarding of said animals is prohibited except when necessary in the medical treatment of the animal.

Video-viewing booth or arcade booth, adult: An enclosure designed for occupancy by no more than five persons, used for presenting motion pictures or viewing publications by any photographic, electronic, magnetic, digital, or other means or media, or live performances or lingerie modeling, for observation by patrons therein. See *Entertainment establishment, adult* use.

Village: A small, compact center of predominantly residential character but with a core of mixed-use commercial, residential, and community services whether or not incorporated as a municipality.

Warehouse, wholesale: Facilities for the display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, including moving and storage facilities, warehouses, storage activities, and distribution centers.

Watercourse: A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Woodstorage, temporary: A lot utilized for the temporary (30, 60 or 90 days) storage/loading of forestry products transported from some other location. (Ord. 12-16-15)

Yard: An open space on a lot other than a court unoccupied and unobstructed from the ground upward by structures except as otherwise provided herein.

Front: An open space on the same lot as a building between the front line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the front line and the rear line of the lot and extending the full width of the lot.

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Rear: An open, unoccupied space on the same lot as a building between the rear line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the rear line of the lot, and extending the full width of the lot.

Side: An open, unoccupied space on the same lot as a building between the side line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the side line of the lot, and extending from the front yard line to the rear yard line.

Zoning Administrator: The official charged with the enforcement of the zoning ordinance. The administrator may be any appointed or elected official who is by formal resolution designated to the position by the governing body. The administrator may serve with or without compensation as determined by the governing body.

Zoning district: A division of territory within Fluvanna County for the purposes of regulation of its use under the provisions of this Chapter.

Zoning permit: Any permit issued by the zoning administrator in accordance with this ordinance.
(Ord. 6-19-96; Ord. 10-18-00; Ord. 9-17-08; Ord. 10-15-08; Ord. 10-21-09; Ord. 6-16-10; Ord. 11-3-10; Ord. 8-1-12; Ord. 11-20-12; Ord. 12-16-15)

Article 23. Site Development Plans.

Sec. 22-23-1. Statement of intent.

The intent of this Article is to encourage harmonious development with the surrounding properties in accordance with the guidelines as provided in the comprehensive plan, the requirements of the Zoning Ordinance, and the requirements of other local and state ordinance and policies pertaining to the physical development of a site. This Article will serve to protect valuable resources within Fluvanna County, including unique natural features, historic sites, and significant view; to protect the environment, and to maintain the carrying capacity of the land, including, among other things, the protection of wetland, steep slopes, and other environmentally sensitive areas; to provide safe and convenient vehicular and pedestrian circulation; to provide adequate police and fire protection, water, sewerage, flood protection; and otherwise to protect the health, safety and welfare of the citizens of Fluvanna County.

Sec. 22-23-2. When required.



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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZTA 17:02

From: James Newman
Date: June 13, 2017

General Information: This request is to be heard by the Fluvanna County Planning Commission on Tuesday June 13, 2017 at 7:00 pm in the Circuit Courtroom in the Fluvanna County Courts Building.

Applicant/Representative: Fluvanna County

Requested Action: Amend the Fluvanna County Zoning Ordinance

- Amends the Fluvanna County Zoning Ordinance "*Section 22-14, Planned Unit Development District*" to limit the development of Planned Unit Developments (PUDs) to the Zion Crossroads Community Planning Area and Zion Crossroads Urban Development Area to conform to the goals of the 2015 Comprehensive Plan.

The amendment will affect zoning ordinance subsections 22-14-1, 22-14-6, 22-14-7, 22-14-8, 22-14-12, 22-14-13. The amendments are in keeping with the 2015 Comprehensive Plan, and specify that such developments must utilize a publicly provided water and sewer service.

Background

Project Timeline:

Item discussed by the Planning Commission at their work session on April 11, 2017. Project included in Fluvanna County 2015 Comprehensive Plan Implementation Goals and Strategies.

Analysis

The proposed amendments amend the Fluvanna County Zoning Ordinance. The amendments are made to clarify the location of Planned Unit Developments, and their infrastructure requirements in accordance with the 2015 Comprehensive Plan Implementation Goals and Strategies.

PUD Location

Per the 2015 Comprehensive Plan, all PUDs must be located within the Zion Crossroads Community Planning Area. This change is made clear in the amendment.

