



FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

March 13, 2018

6:00 PM (Courthouse)

7:00 PM (Courthouse)

TAB AGENDA ITEMS

WORK SESSION

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

B – PLANNING DIRECTOR COMMENTS

C – PUBLIC COMMENTS (Limited to 3 minutes per speaker)

D – WORK SESSION

ZTA - Telecom Fees – James Newman, Planner

ZTA – Density Updates - James Newman, Planner

REGULAR MEETING

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 February 13, 2018

5 – PUBLIC HEARING

ZMP 17:05 - 2428 Richmond Road LLC – Brad Robinson, Senior Planner

SUP 18:01 – Amber Hill LLC – Brad Robinson, Senior Planner

6 – PRESENTATIONS

None

7 – SITE DEVELOPMENT PLANS

None

8 – SUBDIVISIONS

None

9 – UNFINISHED BUSINESS

None

10 – NEW BUSINESS

None

11 – PUBLIC COMMENTS #2 (3 minutes each)

12 – ADJOURN

Jason Stewart

Planning/Zoning Administrator Review

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

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

PLEDGE OF ALLEGIANCE

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

ORDER

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

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

Fluvanna County...The heart of 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.*



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

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: March 13, 2018
Re: Planning Director's Report

Board of Supervisors Actions:

February 21, 2018

ZTA 18:01 – Rezoning Fee: An ordinance to amend Fluvanna County Code Section 22-17-7. The proposed amendment reduces the rezoning fee by eliminating the \$50 per acre charge, so as to aid in the economic development of the county. **(Approved 5-0)**

March 7, 2018

None

Board of Zoning Appeals Actions:

February 20, 2018

BZA 18:01 – Bella Terra Farm LLC: A request for a variance to Fluvanna County Code Sec.22-4-3(C) of the Zoning Ordinance to allow for the reduction of the minimum frontage required along a public road, from 300 feet to 296.59 feet, for the purpose of subdividing 8.869 acres from an existing 11.558 acre parcel being Tax Map 4, Section A, Parcel 38. **(Approved 5-0)**

Technical Review Committee for March 8, 2018:

None

CODE COMPLIANCE VIOLATION STATISTICS

February - 2018

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

	Tax Map Number	Property Owner	Address	Date of Complaint	Violation Type	Status*	Deadline	District
1611-01	18-(A)-25B	Stevens, Roger	Thomas Farm La. (Vacant)	11/3/2016	Junk/Inoperable Vehicle	Court	Circuit Court Appeal Final Disposition set for 04/05/2018	Palmyra
1709-03	4-(A)-114	Herrion, Vernon L.	15 Blue Ridge Dr.	9/20/2017	Violation of SUP 04-10	Permit Pend	03/20/2018	Palmyra
1710-01	43-(A)-39	Partusch, Brian D.	4855 Stage Junction Rd.	10/17/2017	Improper Use - Junkyard	Extended (5 vehicles Removed)	03/17/2018	Columbia
1801-05	36-(A)-97	Patterson, Hilton & Carolyn	1404 West River Rd.	01/26/2018	Junk/Debris	Extended	03/26/2018	Cunningham
1802-01	12-(A)-9	Cosner, Clinton M.	4943 Bybees Church Rd.	02/13/2018	Trash along right-of-way	Cleared	n/a	Columbia
1802-02	58-(A)-54	Black, William G.	97 Holman Creek Ln.	02/14/2018	Trash/Debris	Cleared	n/a	Fork Union
1802-03	4-(A)-27	2428 Richmond Road, LLC.	2428 Richmond Rd.	02/14/2018	Improper Use	Pending	03/16/2018	Palmyra
1802-04	36-(A)-92B	Audrey H. Davis, Et Als.	100 Ridgecrest La.	02/21/2018	Junk/Debris	Pending	03/23/2018	Cunningham
1802-05	16-(5)-A1	Hager, Jeffrey T. & Cynthia	40 Ruritan Lake Rd.	02/28/2018	Debris	Cleared	n/a	n/a, Albemarle

STATUS DEFINITIONS*

Board - Case is pending Board Approval

Court Pending - Summons to be issued

Permit Pending - Applied for Permit to Abate Violation

Cleared - Violation Abated

Extended - Extension Given/Making Progress to Abate Violations

Rezoning - Property is in Rezoning Process

Court - Case is before Judge

Pending - Violation Notice Sent

SUP Pending - SUP Application made to Abate Violation

MISCELLANEOUS ACTIONS / TASKS

Biosolids Applied and Signs Displayed (Total – 33 Sites)

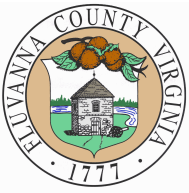
Compliance with Tenaska Virginia Sound Levels 02/20/2017

Signs Removed From Public Rights-Of-Way (Total – 40)

Placed and removed "Public Hearing Signs" as needed

Deliver packets to BOS, PC Members and Library

.Facilitate removal of inoperable appliances/furniture next to dumpster in VDOT Right-Of-Way in Columbia Va.



TRANSACTIONS BY USER REPORT (02/01/2018 TO 02/28/2018) FOR FLUVANNA COUNTY PLANNING DEPARTMENT

Selected Users: Stephanie Keuther

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Stephanie Keuther					
BSP18:0001					
INV-00000012	Conservation Easement Program: App. + Review	02/02/2018	Fee Payment	Check #180	\$50.00
BSP18:0002					
INV-00000013	Conservation Easement Program: App. + Review	02/02/2018	Fee Payment	Check #2132	\$50.00
BSP18:0003					
INV-00000016	Conservation Easement Program: App. + Review	02/14/2018	Fee Payment	Check #10603	\$50.00
BZA18:0001					
INV-00000003	Sign Deposit for Public Hearing	02/15/2018	Refund	Check #0	(\$90.00)
SUB18:0004					
INV-00000017	Subdivision: Family	02/15/2018	Fee Payment	Check #1261	\$200.00
	Subdivision: GIS Fee (per lot)	02/15/2018	Fee Payment	Check #1261	\$100.00
SUP18:0001					
INV-00000015	Special Use Permit: Amendment of Condition	02/02/2018	Fee Payment	Check #2236	\$800.00
STEPHANIE KEUTHER				TOTAL CHECK:	\$1,250.00
				TOTAL REFUND:	(\$90.00)
				NET TOTAL:	\$1,160.00
GRAND TOTALS					
				TOTAL CHECK:	\$1,250.00
				TOTAL REFUND:	(\$90.00)
				NET TOTAL:	\$1,160.00

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING MINUTES
FLUVAANA COUNTY ADMINISTRATON BUILDING, MORRIS ROOM
FEBRUARY 13, 2018
6:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Sue Cotellessa
Howard Lagomarsino
Patricia Eager, Board of Supervisors Representative

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

Absent: Stephanie Keuther, Senior Program Support Assistant

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

Director Comments:
None

Public Comments:
None

Work Session:

Accessory Homestay – Brad Robinson, Senior Planner
The Planning Commission had an in-depth discussion on the following draft amendments proposed for regulations on home occupations and fine arts studios:

Home Occupation

Classified as a “Commercial Use” and permitted by right in the A-1, R-1, R-2, R-3 & R-4 Districts
Current Definition, Article 22 “Definitions”:

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.

Proposed Amendments:

- Amend Section 22-22-1, Definitions:

Home occupation: An occupation, **profession, enterprise or activity** 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 **percent** (25%) of the gross floor area of such dwelling **or an accessory structure** shall be used for such occupation. **Home occupations shall include the rental of rooms to tourists (see Accessory homestay).**

- Amend Section 22-22-1, Definitions, to add definition for Home occupation, type I:

Home occupation, type I: A lower intensity home occupation suitable for more densely occupied residential areas.

- Amend Section 22-22-1, Definitions, to add definition for Home occupation, type II:

Home occupation, type II: A higher intensity home occupation suitable for agricultural and rural areas of the county.

- Amend Section 22-4-2.1, Uses permitted by right (A-1 District):

Commercial Uses

Family daycare homes

~~Home occupations~~ **Home occupation, type II**

- Amend Section 22-5-2.1, Uses permitted by right (R-1 District):

Commercial Uses

~~Home occupations~~ **Home occupation, type I**

- Amend Section 22-6-2.1, Uses permitted by right (R-2 District):

Commercial Uses

~~Home occupations~~ **Home occupation, type I**

- Amend Section 22-7-9.1, Uses permitted by right (R-3 District):

Commercial Uses

Bakeries
Butcher shops
Financial institutions
~~Home occupations~~ *Home occupation, type I*
Medical clinics
Offices
Personal improvement services
Personal service establishments
Pharmacies
Restaurants, general
Restaurants, small
Retail stores, general
Retail stores, neighborhood convenience
Retail stores, specialty
Studios, fine arts

- Amend Section 22-8-2.1, Uses permitted by right (R-4 District):

Commercial Uses

~~Home occupations~~ *Home occupation, type I*

- Amend Section 22-22-1, Definitions, to add definition for Accessory homestay:

Accessory homestay: A home occupation in which an owner(s) of a dwelling unit who uses such dwelling unit as his/her primary residence, rents to a lodger, either such dwelling unit, or any portion thereof, subject to the following: (1) The bedroom(s) rented to overnight lodgers shall be within the main building of the dwelling unit that the owner occupies as his/her primary residence and shall not be in a detached accessory building; (2) The maximum number of overnight lodgers shall not exceed that allowed by the Building Code; (3) An accessory homestay shall have working fire extinguishers, smoke detectors and, if applicable, carbon monoxide detectors and fire extinguishers, and all such equipment shall be accessible to all overnight lodgers of the homestay at all times; (4) Food and beverages may be prepared or served to overnight lodgers of the accessory homestay by the applicant or applicant's agent(s) or contractor(s); (5) Commercial meetings, including luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation are prohibited; and (6) An accessory homestay shall comply with requirements of the applicable version of the Virginia Uniform Statewide Building Code, as determined by the Building Official.

Fine Arts Studios

Classified as a "Commercial Use" and permitted by right in the R-3, B-1 & BC Districts and by special use permit in the A-1 District

Current Definition, Article 22 "Definitions":

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).

Proposed Amendment:

- Amend Section 22-22-1, Definitions:

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) The workshop of an artist, writer, crafts person, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.

- Amend Section 22-4-2.2, Uses permitted by special use permit only (A-1 District):

Commercial Uses

Adult retirement communities
Amusements, commercial
Assisted living facilities
Automobile repair service establishments
Bed and breakfasts
Boarding houses
Butcher shops
Campgrounds
Camps
Car washes
Cemeteries, commercial
Communications service
Dance halls
Daycare centers
Flea markets
Funeral homes
Garden center
Gas stations
Greenhouses, commercial
Hotels
Kennels, commercial
Landscaping materials supply
Lodges
Medical clinics
Outdoor entertainment
Outdoor recreation facilities
Restaurants, small
Retail stores, neighborhood convenience
Retail stores, specialty
Shooting ranges, indoor
Shooting ranges, outdoor

- Small home industries
- Studios, fine arts
- Taxidermists
- Veterinary offices
- Amend Section 22-4-2.1, Uses permitted by right (A-1 District):

Commercial Uses

- Family daycare homes
- Home occupations
- Studios, fine arts*

The Planning Commission determined additional work is needed on the proposed amendments. Staff will continue to work on the draft and come back in the future.