Public Sewer and Water

All PUDs must have publicly provided water and sewer systems. This avoids pitfalls that bedeviled other projects, such as Poplar Ridge, which relied on private wells. The current

ordinance states that water and sewer must be centrally provided. This change from ‘central’ to ‘public’

Comprehensive Plan

Fluvanna County’s *Vision Statement* includes the following principles:

- That our rural character and natural resources are part of Fluvanna’s unique heritage, and should be preserved where practical
- That our infrastructure requirements are maintained and first-class

Amending our zoning ordinance will help the County further reach its goal as set forth in the 2015 Comprehensive Plan:

Chapter 5 Goal:

A.2: “Restrict approval of planned unit development (PUD) zoning to Zion Crossroads, to allow for increased flexibility for commercial, industrial, and residential uses while protecting the county’s rural areas.”

Chapter 8 Goal:

B.3: Eliminate the previously established planned unit development (PUD) zoning district outside of Zion Crossroads.

Conclusion

The proposed amendment to the Fluvanna County Zoning Ordinance will

- Make the Zoning Ordinance conform with the goals of the 2015 Comprehensive Plan

Suggested Motion

I move that the Planning Commission recommend [approval/denial/deferral] of ZTA 17:02, an amendment and accompanying resolution to the Fluvanna County Zoning Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 22, ARTICLE 14 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS AND SUBSECTIONS 22-14-1, 22-14-6, 22-14-7, 22-14-8, 22-14-12, 22-14-13, THEREOF, AMENDING THE FLUVANNA COUNTY ZONING ORDINANCE TO CONFORM TO THE 2015 COMPREHENSIVE PLAN IMPLEMENTATION GOALS AND STRATEGIES.”

Attachments:

A: PUD Chapter: Zoning Chapter 22, Article 14, proposed changes

Article 14. Planned Unit Development District (PUD).

Sec. 22-14-1. Statement of intent.

Planned unit developments (PUDs) are intended to promote the efficient use of land by allowing flexibility in design standards and variety in densities and land uses to preserve the rural areas of the county. Development of such districts shall be in accordance with an approved PUD Application Package which should provide a variety and range of uses and densities in designated areas of the site.

Planned unit developments ~~should be located within the designated growth areas of the county as set forth in the comprehensive plan, and should implement the goals of each Community Planning Area.~~ must be located within the Zion Crossroads Community Planning Area, as set forth in the Comprehensive Plan. Planned unit developments should provide unified development that incorporates new urbanism and traditional neighborhood development principles, which includes a mix of residential and commercial uses, an interconnected system of internal roads, pedestrian sidewalks and walkways and well planned access points along existing roadways. In addition to a mix of residential and commercial uses, planned developments should also provide a mix and variety of housing types.

The PUD District is intended to be applied to privately initiated zoning map amendments for land located within ~~the County's Community Planning Areas (CPAs) the~~ the Zion Crossroads Community Planning Area and the designated Zion Crossroads Urban Development Area (UDA). The Zion Crossroad UDA is located internal to the Zion Crossroads Community Planning Area, as depicted on the Future Land Use Map, as amended. ~~The County's designated CPAs and UDA include:~~

- ~~(a) — Zion Crossroads Community Planning Area~~
- ~~(b) — Zion Crossroads Urban Development Area~~
- ~~(c) — Rivanna Community Planning Area~~
- ~~(d) — Palmyra Community Planning Area~~
- ~~(e) — Fork Union Community Planning Area~~
- ~~(f) — Columbia Community Planning Area~~
- ~~(g) — Scottsville Community Planning Area~~

(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-2. Procedure for rezoning.

(l) Prior to submitting an official rezoning application for a PUD, the applicant shall schedule a pre-application meeting with the Planning Director for an introductory work session to discuss the key elements and impacts of the proposed project.

ATTACHMENT A

The Planning Director and other county agency representatives may provide specific guidance on: (a) application requirements, (b) timeframe for processing of the zoning map amendment application, (c) Comprehensive Plan compliance considerations, (d) identification issues related to public infrastructure and facilities, and (e) other matters as may be uniquely related to the applicant's property.

At this meeting, the applicant shall present a preliminary sketch plan and other exhibits that depict the following: (a) general boundary and location of property subject to the PUD rezoning application, (b) land area to be contained within the PUD District, (c) graphic representation of the arrangement of interior sub-areas, (d) planned mix of land uses and densities, and (e) general approach to addressing transportation, infrastructure and community facilities.

(2) After the pre-application meeting with staff, the applicant shall submit an application for rezoning with the Fluvanna County Planning Department. The PUD Application Package shall consist of the following primary sections: a narrative, an existing conditions map, a PUD Application Plan, a transportation plan, street design guidelines, lot development criteria, community design guidelines, and a traffic impact analysis.