Comprehensive Plan Goal Status – James Newman, Planner

2015 Comprehensive Plan

- Adopted September 2015
- Next update in 2020
- 44 Goals
- 110 Strategies

Overview

- 58 of the 110 Strategies involves Planning Staff and/or Planning Commission
- Overall 27/58 Strategies have been completed
- 26 of those 58 Strategies have a Timeline date of being accomplished by 2016/2017
- 11/26 2016/17 Timeline goals have been completed

Conclusion

- Most incomplete Strategies require working with other Departments (Public Works, Parks and Rec, VDOT...)
- Zoning and Subdivision text amendments would solve some of the incomplete Strategies

Newman: These are draft notes for your review. A more formal presentation and discussion will occur in future months.

Open the Regular Session at 7: 00pm (Mr. Barry Bibb, Chairman)

The Pledge of Allegiance followed by a Moment of Silence.

Director's Report: Mr. Stewart:

Board of Supervisors Actions:

January 31, 2018

SUP 17:05 Jackson's Automotive Services LLC – A request for a special use permit to construct an automobile repair service establishment, with respect to 4.009 acres of Tax Map 17, Section A, Parcel 57C. The property is located along Thomas Jefferson Parkway (Route 53) approximately 0.07 miles north of the intersection with Turkeysag Trail (State Route 1015). The parcel is zoned A-1 and is within the Rivanna Community Planning Area and the Cunningham Election District. **(Approved 5-0)**

February 7, 2018

None

Board of Zoning Appeals Actions:

None

Technical Review Committee for January 11, 2018:

None

Public Comments:

None

Approval of Minutes

Minutes of January 9, 2018

Motion:

Zimmer made a motion to approve the minutes of January 9, 2018 Planning Commission meeting as presented. Seconded by Johnson. The motion was approved with a vote of 5-0 AYE: Cotellessa, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

Public Hearing:

ZTA 18:01 Rezoning Fees – James Newman, Planner

Amend the Fluvanna County Zoning Ordinance

Amend Fluvanna County Code Section 22-17-7. The proposed amendment reduces the rezoning fee by eliminating the \$50-per-acre charge, so as to aid in the economic development of the county.

The proposed amendment to the Fluvanna County Zoning Ordinance will:

- Provide an incentive for economic development by making it cheaper to rezone property
- Make the Zoning Ordinance conform with the goals of the 2015 Comprehensive Plan

Zimmer: If the BOS were to ask, have you assessed how much this will really cost us?

Stewart: We spoke to the Finance Director Eric Dahl and settled with \$900-\$1,200

Cotellessa: Is this the new fee per parcel being rezoned, or per application?

Stewart: Fee is per application.

Public Comments

None

Motion:

Zimmer moved that the Planning Commission recommend *approval* of ZTA 18:01, an amendment and accompanying resolution to the Fluvanna County Zoning Ordinance to amend Chapter 22, Article 17 of the Fluvanna County Code by Certain Amendments to Sections and Subsection 22-17-7, Thereof, Amending the Fluvanna County Zoning Ordinance. The public purpose of these amendments is to aid in the economic development of the County. Seconded by Lagomarsino. The motion was approved with a vote of 5-0 AYE: Cotellessa, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

PRESENTATIONS:

None

Site Development Plans:

None

Subdivisions:

None

Unfinished Business:

None

New Business:

None

Public Comments:

None

Adjourn:

Chairman Bibb adjourned the Planning Commission meeting of January 9, 2018 at 7:17 pm.

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: ZMP 17:05
Tax Map: Tax Map 4, Section A, Parcel 27

From: Brad Robinson
District: Palmyra
Date: March 13, 2018

General Information:

This request is to be heard by the Planning Commission on Tuesday, March 13, 2018 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner:

2428 Richmond Road LLC

Applicant:

2428 Richmond Road LLC / Carroll Morris, M&M Salvage

Representative:

Shimp Engineering PC

Requested Action:

To amend the Fluvanna County Zoning Map with respect to 29.4 acres of Tax Map 4, Section A, Parcel 27, to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited and I-2, Industrial, General. (Attachment A)

Location:

The affected property is located along Richmond Road (U.S. Route 250), approximately 0.16 miles west of the intersection of Zion Road (State Route 627) and Memory Lane (State Route 698). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.
(Attachment B)

Existing Zoning:

A-1, Agricultural, General (Attachment C)

Proposed Zoning:

I-1, Industrial, Limited and I-2, Industrial, General

Existing Land Use:

Vacant industrial

Planning Area:

Zion Crossroads Community Planning Area

Adjacent Land Use:

Adjacent properties are zoned A-1, I-1, I-2 and R-3.

Zoning History:

A salvage yard operated by Cosner Bros. was formerly located on the property for several decades. The salvage yard ceased operation within the last year and was a legal nonconforming use.

Neighborhood Meeting:

A neighborhood meeting was held February 15, 2018. There were approximately 31 attendees including staff. The attendees had the following questions or concerns:

- What is the planned use?
- There have been issues with noise and lights on the adjacent property currently zoned I-1
- Concerned about property values and the possibility they might decrease
- If the property is rezoned, is LKQ considering buying the front portion?
- Is the applicant willing to consider zoning the entire property I-1 instead of I-2?

(Attachment D)

Technical Review Committee:

The applicant did not attend the Technical Review Committee meeting on Thursday, February 8, 2018. The following comments have been received by Planning staff:

- Chamber of Commerce: I have a couple of concerns. One is the adjacent cluster development. I wonder if there is adequate buffer between the manufacturing portion and the cluster development. Even though the proposed activity continues to be industrial. The Proposed activity appears a more intense activity than before. Perhaps a increased density is needed. the second deals with traffic of heavy trucks and equipment that probably will be used in delivery and movement within property may require some changes on 250 and the entrances of the property.
- Fire and Rescue: No questions at this time since this is for rezoning. Will be more interested when a specific business comes before the TRC.
- Sheriff's Office: No comments.

Analysis:

The applicant is requesting to rezone 29.4 acres of Tax Map 4, Section A, Parcel 27 from A-1, Agricultural, General to both I-1, Industrial, Limited and I-2, Industrial, General. Approximately 7.5 acres would be zoned I-1 while the remaining portion, approximately 21.9 acres, would be zoned I-2. The subject property is located along Richmond Road (U.S. Route 250), approximately 0.16 miles west of the intersection of Zion Road (State Route 627) and Memory Lane (State Route 698).

The applicant has not identified a proposed use or purpose for this rezoning request, but lists potential uses within each requested zoning district as follows:

Potential I-1 Uses

Landscaping materials supply

Automobile repair service establishments

Automobile sales
Retail stores
Self-storage facilities
Contractor's storage yards
Machine shops
Light Manufacturing
Wholesale warehouses

Potential I-2 Uses

Salvage and scrap yards
Medium Manufacturing
Contractor's storage yards
Machine shops
Transportation terminals
Wholesale warehouses

Staff understands the applicant desires to sell the property and potential buyers would prefer the property to have industrial zoning prior to purchase.

The purpose of the I-1 District, the current zoning of the property, is *“to permit certain light industries. The limitations ... are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* A petroleum distribution facility is not permitted in this district.

In comparison, the purpose of the I-2 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.”* A specific intent of this district among others is further stated to *“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.”*

If this rezoning is approved, then the existing improvements on the property can be occupied by a use permitted by right after a site development plan has been reviewed and approved by planning staff prior, if required.

(Attachment A)

Zoning Violation

On February 13, 2018 staff received complaints about lights and trucks on the property during the night and early morning hours. A visit to the property confirmed construction materials and equipment were being stored on the property, which constitutes a “contractor's storage yard”. This use is defined 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 not permitted in the A-1 zoning district.

The property owner was notified and issued a notice of violation on February 14, 2018 and requested to correct the violation within 30 days of the notice. The applicant has failed to comply with the notice and work has continued on the property. Staff has received complaints about the activity almost daily since the notice was first issued. In addition to the noise from trucks, a camper was observed parked in front of the existing building before it was relocated to the rear.

If the property is successfully rezoned, the illegal use would still require review and approval of a site development plan in order to fully comply with the zoning ordinance.

(Attachment E)

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *"Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development."*

Economic Development Chapter:

According to this chapter, *"the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas"* and *"Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail."* This property is located in close proximity to industrial development.

Conclusion:

The Comprehensive Plan states *"it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community."* Because the applicant has not identified a specific purpose for the requested rezoning, it is unclear what impacts could occur to the surrounding area. The former salvage and scrap yard use is vested on the property two years from the date it ceased operation.

In addition to conformance with the Comprehensive Plan, the Planning Commission may want to consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential impacts to adjacent properties. The Planning Commission may also want to consider that the subject property is under an active zoning violation notice and how the nature of the violation relates to the requested industrial zoning designations.

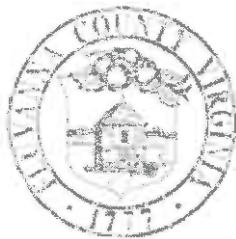
Suggested Motion:

I move that the Planning Commission recommend approval/denial/deferral of ZMP 17:05, a request to amend the Fluvanna County Zoning Map with respect to approximately 29.4 acres of Tax Map 4, Section A, Parcel 27, to rezone the same from A-1, Agricultural, General, to I-1, Industrial, Limited and I-2, Industrial, General.

Attachments:

- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Existing Zoning Map
- D – Neighborhood Meeting sign in sheet
- E – Notice of Violation and photographs
- F – Proposed ordinance

Copy: Justin Shimp, Shimp Engineering – justin@shimp-engineering.com
2428 Richmond Road LLC - roger@mandmautosalvage.com
File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: 2428 Richmond Road LLC **Applicant of Record:** Same as Owner

E911 Address: PO Box 22 Ruckersville, VA 22968 **E911 Address:** _____

Phone: _____ **Fax:** _____ **Phone:** _____ **Fax:** _____

Email: _____ **Email:** _____

Representative: Justin Shimp P.E. - Shimp Engineering PC **Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.**

E911 Address: 201 E. Main Street, Charlottesville, VA 22902 **Is property in Agricultural Forestal District?** ☒ No ☐ Yes

Phone: 434-227-5140 **Fax:** _____ **If Yes, what district:** _____

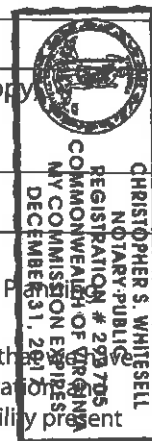
Email: Justin@Shimp-Engineering.com

Tax Map and Parcel(s): 4-A-27 **Deed Book Reference:** DB 931 P 492

Acreage: 29.4 **Zoning:** A-1 **Deed Restrictions?** ☒ No ☐ Yes (Attach copy)

Location of Parcel: South side of Richmond Road (US 250) approximately 825 ft west of Memory Lane Intersection

Requested Zoning: I-2 **Proposed use of Property:** No specified use is proposed



Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request. I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we are familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

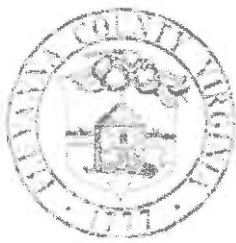
Date: 11/30/17 **Signature of Owner/Applicant:** [Signature]

Subscribed and sworn to before me this 11th **day of** November, 2017 **Register #** 293705

My commission expires: Dec. 31, 2017 **Notary Public:** Christopher S. Whitesell

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>12/1/17</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>12/1/17</u>	Application #: <u>ZMP 17 : 05</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid:		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs		<u>2470.00 + 90.00 = 2560.00</u> <u>pd # 2043</u>	
Election District: <u>Palmyra</u>		Planning Area: <u>Zion Crossroads 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:	



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: 2428 Richmond Road LLC

Address: PO Box 22

City: Ruckersville

State: Virginia

Zip Code: 22968

I hereby certify that the sign issued to me is my responsibility while in my possession.
 Incidents which cause damage, theft, or destruction of these signs will cause a partial or full
 forfeiture of this deposit.