(i) PUD Application Package Narrative

- a) A general statement of objectives to be achieved by the PUD district including a description of the character of the proposed development and the market for which the development is oriented;
- b) A list of all adjacent property owners;
- c) Site and lot development standards, including but not limited to mix of land uses, density for individual residential land uses, floor area

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ratios for non-residential uses, building setbacks and yard regulations, maximum heights, maximum project density, and lot coverage;

- d) Proposed utilities and implementation plan, including documentation of adequate public facilities;
- e) Phased implementation plan;
- f) Comprehensive signage plan;
- g) Descriptions of any architectural and community design guidelines including but not limited to a code of development, building designs, orientations, styles, lighting, etc.;
- h) Specific proffers and conditions (if proposed).

(ii) Existing Conditions Map

- a) Topography, including the identification of steep slopes (>20%), to be prepared with minimum 2' contour elevations and 100' horizontal scale, and current boundary survey of the property subject to the PUD district;
- b) Water features, including existing stream buffers and stormwater or erosion control measures;
- c) Roadways;
- d) Structures;
- e) Tree lines;
- f) Major utilities;
- g) Significant environmental features, including unsuitable soils for land development purposes, wetlands, and FEMA designated 100-year floodplains;
- h) Existing and proposed ownership of the site along with all adjacent property owners;
- i) Zoning of the site and adjacent properties;

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j) Locations of public improvements and facilities, including rights of way and easements, as may be recognized by the Comprehensive Plan, the Future Land Use Map, the Official Transportation Map, or state transportation plans, as may be applicable.

(iii) PUD Application Package

The PUD Application Package shall include a PUD Application Plan (master plan) to be prepared to a horizontal scale of 1"=100' or as otherwise may be approved by the Planning Director to be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed planned unit development (PUD) district. At a minimum, the PUD Application Plan shall include the following:

- a) Proposed PUD master plan layout and supporting land use documentation (tables, charts, etc.) for all proposed land uses within the PUD district, including the general location of uses, types of uses, mix of uses, lot types, density range of uses, and floor area ratio ranges;
- b) Methods of access from existing state maintained roads to proposed areas of development;
- c) General street alignments and parking areas, including proposed street sections and standards;
- d) General alignments of sidewalks, bicycle and pedestrian facilities;
- e) Schematic utility plans, indicating the infrastructure and facilities to serve the development, including but not limited to: water, sewer and storm drainage improvements, pump stations, treatment facilities, offsite improvements as needed, electrical substations, etc.;
- f) A general plan showing the location and acreage of the active and passive recreation spaces, parks, civic areas, and other public open areas;
- g) A general overall landscaping layout that includes methods of screening and buffering from adjacent properties and existing public right-of-ways, as well as stream buffers;

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- h) A general stormwater management and best management practices master plan that includes how negative impacts to nearby streams, wetlands, surface water, and groundwater resources as a result of development would be avoided and mitigated;
- i) Phased development areas. Subsequent subdivision plats and site plans should be closely correlated with master plan phases;
- j) A schematic grading plan for the area of the PUD property proposed for development, with finished grades to be prepared at a 5' contour interval;
- k) Documentation and plan demonstrating general compliance with VDOT State Secondary Street Acceptance requirements and other requirements for public streets and intersections.



(iv) Traffic Impact Analysis

a) The Planning Director shall determine whether or not the subject PUD District project shall require a traffic impact statement to be prepared consistent with VDOT 527 regulations.

b) If a 527 traffic impact analysis is required, the Applicant shall prepare and submit a Pre-Scope of Work Meeting Form to the county on or before the date of formal submission of the zoning district amendment application. The Pre-Scope form shall be processed, reviewed by and between the county, VDOT and the Applicant in accord with adopted regulations and procedures.

c) If a 527 Traffic Impact Analysis is not required, the Applicant shall meet with the Planning Director to determine the required scope for a traffic analysis for the PUD project. The Planning Director shall approve the elements to be addressed in the study scope. The traffic analysis shall be submitted with the zoning amendment application. Minimum requirements may include the following:

1) Existing traffic counts (AM and PM peak hour) at intersections to be identified by the county;

2) Trip generation estimates for the planned land uses within the proposed development, employing Institute of Transportation Engineers (ITE) methodologies;

3) Trip distribution and assignments to the existing road network of traffic projected for the development at full-buildout;

4) Estimates of background traffic growth on impacted streets and highways;

5) Analysis of future conditions, to include Highway Capacity Manual (HCM) level-of-service calculations for impacted intersections;

6) Signal warrants analysis;

7) Statement of recommended transportation improvements to provide adequate levels of service for the traffic generated by the

proposed project.

(3) The PUD application package shall not be scheduled for consideration by the Planning Commission until the Planning Director has determined that the package is complete. Except as the Planning Director may determine otherwise in a particular case, for reasons beyond the control of the applicant, any application package which is not complete within thirty (30) days after its submission shall be deemed to have been withdrawn and shall not be further processed. Once the Planning Director has determined the application package to be complete, the following process shall commence:

- (i) The Planning Commission shall receive a public presentation on the proposed development at a regularly scheduled meeting, prior to advertising for a public hearing;
- (ii) The Planning Commission may schedule one or more work sessions to discuss the proposed development;
- (iii) Once a public hearing has been conducted by the Planning Commission, a recommendation shall be forwarded to the board of supervisors for their consideration;
- (iv) The board of supervisors may schedule one or more work sessions to discuss the proposed development and the Planning Commission recommendation, prior to conducting their public hearing;
- (v) The plan approved by the board of supervisors shall constitute the final master plan for the PUD district.

(4) All conditions and elements of the plan as submitted, including amendments and revisions thereto, shall be deemed to be proffers once the Board of Supervisors has approved the final master plan. All such conditions and elements shall be enforceable by the county pursuant to Section 22-17-9 of this Code.

(5) The approved final master plan shall serve as the sketch plans for the subdivision and site plan process.

(6) Prior to development of the site, a final site development plan pursuant to Article 23⁹ of the zoning ordinance, shall be submitted for administrative review and approval for any business, limited industrial, or multi-family development.

(7) Additionally, if any land within the district is to be subdivided, preliminary and final subdivision plats pursuant to the subdivision regulations of Chapter 19 of the Fluvanna County Code shall be submitted for administrative review and approval prior to development of the site. Staff will determine if the submitted preliminary plats are in accordance with the approved final master plan.

(8) If staff determines that the preliminary or final subdivision plats or final site plan are not in accord with the approved final master plan, such plans will be sent to the Planning Commission for review. If the Planning Commission determines that such plans are not in accord with approved final master plan, the applicant shall then submit sketch plans for review and approval by the Planning Commission. The sketch plans shall either be in accord with the approved final master plan, or a master plan amendment shall be applied for, in which case the amendment procedure set out in the zoning ordinance shall be followed. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-3. Character of development.

The goal of the PUD district is to allow for and encourage development that incorporates new urbanism principles which includes:

- (1) Pedestrian orientation;
- (2) Neighborhood friendly streets and paths;
- (3) Interconnected streets and transportation networks;
- (4) Parks, recreation improvements, and open space as amenities;

⁹ Editor's Note – conformed to numbering convention of this code by the Editor. Appears as "Article 22-23" in the original.

- (5) Neighborhood centers and civic space;



Planned Unit Development

- (6) Buildings and spaces of appropriate scale;
- (7) Relegated parking;
- (8) Mixture of uses and use types;
- (9) Mixture of housing types and affordability;
- (10) Clear boundaries with any surrounding rural areas;
- (11) Environmentally sensitive design (i.e., sustainability and energy efficiency);
- (12) Adequate public facilities and infrastructure to serve the community.

An application is not necessarily required to possess every characteristic of the PUD district as delineated above in order to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.

(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-4. Uses permitted by-right.

In the PUD district, all uses permitted by-right in the residential (R-1, R-2, R-3 and R-4), business (B-1 and B-C) and limited industrial (I-1) zoning districts may be permitted as

enumerated in the final PUD application package. Uses not specified within the PUD application package shall not be permitted. (See Planning Staff for matrix for use by applicant to designate proposed by-right land uses to be included in the PUD district. The applicant's completed table shall be established as a condition of approval of the PUD Application Package.) (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-5. Uses permitted by special use permit.

One or more of the uses permitted by special use permit in the residential and business zoning districts may be permitted in the PUD district, as enumerated in the final PUD application package, upon issuance of a special use permit by the board of supervisors. Uses not specified within the PUD application package shall not be permitted. (See Planning Staff for a matrix for use by applicant to designate proposed special use permit uses to be included in the PUD district. The applicant's completed table, including special conditions imposed during the zoning application process, shall become an element of the PUD application package.) (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-6. Minimum area required for a planned unit development.

(1) PUD districts shall be located on a single parcel of land or separate but contiguous parcels which are, or proposed to be, under common ownership, subject to approval of the rezoning application. The minimum area required for a PUD district shall be as follows:

- (i) Zion Crossroads Community Planning Area: 20 acres
- (ii) Zion Crossroads Urban Development Area (applicable to a PUD district application on designated UDA land located within the Zion Crossroads CPA): no minimum area required.
- ~~(iii) Rivanna Community Planning Area: 10 acres~~
- ~~(iv) Palmyra Community Planning Area: 5 acres~~
- ~~(v) Fork Union Community Planning Area: 5 acres~~
- ~~(vi) Columbia Community Planning Area: 5 acres~~
- ~~(vii) Scottsville Community Planning Area: 5 acres~~

(2) Additional land area may be added to an established PUD district if it is adjacent to and forms a logical addition to the approved development. The procedure for an addition shall be the same as if an original PUD zoning amendment application was filed, and the requirements of this article shall apply, except the minimum acreage requirement. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-7. Open space, recreation, parks and civic areas.