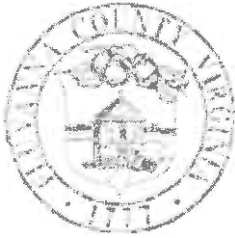
Applicant Signature

11/30/17

Date

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

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP 17 : 05 ZTA _____ :	
\$90 deposit paid per sign*:	Approximate date to be returned:



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

COUNTY STAFF USE ONLY

-
- This image shows a blank sheet of white paper with horizontal ruling lines. On the left side, there is a vertical margin containing seven small, empty square boxes stacked vertically. The rest of the page is filled with horizontal lines for writing.

[illegible]

- ☐ _____
- _____
- _____
- ☐ _____
- _____
- _____
- ☐ _____
- _____
- _____
- ☐ _____
- _____
- _____

- [illegible]

COUNTY STAFF USE ONLY

Meetings for the processing of the application

- ☐ Applicant for a representative must appear at the scheduled hearing. The Planning Commission may: defer the request pending further consideration or recommend to the Board of Supervisors: Approval; Approval subject to submittal or correction; or denial.
- ☐ Notification to the applicant regarding the Planning Commission's decision.
- ☐ Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- ☐ Staff Report and Planning Commission recommendation forwarded to the Board of Supervisors.
- ☐ Notification of the scheduled Public Hearing to the following:
- ☐ Applicant ☐ All adjacent property owners
- ☐ Advertise in accordance with VA Code § 15.1-431
- ☐ Applicant or a representative must appear at the scheduled hearing. After considering all relevant information from the applicant and the public, the Board of Supervisors will deliberate on points addressed in the Staff Report.
- ☐ The Board of Supervisors may: Approve; Deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

Actions

- ☐ With approval, the development may proceed.
- ☐ If denied, an appeal to the Courts may be prescribed by law.
- ☐ No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.



November 30, 2017

Fluvanna County Department of Planning and Zoning
132 Main Street
Palmyra, VA 22963

**Regarding: 2428 Richmond Road
ZMP Application**

Dear Reviewer,

Please find enclosed and application, checklist, plat, and fee to rezone parcel 4-A-27. If you have any questions or concerns please feel free to call me at (434) 227-5140 or by email at kelly@shimp-engineering.com and we can discuss any questions that you may have in further detail.

Best Regards,

A handwritten signature in black ink, appearing to read 'J. Kelly Strickland', written over a horizontal line.

Kelly Strickland
Shimp Engineering, P.C.

Subject: Re: Form

From: "Justin Shimp, P.E." <justin@shimp-engineering.com>

Date: 11/29/2017 3:15 PM

To: Roger <roger@mandmautosalvage.com>

Hi Roger,

Here is the form, note it does need to be notarized. A fee payable to Fluvanna County will be required in the total of \$2,590. That covers the rezoning fee and the sign fee. Page 2 also needs a signature.

Justin Shimp, P.E.
434-953-6116

On Nov 28, 2017, at 1:36 PM, Roger <roger@mandmautosalvage.com> wrote:

Justin,

Please forward form for Carroll to sign. Thank you.

--

Thanks,
Roger

M & M Service & Salvage Yard, Inc.
229 M & M Road
P.O. Box 22
Ruckersville, VA 22968
Toll-Free: 800-533-4099
Local: 434-985-2559
Fax: 434-985-7181
www.mandmautosalvage.com
roger@mandmautosalvage.com

201 EAST MAIN
20K410

Attachments:

2428 Richmond Road ZMP Application.pdf

744 KB

Brad Robinson

From: Kelly Strickland <kelly@shimp-engineering.com>
Sent: Wednesday, January 31, 2018 3:45 PM
To: Brad Robinson
Cc: justin@shimp-engineering.com
Subject: 2428 Richmond Road revision
Attachments: 2428 Richmond Road Narrative (01-31-18).pdf

Hello Brad,

As we discussed last week, I have attached a narrative for the 2428 Richmond Road ZMP application. Please consider the narrative as a revision to the application.

The Applicant is now requesting to amend the A-1 zoning to two different Industrial districts (I-1 and I-2) in accordance with the attached narrative.

It is our understanding that this application will now be reviewed by the TRC in February and proceed to PC public hearing in March.

Please confirm and let us know if you have any questions or concerns.

Thanks,
Kelly Strickland
Shimp Engineering PC
434.981.6029



Project Narrative

Project Title: 2428 Richmond Road
 Zoning Amendment Request
Map PIN: 4-A-27
 DB 931 P 492
Owner: 2428 Richmond Road LLC
Date: January 31, 2018

Revised Project Proposal:

This proposal is to amend an existing 29.4 acre A-1 General Agricultural district to allow commercial uses consistent with I-1 Limited Industrial and I-2 General Industrial zoning. The Owner/Applicant would like to re-purpose the existing commercial building (approximately 16,000 square foot) and associated infrastructure to accommodate a new use consistent with I-1 zoning. The Owner wishes to repurpose the rear portion of the property (approximately 21.9 acres) to permit uses consistent with I-2 zoning. The transition between the I-1 and I-2 zoning districts is proposed to correspond with...

Property Description/ Existing Conditions:

Tax Map 4-A Parcel 27
 29.4 acres
 Vacant Auto Salvage Building– 15,776 SF 1 1/2-story masonry construction
 Vacant Automotive Salvage Lot
 A-1 General Agricultural District
 Zion Crossroads Community Planning Area

Current Use:

Vacant building and vacant automobile salvage yard

Existing Grandfathered Use:

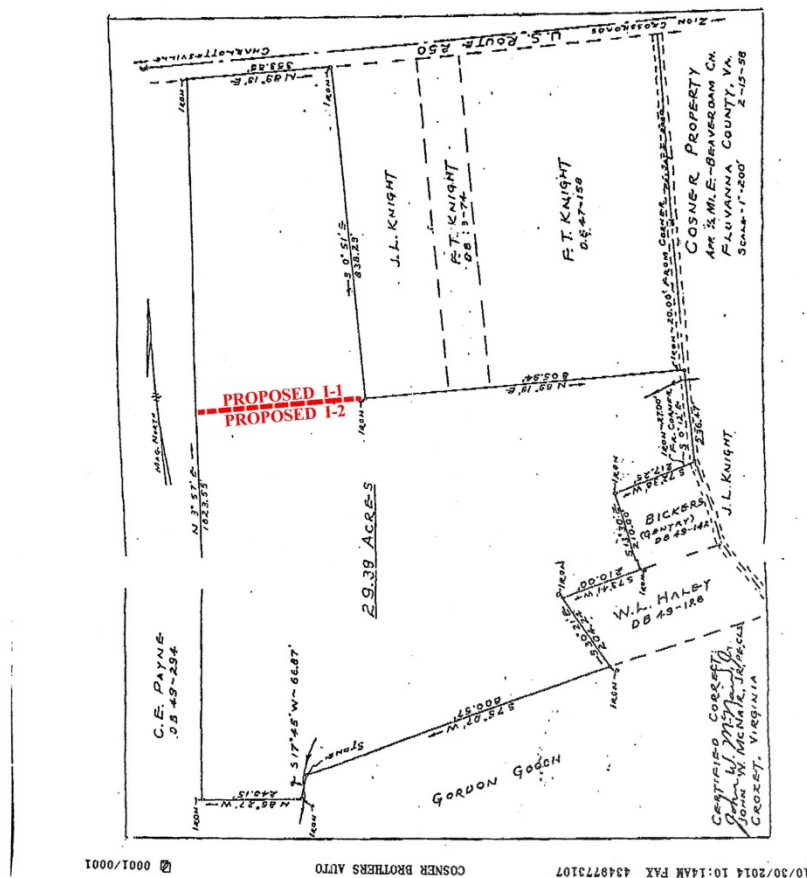
Salvage and Scrap Yard with related accessory uses



Proposed Use: This proposal is to create two industrial zoning districts: Limited Industrial (I-1) at the north end of the site, adjacent to Route 250 and General Industrial (I-2) at the south end of the parcel. The transition would occur at an existing corner iron, providing a logical separation of uses. The front portion, having frontage on Route 250, an existing building, and existing parking and loading facilities would work well with the retail-oriented uses permitted in I-1. The larger rear portion of the site would work well for manufacturing, warehousing, and other industrial uses permitted in I-2 zoning.

Top MAP 4-A-27

FREDERICK COUNTY DEED BOOK #54 PAGE 64



Re-purposing of existing building and front portion of property to accommodate I-1 (Limited Industrial) district uses.



Potential I-1 Uses: Landscaping materials supply, Automobile repair service establishments, Automobile sales, Retail stores, Self-storage facilities, Contractor's storage yards, Machine shops, light Manufacturing, and Wholesale warehouses.

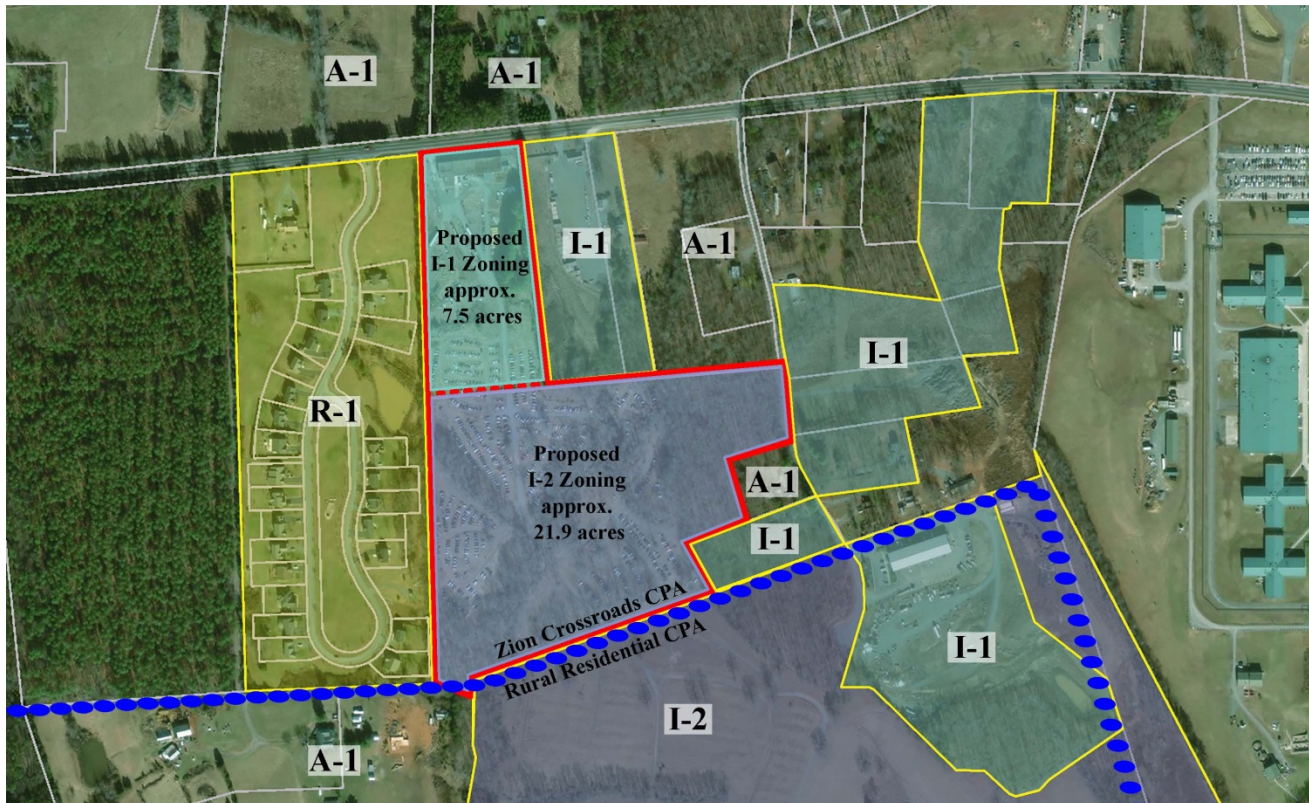
Re-purposing of vacant salvage and scrap yard (rear portion of property) to accommodate I-2 (General Industrial) district uses.