(1) In the **Zion Crossroads** Community Planning Areas, not less than thirty percent (30%) of the gross area of a PUD district shall be preserved as open space, provided that supplemental regulations for application to the Zion Crossroads UDA apply as indicated herein below. The required thirty percent (30%) open space may include private common and public open areas; perimeter open space; buffers between various uses, densities and adjacent properties; recreational space, neighborhood parks, civic areas; easements; water bodies and any undisturbed land not occupied by building lots, structures, streets, and parking lots. By way of this Section, yards of individual residences shall not be considered open space.

(2) Land designated for future facilities (i.e. schools, fire and rescue stations, places of worship, daycare centers, etc.) shall not be included toward the open space.

(3) Not less than fifteen percent (15%) of the total open space shall be provided for active and/or passive recreational activities.

(4) Private common open areas shall be owned, maintained and operated by a property owner's association. A property owner's association document shall be prepared declaring and specifying the care and maintenance of the common areas. This document shall be reviewed and approved by the Fluvanna County Attorney prior to final approval.

(5) Upon request of the Applicant, the Planning Commission, at its sole discretion, (a) may decrease or eliminate certain requirements for open space and recreation land and improvements in a PUD District project, provided that the revised regulations shall be established and conditioned by the PUD Application Package.

(6) For PUD projects in the Zion Crossroads UDA that are less than fifteen (15) acres in gross area, the Applicant may contribute to a pro-rata share fund lieu of provision for



Open Space

all or a portion of the required open space. The county shall reserve and employ these funds for the purpose of community open space, park, recreation, or civic space development within the Zion Crossroads Community Planning Area.

(7) For PUD projects in the Zion Crossroads UDA with a gross area of fifteen (15) acres or greater, the quantity, location, mix, type, quality and phasing of open space, civic space, parks, recreation areas, buffer areas, and protected natural areas shall be consistent with the policies of the Comprehensive Plan or other criteria for traditional neighborhood development as may be established by the County. These areas shall be delineated on the PUD Application Plan and may include greens, squares, plazas, community centers, club houses, swimming facilities, outdoor recreational fields, trails, pocket parks, or community gardens.

(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-8. Density.

(1) The maximum residential base density permitted for individual land uses to be located in the PUD districts shall be as follows in Table 1 below.

(2) The allowable density for individual uses within the PUD District shall be calculated based on the Net Acreage of the land subject to the PUD zoning amendment application. The calculation of minimum and maximum yield for individual uses shall be based on the application of the minimum and maximum density for each use (see Table 1) to an adjusted Net Acreage. The Net Acreage reduces the gross area of the PUD land by the total of the non-qualifying land components within property. The Net Acreage = Gross Acreage - Non-Qualifying Area (acreage of the sum of the Non-Qualifying land components.) The components that comprise the Non-Qualifying areas include:

- area of existing dedicated public rights of way and easements
- areas depicted on an adopted Official Transportation Map for future public improvements,
- area of existing land uses and structures, including platted lots, that are intended to remain as a part of the PUD project,
- areas deemed unbuildable due to geological, soils, or other environmental deficiencies,
- areas of wetlands and floodplains (as defined by FEMA 100-year floodplain or engineering study),

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- area of existing ponds, stormwater management facilities, and water features that are not defined as wetlands or floodplains, and
- area of terrain with slopes in excess of thirty percent (30%).

| PUD District Density Regulations | | | | | | | | |
|---|---|------|-------------------|------|--------------------|------|-------------------|------|
| Community Planning Area | Minimum & Maximum Density | | | | | | | |
| | Dwelling Units per acre for Residential – Floor Area Ratio for Commercial | | | | | | | |
| | Single Family | | Townhouses | | Multifamily | | Commercial | |
| | min. | max. | min. | max. | min. | max. | min. | max. |
| Zion Crossroads Community Planning Area | | 6 | | 9 | | 16 | | |
| Zion Crossroads Urban Development Area | 4 | 6 | 6 | 9 | 12 | 16 | 0.4 | |
| Rivanna Community Planning Area | | 4 | | 6 | | 12 | | |
| Palmyra Community Planning Area | | 4 | | 6 | | 12 | | |
| Fork Union Community Planning Area | | 4 | | 6 | | 12 | | |
| Columbia Community Planning Area | | 4 | | 6 | | 12 | | |
| Scottsville Community Planning Area | | 4 | | 6 | | 12 | | |

Table 1: PUD Density Regulations

(3) An increase in the maximum residential density for a PUD district may be permitted in the following instances:

Open Space:

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If 50% or more of the gross area of a PUD is preserved as open space, then a 20% increase in density may be permitted. If 75% or more of the gross area of a PUD is preserved as open space, then a 30% increase in density may be permitted.