Potential I-2 Uses: Salvage and scrap yards, Medium Manufacturing, Contractor's storage yards, Machine shops, Transportation terminals, and Wholesale warehouses.

Surrounding Uses:

Fox Glen, a 25-lot, thirteen acre R-1 cluster development borders the property on the west. A 90-acre, I-2 district, adjoining the Southern property line, was approved in December 2017. Six parcels, zoned I-1, adjoin the property on the east; and three properties zoned A-1 adjoin the property. One parcel, across Route 250, is also zoned A-1.

**Consistency with Comprehensive Plan:**

From page 30 of the Fluvanna County Comprehensive Plan (2015), "most new growth occurs at Zion Crossroads, which develops into a regional mixed-use center featuring employment centers and a diverse mix of retail opportunities and housing options. The Zion Crossroads Community Planning Area will serve as the county's Urban Development Area, established pursuant to the Code of Virginia, section §15.2-2223.1."

- The regional center is comprised of regional mixed-use and regional employment. These two elements are similar, and may overlap at some points. As the county's Urban Development Area (established pursuant to the Code of Virginia, section §15.2-2223.1), Zion Crossroads remains the ideal location for such uses. (page 31)
- The regional employment center is predominantly devoted to employment, but maintains a mixed-use component to serve employees and surrounding residents. Employment uses may include professional office space, research facilities, storefront offices, and warehouse and light industrial uses. (page 31)
- Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the

county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development. (page 44)

- 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. (page 44)
- Economic Impacts (beginning on page 48):
 - **Support economic development and community-based services.**
 - **Expand and diversify local tax revenue.**
 - **Develop higher-intensity commercial use.**
 - **Encourage locally based businesses and retail establishments.**
 - **Support development of additional light industry.**
 - **Improve the quality of employment opportunities.**

Impacts on Public Facilities and Public Infrastructure:

The property is located adjacent to U.S. Route 250, which is classified as a major collector road. The property is located in the Palmyra Fire District. Public water and sewer are not currently available to the area.

Impacts on Environmental Features:

This development will not impact steep slopes. Existing vegetation will be preserved wherever possible, and no water resources are within the area of impact.

Impacts on Adjoining Properties:

The Fox Glen R-1 Cluster development is located east of the site. The Cluster development includes an open space buffer between the SFD residential lots and the proposed I-1 and I-2 zoning districts. In addition to this existing open space buffer, Sections 22-11-3(b), 22-11-3(c), 22-12-3(b), and 22-12-3(c) provide screening and landscaping requirements for industrial developments adjacent to residential and agricultural districts. Sections 22-11-6 and 22-12-6 provide yard regulations for buildings and parking adjacent to residential and agricultural districts. Sections 22-24-6 and 7 provide parking lot landscaping and additional screening requirements for any site development.



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: February 26, 2018
From: Stephanie Keuther
To: Jason Stewart
Subject: Planning Commission Meeting

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 13, 2018 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

February 26, 2018

«Name»
«Address»
«City_State» «ZIP»
TMP#«TMP»

Re: Public Hearing on ZMP 17:05

Dear «Name»:

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

Purpose:	Planning Commission Public Hearing
Day/Date:	Tuesday, March 13, 2018
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 rezoning request that is described as follows:

ZMP 17:05 – 2428 Richmond Road LLC – A request to rezone, from A-1 Agricultural, General to I-1 Industrial, Limited and I-2 Industrial, General, 29.4 acres of Tax Map 4, Section A, Parcel 27. The property is located along Richmond Road (U.S. Route 250), approximately 0.16 miles west of the intersection of Zion Road (State Route 627) and Memory Lane (State Route 698). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

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 <http://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 rezoning application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

Jason Stewart
Planning and Zoning Administrator

ADJACENT PROPERTY OWNERS ZMP 17:05

[illegible]

Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27

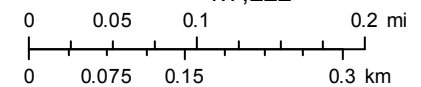


March 7, 2018

Roads

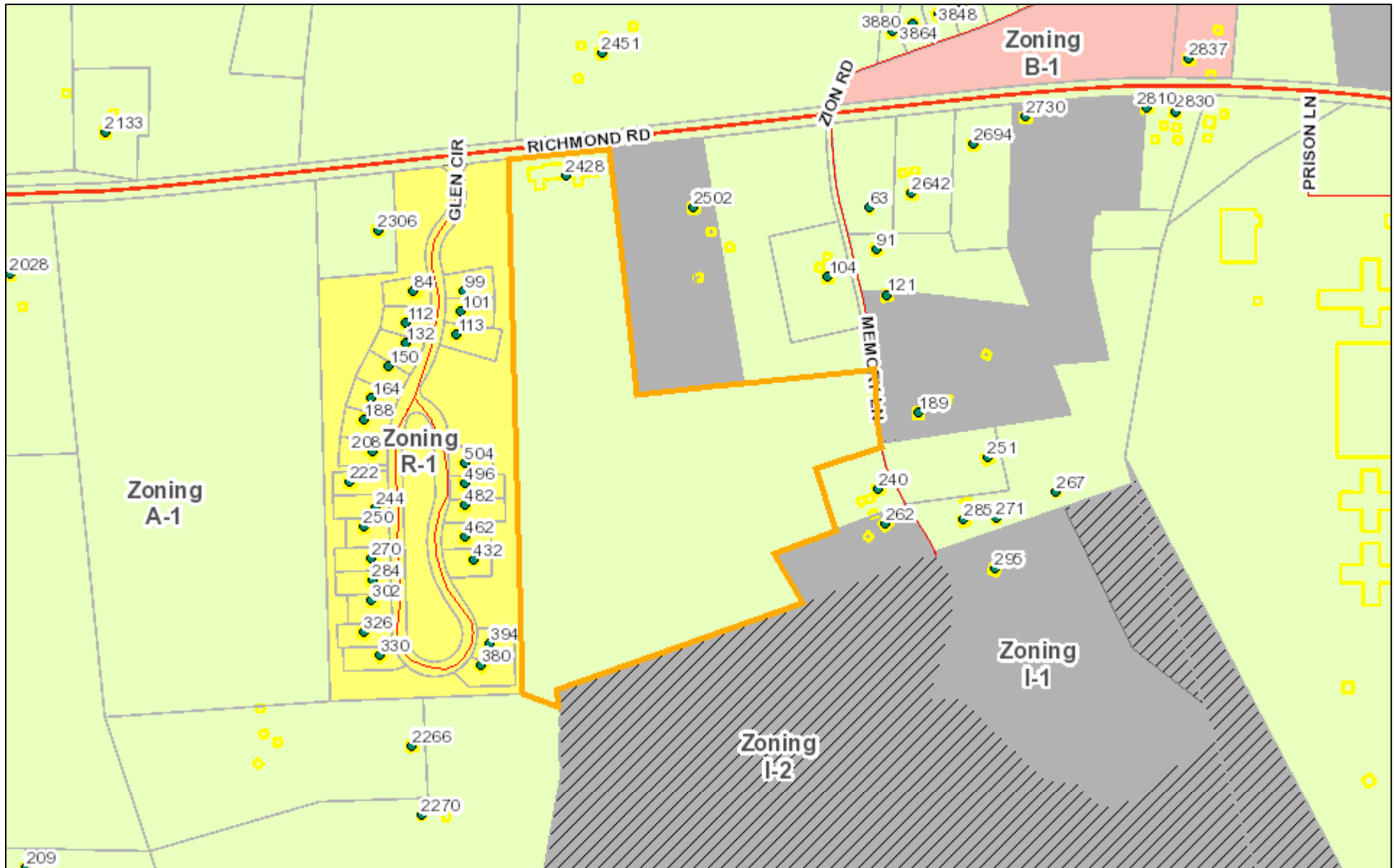
- Interstate
- Primary
- Secondary

1:7,222

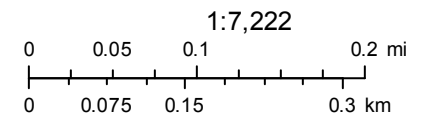
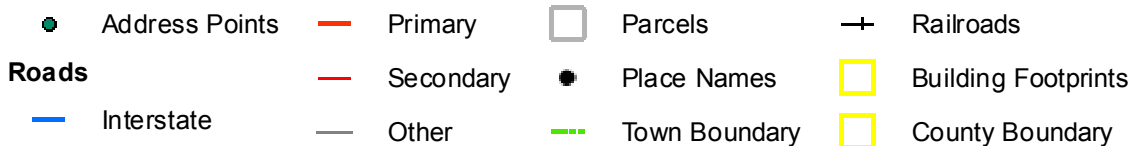


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27



March 7, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



Neighborhood Meeting Sign-In Sheet

Meeting Date: February 15, 2018

Name	Address	City/State/Zip	Reason for Attending (Item/Application)
Salvatore Zambito	394 Glen Circle	Troy /VA / 22974	SUP 18:01 ZMP 17:05
Kary Clarke	504 Glen Circle	Troy VA 22974	SUP/ ZMP
Bill Kramer	504 Glen Circle	Troy, VA 22974	SUP/ ZMP
Carroll Morris	P.O. Box 72	Ruckers	Civil 2428
Kathie Ward	705 Burton St	Hampton VA	
Walker Ward	705 Burton St	Hampton VA	SUP/adjoint owner
Minor Eager	1107 Mechunk Creek Dr	Troy Va	Supporter
Steve Nichols	County Administration		

[illegible]

Neighborhood Meeting – February 15, 2018

Morris Room, County Administration Building

4:30 p.m.