Affordable Housing (as defined in the Comprehensive Plan):

If between 10% and 15% of the total number of dwelling units within a PUD are reserved for affordable housing, then a 20% increase in density may be permitted. If more than 15% of the total number of dwelling units within a PUD are reserved for affordable housing, then a 30% increase in density may be permitted.

Open Space and Affordable Housing:

Density bonuses may also be permitted with a combination of both open space and affordable housing. The increase in density that may be permitted shall be based on the following combinations of open space and affordable housing:

| Open Space Provided | Affordable Housing Provided | Density Bonus Permitted |
|----------------------------|------------------------------------|--------------------------------|
| 50% | 10-15% | 35% |
| 50% | >15% | 45% |
| 75% | 10-15% | 40% |
| 75% | >15% | 50% |

Transfer/Purchase of Development Rights:

(Reserved for future Transfer of Development Rights/Purchase of Development Rights density bonuses)
(Ord. 8-5-09; Ord. 11-16-11; Ord. 12-16-15)

Sec. 22-14-9. Setbacks.

(1) Minimum setbacks and yard regulations for each planned land use within the PUD district shall be specifically enumerated in a table to be included in the PUD Application Package.

(2) Lots at the perimeter of the PUD district shall conform to the setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater.

ZONING

7-6-16

(3) Refer to the Comprehensive Plan for illustrative examples of residential lot types for traditional neighborhood development projects.
(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-10. Streets.

(1) Streets within the PUD district may be either public or private, but shall conform to VDOT road design standards. Private subdivision streets shall be permitted in accordance with the provisions of Sec. 19-18-1(C) of this Code.

(2) Alleys may be allowed within the PUD district provided they conform to either VDOT design standards or as otherwise prescribed in the master plan.

(3) Sidewalks shall generally be provided on both sides of any streets, public or private, within the PUD district. Sidewalks shall conform to VDOT standards.

(4) Traffic access and circulation within the PUD district shall be designed to provide safe accommodation of all users of the transportation network including pedestrians and bicyclists. Sidewalks, bicycle lanes and multi-use trails shall be provided where appropriate. Mixed-use areas of the development shall be designed to give priority to pedestrian and bicycling traffic.

(5) Internal streets within the PUD district shall be permitted to intersect with existing public streets to the extent necessary. Such intersections shall provide reasonable access and service to uses contained within the development and shall be developed using VDOT principles of access management.

(6) Refer to the Comprehensive Plan for illustrative examples of residential streets for traditional neighborhood development projects.
(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-11. Parking.

(1) Off-street parking facilities in mixed-use, business, industrial, and multi-family residential areas shall generally be relegated behind the front building line.

(2) On-street parking shall be permitted, where appropriate.

(3) In addition to the regulations included herein, all off-street parking shall be provided in accordance with the off-street parking and loading requirements of Article 26¹⁰ of the zoning ordinance.

(4) The provisions of Article 26¹¹ for the application of individual parking standards for projects located within the Zion Crossroads UDA may be modified at the discretion of the Planning Commission, provided that the Applicant submits a parking impact study that fully justifies the modification to the standards based on the mix of uses, the phasing of development, and other factors, including relationship of parking location to individual land uses within the project.
(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-12. Height of buildings.

The height regulations for the PUD district shall be as follows:

| PUD Maximum Heights | | | | | | |
|-----------------------------|---------------------------------|----------------|----------------|-------------------|-----------------|--------------------|
| Building Types | Community Planning Areas | | | | | |
| | Zion Crossroads | Rivanna | Palmyra | Fork Union | Columbia | Scottsville |
| Single-Family | 45 Feet | 45 Feet | 45 Feet | 45 Feet | 45 Feet | 45 Feet |
| Multi-Family | 55 Feet | 45 Feet | 45 Feet | 45 Feet | 45 Feet | 35 Feet |
| Business, Industrial & Non- | 75 Feet | 55 Feet | 45 Feet | 45 Feet | 55 Feet | 35 Feet |

(1) For purposes of this section, height shall be the vertical distance of a structure measured from the highest finished grade to the highest point of the structure.

¹⁰ Editor's note – conformed to numbering convention of this Code by the Editor. Appears as "Article 22-26" in the original.

¹¹ Editor's note – conformed to numbering convention of this Code by the Editor. Appears as "Article 22-26" in the original.

(2) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials: sixty feet (60') from grade, unless otherwise enumerated in the master plan.