Special Use Permit 18:01 – Amber Hill LLC

- What are the hours of operation?
- What kind of noise?
- How do you propose to buffer?
- What is the plan for the topography of the parcel? Concerned about runoff into groundwater and the creek; property shares two water source entrances with adjacent parcel
- Is wiring removed from the vehicles? Could attract rodents
- Are oils and fluids removed from the vehicles?
- How many trucks will be coming in and out of the property during the week?
- Is any traffic analysis available?
- Were any houses or subdivisions located around the facility that was toured in Pennsylvania?
- Is the County aware the business has a D minus rating on the Better Business Bureau?
- When Cosner Brothers was in operation trucks were only heard during daylight; will this operation be 24/7?
- How are parts cleaned inside the building? What is done with the catch basin for the fluids?
- Why was this property chosen?
- How many cars will be processed in this facility per year?
- How tall with the building be?
- What is the height of the fence, and is the applicant willing to increase the height?
- Does the applicant feel that adjoining properties will not be affected by noise, lights and smell?
- The existing house on the property may have historical value
- What is the plan for the trees along the western border?
- Is the applicant willing to adjust the proposed business hours?
- Would like lots of trees, buffering and screening

Rezoning Application 17:05 – 2428 Richmond Road LLC

- What is the planned use?
- There have been issues with noise and lights on the adjacent property currently zoned I-1
- Concerned about property values and the possibility they might decrease
- If the property is rezoned, is LKQ considering buying the front portion?
- Is the applicant willing to consider zoning the entire property I-1 instead of I-2?



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

VIOLATION NOTICE AND CORRECTION ORDER

2428 Richmond Road, LLC
P.O. Box 22
Ruckersville, VA 22968
Attention: Mr. Carroll Morris

Dear Mr. Morris,

An inspection of the property described below revealed a violation of Article 4, Section 22-4-2.1, Article 4, Section 22-4-2.2, Permitted Uses in Agricultural, General, District (A-1), Article 22, Section 22-23-2, Site Development Plans When Required and Article 19, Section 22-19-2, Violation and Penalty. Specifically, the violation(s) consists of:

Utilizing the subject property for a Contractor's Storage Yard which is not permitted "by right" or by "special use permit" in the A-1 Zoning District.

By virtue of the authority granted to the Office by Article 19, Section 22-19-2 of the Fluvanna County Zoning Ordinance, you are requested to correct this violation within 30 days from the date of this notice by: The storage of materials associated with this use must be removed from the property or obtaining rezoning to an appropriate zoning district and site plan approval.

Under provisions of 15.2-2311 of the Code of Virginia, this letter represents an interpretation of the Fluvanna County Zoning Ordinance and anyone aggrieved by this interpretation may appeal to the Fluvanna County Board of Zoning Appeals within thirty days of receipt of this letter. The applicable fee for appeal is one hundred and twenty five dollars (\$ 125.00). Information regarding the appeal process is located in the Fluvanna County Zoning Ordinance Article 18, Sec. 22-18.

FAILURE TO CORRECT THE VIOLATION WITHIN THE SPECIFIED TIME PERIOD MAY RESULT IN CRIMINAL CHARGES BEING FILED AGAINST YOU IN GENERAL DISTRICT COURT. CONTINUED VIOLATIONS MAY ALSO RESULT IN OTHER LEGAL ACTION INITIATED BY THIS OFFICE AGAINST YOU.

If you have questions concerning this notice and order, or require further information, please contact Scott B. Miller at 434.591.1910 x1024 or Jason M. Stewart at 434.591.1910 x1060.

Premises Address	Voting District	Zoning	Tax Map Number
2428 Richmond Road, Troy, Va. 22974	Palmyra	A-1	4-(A)-27

Issued on this day: February 14, 2018



Scott B. Miller, CZO

Code Inspector, Building & Site Inspector

CODE COMPLIANCE WILL BE VERIFIED ON: March 16, 2018

Cc: Jason M. Stewart, Director of Planning / Zoning Administrator

Cc: Frederick W. Payne, County Attorney

Cc: Jeffrey W. Haislip, Commonwealth's Attorney

2428 Richmond Road LLC Zoning Violation Citizen Complaint Photographs (Received between 2/20/18 and 3/8/2018)







An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 29.4 acres of Tax Map 4, Section A, Parcel 27 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited, and I-2, Industrial, General (ZMP 17:05)

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

That 29.4 acres of Tax Map 4, Section A, Parcel 27, be and is hereby, rezoned from A-1, Agricultural, General to I-1, Industrial, Limited and I-2, Industrial, General.



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 18:01
Tax Map: Tax Map 4, Section A, Parcel 27A

From: Brad Robinson
District: Palmyra
Date: March 13, 2018

General Information: This request is to be heard by the Planning Commission on Tuesday, March 13, 2018 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

Applicant: KP Development

Owner: Amber Hill LLC / Dillard Cosner

Representative: Scott Haley, KP Development

Requested Action: Request for a special use permit to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A. (Attachment A)

Location: The property is located along Memory Lane (State Route 698), approximately 0.35 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Rural Residential Planning Area and the Palmyra Election District.

Existing Zoning: I-2, Industrial, General (Attachment B)

Existing Land Use: Vacant industrial (Attachment C)

Planning Area: Rural Residential Planning Area

Adjacent Land Use: Adjacent properties are zoned A-1, I-1 and I-2.

Zoning History: ZMP 17:04 was approved on December 20, 2017.

ZMP 05:11 was approved January 18, 2006 for a portion of Tax Map 4-A-27A which is now a part of adjoining parcel 4-A-20A.

A salvage yard operated by Cosner Bros. was formerly located on the property. The salvage yard ceased operation within the last two to three years and was a legal nonconforming use.

Comprehensive Plan:

Land Use:

The Comprehensive Plan designates this property as within the Rural Residential Planning Area, however the property also directly adjoins the Zion Crossroads Community Planning Area to the north. Rural residential areas conserve open space by clustering development or developing on larger lots. In contrast, *“Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.”*

Economic Development:

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”* and *“Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail.”* This property is located within the Rural Residential Planning Area but adjoins the Zion Crossroads Community Planning Area. Properties zoned light industrial or industrial are located across the road or within the same vicinity along Route 250.

Analysis:

This is a special use permit application for an auto reclamation facility which is a similar use to a salvage yard. Vehicles are dismantled and eventually crushed and hauled away instead of remaining in the storage yard indefinitely.

The subject use is classified as a “Salvage and scrap yard” and defined in the Zoning Ordinance as *“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.”* Scrap and salvage yards are permitted by special use permit in the I-2 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 project will consist of a 100,000 square foot building, parking area and storage yard for inventory. Operational hours for the office and storage yard will be confined to daytime hours; however, other activities of the business will continue overnight and involve multiple shifts for employees. All salvage activity is proposed to occur within the building and the exterior of the building will only be used for parking and inventory storage.

The concept plan shows the majority of the property will be utilized as a storage yard constructed of gravel and containing approximately 64.22 acres. The parking area will be concrete pavement and contain 72 parking spaces for employees and customers. The height of the proposed building will be between 30' and 35' (the I-2 District permits a maximum height of 70').

While county tax records state Tax Map 4-A-27A to be 90.17 acres, a survey provided with this application and dated November 28, 2017 shows the property to actually be 87.496 acres.

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 Rural Residential Planning Area but adjoins the Zion Crossroads Community Planning Area. Properties zoned light industrial or industrial are located across the road or within the same vicinity along Route 250. The property was previously used as a salvage yard by Cosner Bros.

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.

Salvage and scrap yards are allowed by a special use permit in the I-2 district. By-right uses that are similar, in operation or size of structures, to this application may include corporate offices, contractor's storage yards, and wholesale warehouses. The subject property is located near an area of the county that is planned for additional 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 D)

Neighborhood Meeting:

A neighborhood meeting was held February 15, 2018. There were approximately 31 attendees including staff.

The attendees had the following questions or concerns:

- What are the hours of operation?
- What kind of noise?
- How do you propose to buffer?

- What is the plan for the topography of the parcel? Concerned about runoff into groundwater and the creek; property shares two water source entrances with adjacent parcel
- Is wiring removed from the vehicles? Could attract rodents
- Are oils and fluids removed from the vehicles?
- How many trucks will be coming in and out of the property during the week?
- Is any traffic analysis available?
- Were any houses or subdivisions located around the facility that was toured in Pennsylvania?
- Is the County aware the business has a D minus rating on the Better Business Bureau?
- When Cosner Brothers was in operation trucks were only heard during daylight; will this operation be 24/7?
- How are parts cleaned inside the building? What is done with the catch basin for the fluids?
- Why was this property chosen?
- How many cars will be processed in this facility per year?
- How tall will the building be?
- What is the height of the fence, and is the applicant willing to increase the height?
- Does the applicant feel that adjoining properties will not be affected by noise, lights and smell?
- The existing house on the property may have historical value
- What is the plan for the trees along the western border?
- Is the applicant willing to adjust the proposed business hours?
- Would like lots of trees, buffering and screening

(Attachment E)

Technical Review Committee:

The following comments were generated from the February 8, 2018 Technical Review Committee meeting:

1. Planning staff had questions regarding proposed landscaping, lighting and hours of operation. The applicant stated they needed the ability for the building and concrete area to operate 24/7. Staff asked if the gravel storage yard shown on the concept plan would be constructed all at once or in phases. The applicant stated the storage yard would be constructed at one time. Staff stated a visual representation of the proposed fencing would be helpful to see during the public hearings.
2. Building Inspections had no comments.
3. Chamber of Commerce had no comments.

4. Department of Forestry had no comments.
5. Erosion and Sediment Control did not have any comments.
6. Fire Chief asked if a chain link fence will be installed around the perimeter of the property. The applicant stated there will be a fence around the perimeter but it will not be see-through and will be 6' in height.
7. Health Dept. stated their office has been contacted by an engineer gathering well information in this area because of a proposed septic design at 295 Memory Lane. Any designs must be done by a P.E./AOSE.
8. VDOT has not provided written comments at the date of this letter but did not express any major concerns at the meeting. Trip generation rates for the project will need to be discussed further. Official comments will be forwarded upon their receipt.
9. Mrs. Eager from the Board of Supervisors stated that the neighbors would like to see more screening.
10. The following questions were asked by various agencies (applicant responses italicized):
 - Where will fluids be stored? (*Inside the building*)
 - How often will fluids be removed from the premises? (*Daily*)
 - What is the cut-off year for vehicles being accepted by the facility? (*There is no cut-off year but most vehicles are newer than 2012*)
 - What is the height of the proposed building? (*Between 30' to 35' and under the maximum allowable height*)
 - How often does crushing occur? (*Once or twice per week*)
 - Where do the crushed vehicles go? (*Vendor does hauling – will probably take them to nearest facility in Richmond*)

(Attachment F)

Conclusion:

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

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. The site must meet all Virginia Department of Environmental Quality requirements.
4. The site must meet the requirements set forth by the Virginia Department of Health.
5. The dismantling facility and the adjoining concrete pad area shall be permitted to operate 24/7. The operational hours of the storage yard shall only be for daylight hours.
6. The dismantling facility and storage yard will not have more than 40 truck trips in any 24 hour period. A truck trip shall be defined as the same truck leaving and returning or arriving and leaving the facility.
7. Used motor oil, coolants, discarded automotive parts and tires shall be recycled or disposed of in accordance with State and local laws.
8. A minimum 50 foot buffer shall be maintained along all property lines that adjoin agricultural, residential or business districts. A minimum 8 foot fence shall be used around the storage yard.
9. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code. The storage yard shall not have any site lighting.
10. Any noise shall comply with Chapter 15.1 of the Fluvanna County Code.
11. The property shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
12. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
13. 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.

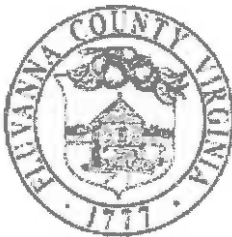
Suggested Motion:

I move that the Planning Commission recommend approval/denial/deferral of SUP 18:01, a request to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A, [if approved] subject to the thirteen (13) conditions listed in the staff report.

Attachments:

- A – Application and APO letter
- B – Zoning Map
- C – Aerial Vicinity Map
- D – Applicant’s site plan
- E – Neighborhood meeting sign-in sheet and notes
- F – TRC comment letter

Copy: Scott Haley, KP Development via email – shaley@kpstl.com
Ross Stevens, Kimley-Horn & Associates via email – Ross.Stevens@kimley-horn.com
File



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

Owner of Record: Dillard Cosner, Amber Hill, LLC

E911 Address: 295 Memory Lane, Troy, VA 22974

Phone: 434-987-0872 Fax: _____

Email: 88partstar@gmail.com

Representative: KP Development, Scott Haley

E911 Address: 8025 Forsyth Blvd, Saint Louis, MO 63105

Phone: 314-261-7352 Fax: 314-727-8889

Email: shaley@kpstl.com

Applicant of Record: KP Development

E911 Address: 8025 Forsyth Blvd, Saint Louis, MO 63105

Phone: 314-727-8881 Fax: 314-727-8889

Email: shaley@kpstl.com, srakonick@kpstl.com

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): 4 A 27A

Deed Book Reference: Book 599 Pg 34

Acreage: 90 acres **Zoning:** A1

Deed Restrictions? ☐ No ☐ Yes (Attach copy)

Request for a SUP in order to: I-2 General Industrial

Proposed use of Property: Auto Facility and storage yard

*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: 1/24/2018 Signature of Owner/Applicant: _____

Scott Haley

Subscribed and sworn to before me this 24th

day of January, 20 18

Notary Public: Kathy M. Althoff

Register # 92504763

My commission expires: 10-10-20

KATHY M. ALTHOFF

Notary Public - Notary Seal

State of Missouri, St Louis County

Commission Number 92504763

My Commission Expires Oct 10, 2020

Certification: Date: _____

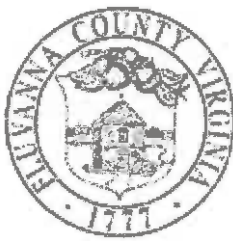
Zoning Administrator: _____

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>2/1/18</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: _____	Application #: <u>SUP 18:01</u>
\$800.00 fee plus mailing costs paid: <u>pay # 2236</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>Rural Residential</u>	
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: _____		Advertisement Dates: _____	
APO Notification: _____		APO Notification: _____	
Date of Hearing: _____		Date of Hearing: _____	
Decision: _____		Decision: _____	

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: KP Development

Address: 8025 Forsyth Blvd

City: Saint Louis

State: MO

Zip Code: 63105

I hereby certify that the sign issued to me is my responsibility while in my possession.
 Incidents which cause damage, theft, or destruction of these signs will cause a partial or full
 forfeiture of this deposit.


 Applicant Signature

1/24/2018

Date

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

OFFICE USE ONLY	
Application #: BZA _____ : _____ CPA _____ : _____ SUP <u>18</u> : <u>01</u> ZMP _____ : _____ ZTA _____ : _____	
\$90 deposit paid per sign*:	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.

The dilapidated barn and the small abandoned home, located in the center of property, will be razed. The improvements on the site are intended to include a new 100,000 sf building and related parking lot. The project will also incorporate a storage yard, which will hold LKQ the auto inventory. Please refer to Proposal Packet for the conceptual site layout plan.

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

The Special Use Permit is sought to continue the auto salvage use that has existed on the property for several decades. The SUP is required according to the The Zoning Ordinance, for the County of Fluvanna, Article 12 - Industrial, Limited, District I-2, Section 22-12-2.2. LKQ would like to develop and create an environmentally friendly industry to the area.

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?

There will be no effect on adjacent property. Vehicular movements to the site will be along Memory Lane, which is an area largely zoned Industrial. The Applicant will be installing a 6' sight-proof fence/screen. The applicant will not be impacting large portions of vegetation along the property boundaries, in an effort to preserve these buffers. Given the size of the parcel, the Applicant has located the proposed building as close as possible to Memory Lane and away from the existing residential subdivision.

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

LKQ will utilize a parcel of land which has been used as a salvage yard for decades, as opposed to pursuing a greenfield site elsewhere. This facility will be state-of-the-art and will create and employ new jobs, which currently do not exist in Fluvanna County. The property is located adjacent to other industrially zoned properties or properties intended to be zoned industrial (along Memory Lane) under the County's long-term Plan.

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:

Page 4 of 5
COMMONWEALTH OF VIRGINIA
County of Fluvanna
Special Use Permit Checklist

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

- 祺 Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application.
- 祺 Site Plan for any expansion or new construction (18 folded copies preferred). Include:
 - 祺 Plot plan or survey plat at an appropriate scale
- 祺 Location and dimension of existing conditions and proposed development
- 祺 Commercial and Industrial Development: parking, loading, signs, lighting, buffers and screening
- 祺 Copy of the Tax Map showing the site (preferred)
- 祺 Copy of General Location Map (preferred)
- 祺 Supporting photographs are not required, but suggested for evidence.

STAFF USE ONLY

祺	_____

祺	_____

祺	_____
祺	_____

祺	_____

祺	_____
祺	_____
祺	_____
祺	_____

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.

Review of the Application

- 祺 Preliminary review by planning staff for completeness and content.
- 祺 Copies of application: office, agencies and county attorney.
- Technical Review Committee review and comment
- 祺 Determine all adjacent property owners.
- 祺 Placed as a Public Hearing on the next available agenda of the Planning Commission.
- 祺 Notification of the scheduled Public Hearing to the following:
 - ___ Applicant
 - ___ All adjacent property owners
 - ___ Local Newspaper advertisement
- 祺 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.

STAFF USE ONLY

祺	_____

祺	_____

祺	_____

祺	_____

Meetings for the processing of the application

- 禡 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.
- 禡 Notification to the applicant regarding the Planning Commission's decision.
- 禡 Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- 禡 Staff Report and Planning Commission recommendation forwarded to the Board.
- 禡 Notification of the scheduled Public Hearing to the following:
- ☐ Applicant
 - ☐ All adjacent property owners
 - ☐ Local Newspaper advertisement
- 禡 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.
- 禡 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

- 禡 With approval, the development may proceed.
- 禡 If denied, an appeal to the Courts may be prescribed by law
- 禡 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.
- 禡 The Special Use Permit Application fee is made payable to the **County of Fluvanna**.

January 24, 2018

Fluvanna County Planning Department
P.O. Box 540
Palmyra, VA 22963

Amber Hill, LLC
C/O Dillard Cosner
661 Whitehall Road
Keswick, VA 22947

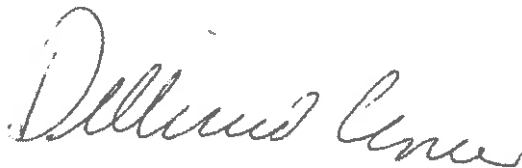
RE: Fluvanna Co. Special Use Permit Application

To Whom It May Concern:

Amber Hill, LLC, the Owner of property commonly referred to as 295 Memory Lane, hereby acknowledge and consent for KP Development (as Developer) and New Development, LLC (as Contract Purchaser) to communicate and submit all required information as necessary in obtaining zoning, special use permit, and permits for the construction of the above referenced project. The subject property is located at 295 Memory Lane, Fluvanna County. The parcel is shown on Fluvanna County Tax Map 4A as Parcel 27A . The subject property is currently zoned I-2 General Industrial.

Sincerely,

Dillard Cosner
Amber Hill, LLC

A handwritten signature in dark ink, appearing to read "Dillard Cosner", written in a cursive style.

Cc: Scott Haley, KP Development



January 30, 2018
County of Fluvanna
Dept. of Planning & Community Development
P.O. Box 540
Palmyra, VA 22963
Attn: Jason Smith

Re: Special Use Permit Application

To Whom It May Concern:

This envelope includes an application for a Special Use Permit application for the property located at 295 Memory Lane, Troy VA 22974. The Special Use Permit Application is being submitted by KP Development, with consent from the property owner, Amber Hill, LLC. In addition, we have also included a check for \$800 for the application fee.

The remainder of the Special Use Permit application will be provided by Kimley-Horn. Kimley-Horn will provide copies of the site plan, page 3 of the application, and information on the existing conditions and proposed development.

Sincerely,

Scott Haley

Managing Director of Development

Cc: Max Breitmayer, Real Estate Associate



Transmittal

Date: 2/1/2018 Job Number: 110538000

Project Name: KPP Development Special Use Permit Submittal

To: Fluvanna County Planning Department

Brad Robinson

132 Main Street

Palmyra, VA 22963

(434) 591-1910

We are sending these by

☐ U.S. Mail

☒ FedEx

☐ Hand Deliver

☐ Other: _____

We are sending you

☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders

☐ _____

No.	Date	Copies	Description
1	1/24/2018	1	Special Use Permit Application
2	1/30/2018	18	Site Plan
3	11/28/2017	18	Survey
4	1/25/2017	1	Tax Map
5	1/30/2018	1	General Location Map
6	1/30/2018	1	Site Photographs

These are transmitted as checked below:

☐ For your use

☐ Approved as submitted

☐ Resubmit

☐ Copies for approval

☐ As requested

☐ Approved as noted

☐ Submit

☐ Copies for distribution

☐ For review and comment

☐ Returned for corrections

☐ Return

☐ Corrected prints

Remarks:

Copy to: File

Signed Jessica Akers

Exhibit A

Tax Map



Exhibit B
Supporting Photographs



Project land looking west



Power lines traversing the central portion of the Project



Vacant house on Project



Barn on the Project



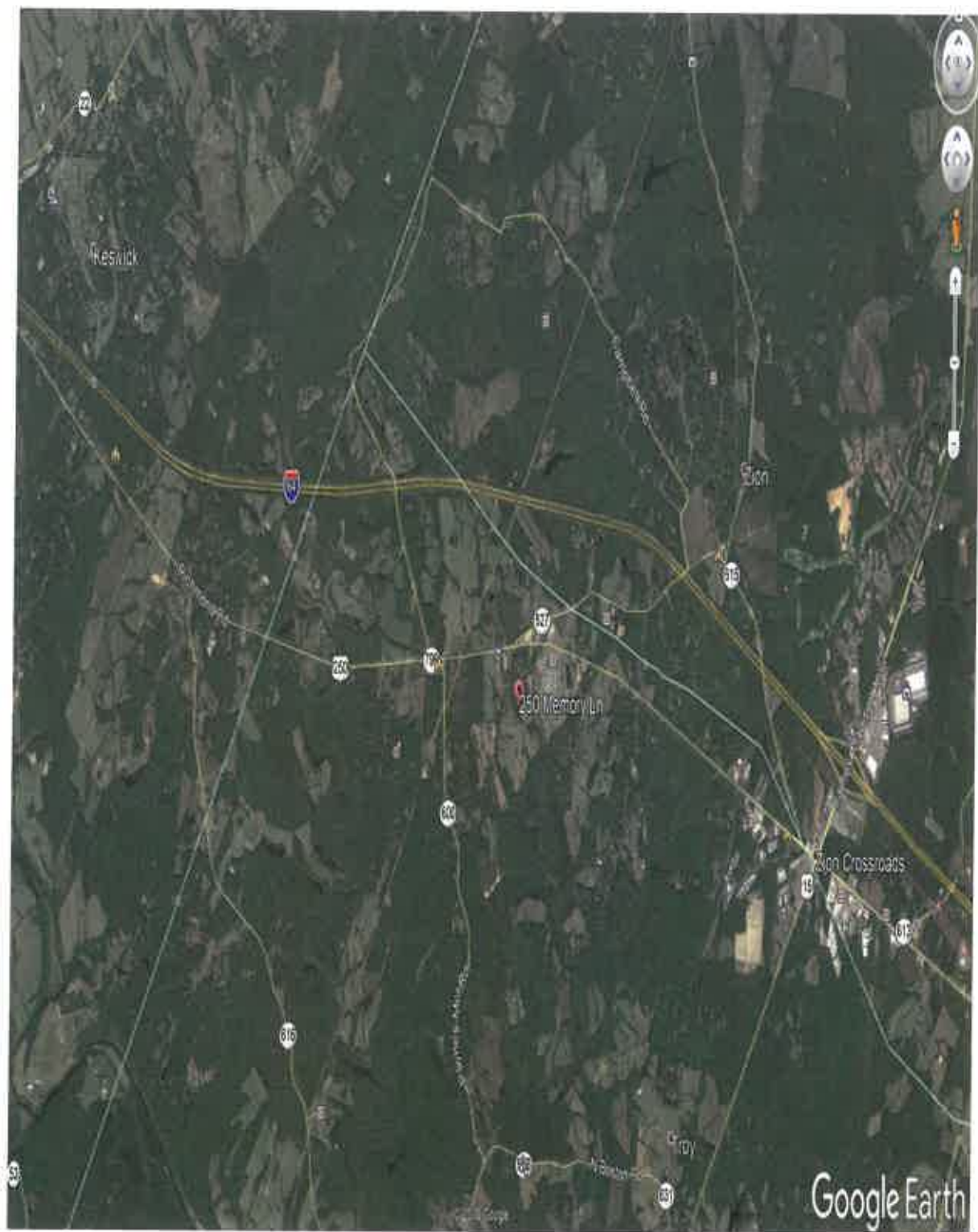
Project looking north



Wooded portion of Project land

Exhibit C
General Location Map







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: February 26, 2018
From: Stephanie Keuther
To: Jason Stewart
Subject: Planning Commission Meeting

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 13, 2018 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

February 26, 2018

«Name»
«Address»
«City_State» «ZIP»
TMP#«TMP»

Re: Public Hearing on SUP 18:01

Dear «Name»:

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

Purpose:	Planning Commission Public Hearing
Day/Date:	Tuesday, March 13, 2018
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 request that is described as follows:

SUP 18:01 Amber Hill LLC – A request for a special use permit to construct a salvage and scrap yard, with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A. The property is located along Memory Lane (State Route 698), approximately 0.35 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-2 Industrial, General and located within the Rural Residential Planning Area and the Palmyra Election District.

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 <http://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 application or the Public Hearing, please contact me at 434-591-1910.

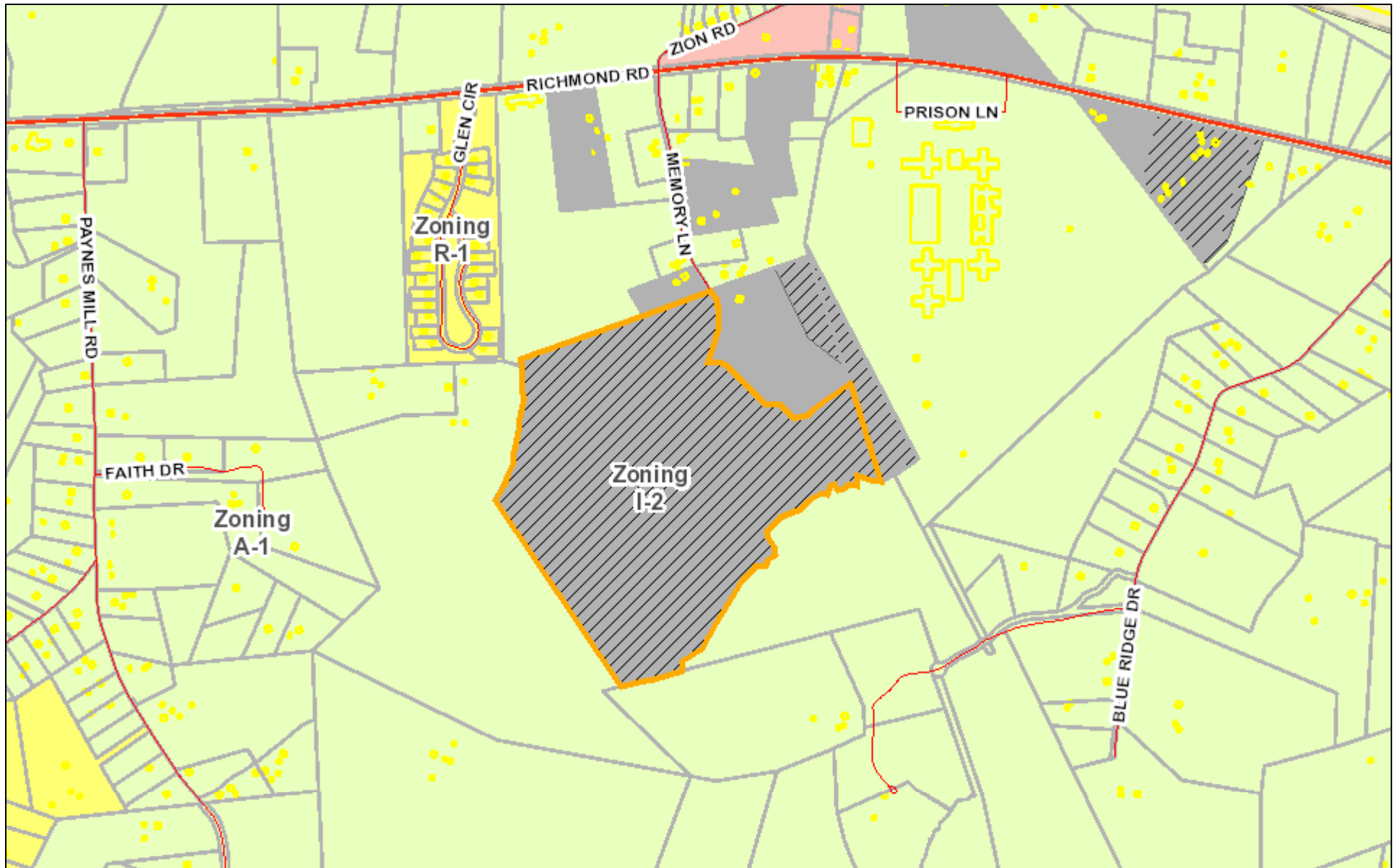
Sincerely,

Jason Stewart
Planning and Zoning Administrator

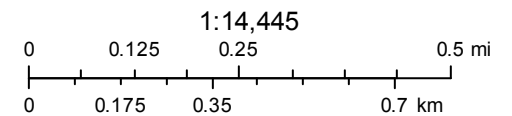
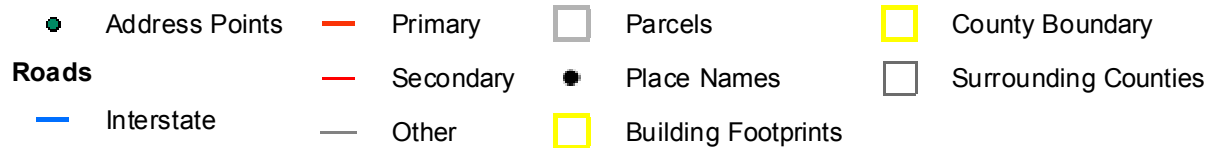
ADJACENT PROPERTY OWNERS SUP 18:01

[illegible]

Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27A



March 2, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Fluvanna County, VA WebGIS Parcels - PIN: 4 A 27A