(3) Roof-mounted mechanical equipment (i.e. air conditioners, condensers, ductwork, etc.) shall not be visible at any point from ground-level. Parapet walls shall not extend more than four feet (4') above the maximum height permitted for buildings within the PUD district.

(4) Buildings with a mixture of business and residential uses are subject to the height regulations of business, industrial and non-residential buildings.
(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-13. Utilities.

(1) All uses and structures within a PUD district shall be served by ~~both~~ publicly provided ~~central water and sewerage systems, whether publicly or privately provided.~~

(2) No overhead utility lines shall be permitted within a PUD district. All utility lines, including but not limited to, electric, telephone, cable television lines, etc. shall be placed underground.

(3) Telecommunications facilities are encouraged on the roofs of buildings within a PUD district to provide coverage to the district and surrounding area.
(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-14. Building design and architecture.

(1) Within the multi-family residential, business, industrial, and mixed-use areas of a PUD district, building design styles shall be compatible with each other and shall exhibit consistency in terms of their exterior materials, architectural style, size, shape, scale, and massing.

(2) With the exception of detached single family dwellings, building facades shall maintain a consistent street edge. The street elevation of principal structures shall have at least one street-oriented entrance and contain the principal windows of the structure, with the exception of structures in a courtyard style.

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(3) Site plans shall include drawings, renderings, or perspectives of a professional quality which illustrate the scale, massing, roof shape, window size, shape and spacing, and exterior materials of the structure.

(Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-15. Amendment.

(1) The Planning Director may approve a minor change to an approved PUD Application Package and Application Plan at the written request of the owner of the development. For purposes of this section, a “minor change” refers to changes of location and design of buildings, structures, streets, parking, recreational facilities, open space, landscaping, utilities, or similar details which do not significantly change the character of the approved PUD application package and PUD master plan.

(2) If the Planning Director determines that the requested change constitutes a significant change, or something more than a minor change to the approved zoning application package, then the owner may seek an amendment to the PUD Application Package and Application Plan from the board of supervisors. The application procedure for such an amendment shall be the same as the application procedure for the original approval. (Ord. 8-5-09; Ord. 11-16-11)

Sec. 22-14-16. Construction of article.¹²

The provisions of this Article shall be construed in such manner as to be consistent with other provisions of this Code to the extent that such construction may be reasonably applied. To the extent that any provision of this Article shall be inconsistent with any other provision of this Code, the provisions of this Article shall be deemed to be controlling. (Ord. 8-5-09; Ord. 11-16-11)



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

STAFF REPORT

To: Fluvanna County Planning Commission

Case Number: ZTA 17:04

From: James Newman

Date: June 13, 2017

General Information: This request is to be heard by the Fluvanna County Planning Commission on Tuesday June 13, 2017 at 7:00 pm in the Circuit Courtroom in the Fluvanna County Courts Building.

Applicant/Representative: Fluvanna County

Requested Action: Amend the Fluvanna County Zoning Ordinance

- *Amend Chapter 22, Article 12 of the Fluvanna County Code By Certain Amendments to Sections and Subsections 22-12-6, 22-12-7, Thereof, Amending the Fluvanna County Zoning Ordinance. The public purpose of these amendments is to provide flexibility in building design as to building height and yard requirements for purposes of promoting orderly development and economic development.*

Background

Project Timeline:

Item discussed by the Planning Commission at their work session on April 11, 2017, and again at their work session on May 9, 2017.

Analysis

The proposed amendments amend the Fluvanna County Zoning Ordinance. The amendments are made to increase the allowed height of structures in I-2 zoning; to further specify setbacks and yard requirements; and to introduce a process for increasing height beyond what is proposed to be permitted.

Height Increase

The current maximum permitted height in I-2 is forty-five (45) ft. The proposed amendment would change the permitted maximum height to seventy (70) ft. This will spur economic development by allowing a wide range of I-2 permitted uses that would otherwise be limited by our current maximum permitted height.

Section Struck Out

Sub section 22-12-7 (A) allows certain uses to be up to sixty (60) ft in height. Because this amendment would increase the maximum permitted height to seventy (70) ft, this section (subsection A specifically) is no longer needed.

Special Use Process

Currently there is no explicitly listed mechanism for increasing height above what is permitted. This amendment adds language stating that any structure seeking to exceed seventy (70) ft in height must obtain a special use permit for that height increase purpose.

Comprehensive Plan

Fluvanna County's *Vision Statement* includes the following principles:

- That our infrastructure requirements are maintained and first-class

Amending our zoning ordinance will help the County further reach its goal as set forth in the 2015 Comprehensive Plan:

Chapter 2 Goals:

A.1: "Develop new zoning and subdivision regulations that will further the desired growth patterns and property uses, and to protect the rural preservation area..."

A.1.E "Adopt zoning and subdivision regulations that allow for higher-density, compact developments in the Zion Crossroads CPA". The majority of properties zoned I-2 are within the ZION CPA; only one I-2 property is shown on our GIS website as being outside of that CPA.

D.2 "Encourage the establishment of new local business and support existing local business in village cores."

Chapter 5 Goal:

C.6.: "Streamline the application and permitting process by working with business to help them locate in the appropriate area of the county..."

Conclusion

The proposed amendment to the Fluvanna County Zoning Ordinance will:

- Provide flexibility in building design as to building height and yard requirements for purposes of promoting orderly development and economic development.
- Make the Zoning Ordinance conform with the goals of the 2015 Comprehensive Plan

Suggested Motion

I move that the Planning Commission recommend [approval/denial/deferral] of ZTA 17:04, an amendment and accompanying resolution to the Fluvanna County Zoning Ordinance *to amend Chapter 22, Article 12 of the Fluvanna County Code By Certain Amendments to Sections and Subsections 22-12-6, 22-12-7, Thereof, Amending the Fluvanna County Zoning Ordinance. The public purpose of these amendments is to provide flexibility in building design as to building height and yard requirements for purposes of promoting orderly development and economic development.*

Attachments: A: Industrial General Chapter: Zoning Chapter 22, Article 12, proposed changes

Attachment A

Article 12. Industrial, General, District I-2.

Sec. 22-12-1. Statement of intent.

The primary purpose of this district is to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments. The specific intent of this district is to:

- (A) encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;
- (B) prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district;
- (C) to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance.

Sec. 22-12-2.1. Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Corporate
offices
Transportation
terminals

Industrial Uses

Contractor's storage yards
Lumberyards
Machine shops
Manufacturing, light
Manufacturing, medium
Railroad facilities
Research laboratories
Sawmills, permanent
Sawmills, temporary
Solid waste collection facilities
Truck terminals
Upholstery shops
Wholesale warehouses

Miscellaneous Uses

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Accessory uses
Utilities, major
Utilities, minor
Woodstorage, temporary
(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-12-2.2. Uses permitted by special use permit.

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

Commercial Uses

Manufactured home sales
Medical clinics
Offices
Shooting ranges, indoor
Shooting ranges, outdoor

Industrial Uses

Manufacturing, heavy
Petroleum distribution facilities
Resource extraction
Salvage and scrap yards
Sanitary landfills
Slaughterhouses
Solid waste material recovery facilities

Miscellaneous Uses

Aviation facilities
Telecommunication facilities
(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-12-3. Requirements for permitted uses.

(A) Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of Article 23 of this Chapter.

(B) Screening from adjacent business, residential and agricultural district shall be required.

(C) Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

Sec. 22-12-4. Area regulations.

For permitted uses utilizing individual sewage disposal systems, the required area for

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any such use shall be approved by the health official. The administrator may require a greater area if considered necessary.

Sec. 22-12-5. Setback regulations.

Buildings shall be located not less than two hundred feet (200') from any street right-of-way. This shall be known as the "setback line."

Sec. 22-12-6. Yard regulations.

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When permitted uses adjoin I-1 or I-2 districts, there shall be no minimum side yard requirement except as otherwise required by law. When permitted uses adjoin ~~agricultural, residential, or business-~~ A-1, R-1, R-2, R-3, R-4, PRD, PUD, B-1 and C-1 districts the minimum yard requirements shall be fifty feet (50'). The foregoing notwithstanding, there shall be no minimum side yard requirement for any property adjacent to a property owned by the Virginia Department of Corrections.

Sec. 22-12-7. Height regulations.

Buildings may be erected up to ~~forty five feet (45')~~ seventy feet (70') in height from grade, except that:

~~(A) — A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty five feet (45').~~

~~(B)~~ (A) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

~~(C)~~ (B) Any structure seeking to exceed a height of 70 feet must obtain a special use permit for that height exemption

Sec. 22-12-8. Coverage regulations.

Buildings or groups of buildings with their accessory buildings may cover up to sixty percent (60%) of the area of the lot. Additional coverage may be permitted by the governing body.

Sec. 22-12-9. Off-street parking.

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Off-street parking shall conform with Article 26: Off-Street Parking and Loading Spaces of this Chapter. (Ord. 12-16-15).

Sec. 22-12-10. Sign regulations

Sign regulations shall conform with Article 15 of this Chapter.

Sec. 22-12-11. Sidewalks.

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

Exceptions approved by the Planning Commission for locating sidewalks along road frontage may be acceptable with the placement of a trail network or greenway on the property providing sufficient pedestrian circulation.
(Ord. 5-4-11)