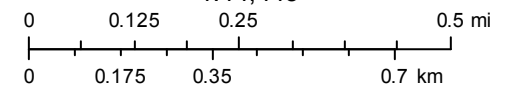


March 2, 2018

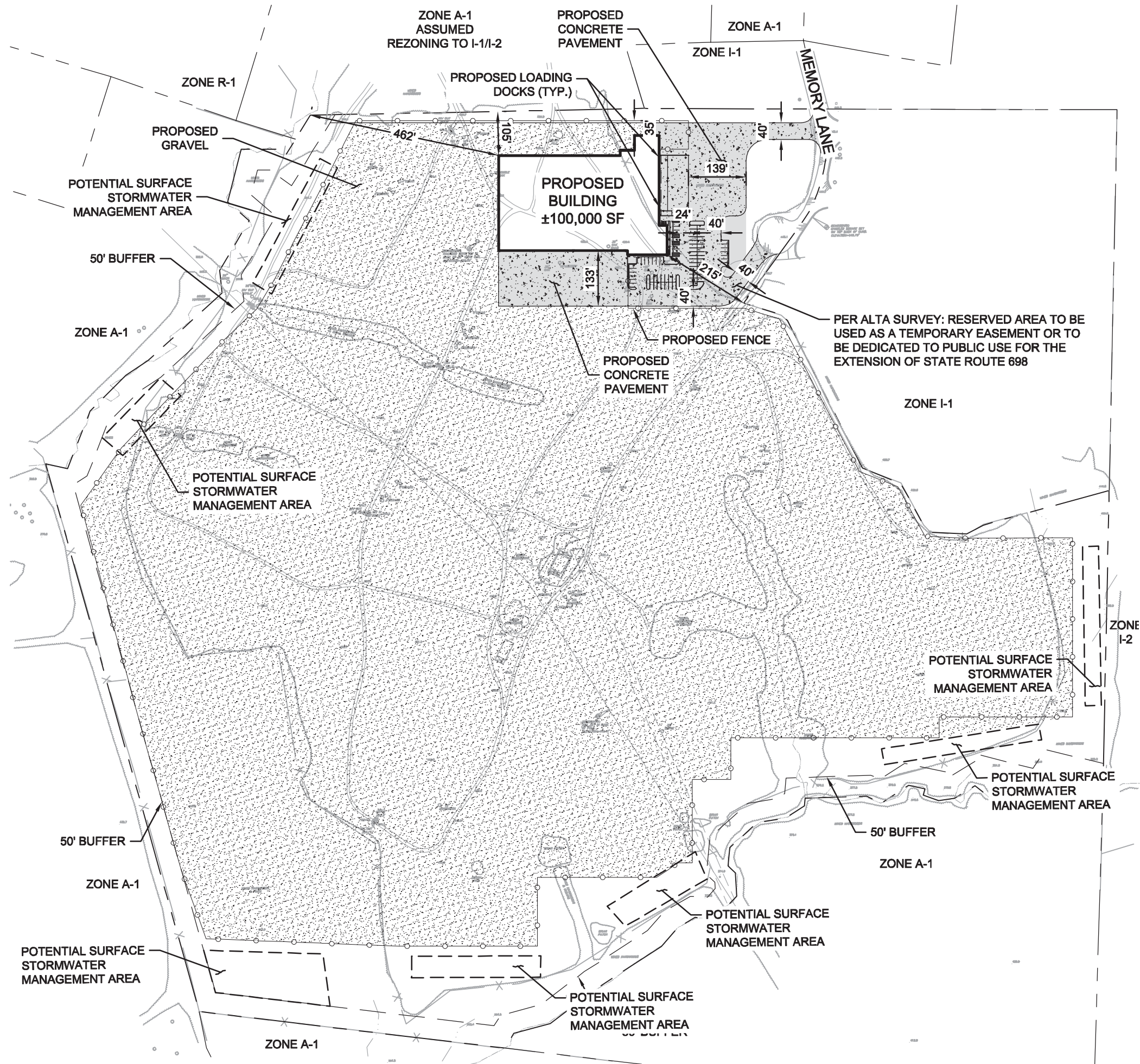
Roads

- Interstate
- Primary
- Secondary

1:14,445



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



LEGEND

- GRAVEL
- CONCRETE PAVEMENT
- AREA OF LIGHTING
- PROPERTY LINE
- FENCE
- 50' LANDSCAPE BUFFER

- NOTES:
1. APPLICABLE SCREENING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 22-24-7 OF THE ZONING ORDINANCE
 2. ALL LIGHTING WILL BE IN ACCORDANCE WITH ARTICLE 25 OF THE ZONING ORDINANCE

[illegible]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

PRELIMINARY ZONING INFORMATION		
ZONED: I-2 (GENERAL INDUSTRIAL) WITH SPECIAL USE PERMIT		
PARCEL AREA:		87.50 ± AC
<u>REQUIREMENTS</u>	<u>CODE REQUIREMENTS</u>	<u>PROPOSED</u>
MAXIMUM BUILDING HEIGHT	70'	1'
MAXIMUM COVERAGE	60%	2.6%
BUILDING SETBACK	200' FROM ANY STREET RIGHT-OF-WAY	215'
BUILDING SETBACK (SIDE)	50' EXCEPT WHEN ADJOINING I-1 OR I-2 DISTRICTS	35' (I-1/I-2) 1343' (A-1)
BUILDING SETBACK (REAR)	0'	462'
LANDSCAPE STRIP (STREET)	9'	43'
LANDSCAPE BUFFER (PARKING)	25'	43'
LANDSCAPE BUFFER (NEXT TO ZONE A-1)	50'	50'
ON-SITE PARKING	1 SPACE/2 EMPLOYEES DURING LARGEST SHIFT + 1 SPACE/250 SF OF AREA OPEN TO PUBLIC 23 SPACES (45 EMPLOYEES) + 28 SPACES (6,855 SF) = 51 SPACES *ADDITIONAL PARKING SPACES, UP TO 40% OF THE SPACES REQUIRED, MAY BE ADDED WITHOUT THE APPROVAL OF PLANNING COMMISSION	72 SPACES PROVIDED
ON-SITE ACCESSIBLE PARKING	3	5
ON-SITE PARKING DIMENSIONS	9' X 18' WITH 24' DRIVE AISLES	9' X 18'
PARKING ISLANDS	1 ISLAND/20 PARKING SPACES IN A ROW, MINIMUM 10' WIDTH, 200 SF OF PLANTING AREA	INTERIOR LANDSCAPING PROVIDED

SHEET NUMBER PAGE 2 OF 2	LKQ - FLUVANNA PREPARED FOR KP DEVELOPMENT FLUVANNA COUNTY VIRGINIA	ZONING INFORMATION	KHA PROJECT 110538000	Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM				
			DATE 01/30/2018					
			SCALE AS SHOWN					
			DESIGNED BY JRA					
			DRAWN BY JRA					
			CHECKED BY RSS					
			No.	REVISIONS	DATE	BY		

EASEMENTS FURNISHED IN TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #831700158 DATED AUGUST 22, 2017 @ 8:00 AM. THAT ENCUMBER THE SUBJECT PROPERTY			
SPECIAL EXCEPTION	ITEM #	INSTRUMENT	RIGHT OF WAY
	2.	D.B. 116 PAGE 494	CENTRAL TELEPHONE COMPANY OF VIRGINIA 20' TELEPHONE EASEMENT (PLOTTED)
	5.	D.B. 677 PAGES 250-251	COMMONWEALTH OF VIRGINIA DEPT. OF TRANSPORTATION RESERVED AREA FOR TEMPORARY EASEMENT OR FOR EXTENSION OF S.R. 698

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY. THE FIELDWORK WAS COMPLETED ON NOVEMBER 28, 2017. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN. THIS MAP MEETS MINIMUM ACCURACY STANDARDS.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT #831700158 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 22, 2017 AT 8:00 A.M. AND REVISED DECEMBER 13, 2017. THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' (UNSHADED) AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FEMA MAP #51065C0060C DATED MAY 16, 2008.
4. BEARINGS FOR THIS PROJECT ARE BASED ON VIRGINIA STATE PLANE GRID SOUTH ZONE (NADB3).
5. UNDERGROUND UTILITIES HAVE NOT BEEN MARKED AT THIS TIME.
6. THIS SURVEY WAS PREPARED AT THE REQUEST OF KIMLEY-HORN & ASSOCIATES.
7. BUILDINGS AND STRUCTURES MAY BE ERECTED UP TO THIRTY-FIVE (35) FEET IN HEIGHT, EXCEPT THAT:
(A) THE HEIGHT LIMIT FOR DWELLINGS MAY BE INCREASED UP TO FORTY-FIVE (45) FEET PROVIDED ONE (1) FOOT OR MORE PER SIDE YARD IS ADDED FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET.
(B) A PUBLIC OR SEMI-PUBLIC BUILDING SUCH AS A SCHOOL, PLACE OF WORSHIP, OR LIBRARY OR GENERAL HOSPITAL MAY BE ERECTED TO A HEIGHT OF SIXTY (60) FEET FROM GRADE PROVIDED THAT REQUIRED FRONT, SIDE, AND REAR YARDS SHALL EACH BE INCREASED ONE (1) FOOT FOR EVERY FOOT IN HEIGHT OVER THIRTY-FIVE (FEET).
(C) SPIRES, BELFRIES, CUPOLAS, MONUMENTS, WATER TOWERS, CHIMNEYS, FLUES, FLAGPOLES, TELEVISION ANTENNAE AND RADIO AERIALS MAY BE ERECTED TO A HEIGHT OF SIXTY (60) FEET FROM GRADE. PARAPET WALLS MAY BE UP TO FOUR (4) FEET ABOVE THE HEIGHT OF THE BUILDING ON WHICH THE WALLS REST. BUILDINGS AND STRUCTURES USED FOR AGRICULTURAL PURPOSES, INCLUDING BARNs, SILOS, WINDMILLS AND THE LIKE, MAY BE ERECTED TO A HEIGHT OF NINETY (90) FEET FROM GRADE.
(D) NO ACCESSORY BUILDING WHICH IS WITHIN FIFTEEN (15) FEET OF ANY PROPERTY LOT LINE SHALL BE MORE THAN ONE (1) STORY HIGH. ALL ACCESSORY BUILDINGS AND STRUCTURES, OTHER THAN THOSE PERMITTED UNDER SUBSECTION (C) ABOVE, SHALL BE LESS THAN THE MAIN BUILDING OR STRUCTURE IN HEIGHT.
8. THERE ARE NO GAPS OR GORES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PARCEL AND ADJOINING PARCELS.
9. THE SUBJECT PROPERTY HAS ACCESS FROM A PUBLICLY DEDICATED AND MAINTAINED RIGHT-OF-WAY.
10. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THE SURVEY.
11. NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THE FIELD SURVEY.
12. THE PROPERTY SHOWN HERON IS ZONED A-1 (AGRICULTURAL, GENERAL, DISTRICT).
FRONT SETBACK = 125'
SIDE SETBACK = 50'
REAR SETBACK = 75'
13. NO PAINTED PARKING SPACES WERE OBSERVED ON THIS PROPERTY.

PLAT OF REFERENCE:

PLAT BY C.E. WATKINS, S.F.C. DATED SEPTEMBER 20, 1927 AND RECORDED IN DEED BOOK 21 PAGE 61 OF THE CIRCUIT COURT CLERK'S OFFICE OF FLUVANNA COUNTY, VIRGINIA.

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, AND KIMLEY-HORNE & ASSOCIATES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7(A), 7(B), 7(C), 8, 9, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2017.

JOSEPH M. MAY L.S.
REGISTERED LAND SURVEYOR NO. 3123
IN THE STATE OF VIRGINIA

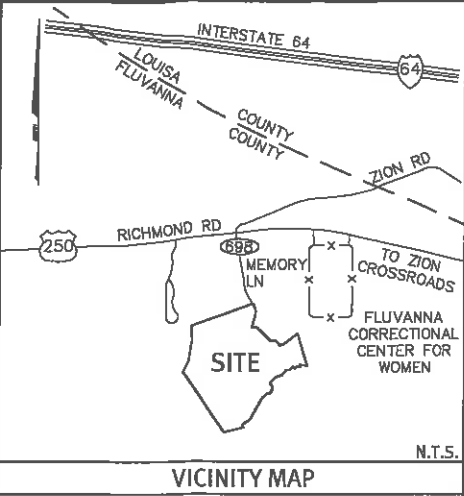
DATE

SOURCE OF TITLE:

THE AREA SHOWN HEREON WAS ACQUIRED BY AMBER HILL, L.L.C. BY TWO DEEDS, BOTH DATED FEBRUARY 21, 2007 AND RECORDED IN DEED BOOK 717 PAGE 773 AND DEED BOOK 717 PAGE 776 OF THE CIRCUIT COURT CLERK'S OFFICE OF FLUVANNA COUNTY, VIRGINIA. SEE ALSO DEED OF CORRECTION DATED OCTOBER 28, 2010 AND RECORDED IN DEED BOOK 829 PAGE 769 OF SAID CLERK'S OFFICE.

LEGAL DESCRIPTION:

BEGINNING AT A MAG NAIL SET IN THE PAVEMENT IN THE CENTERLINE OF S.R. 698 AT THE SOUTHERN END OF S.R. 698. SAID POINT BEING THE NORTHERN MOST POINT OF THE PROPERTY HEREIN DESCRIBED (POB). THENCE SOUTH 30°09'04" EAST 88.27 FEET TO A MAG NAIL SET IN PAVEMENT; THENCE ALONG AN ARC TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°52'20", A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 176.37 FEET, A CHORD LENGTH OF 174.51 FEET AND A CHORD BEARING OF SOUTH 03°49'39" EAST TO A MAG NAIL SET IN PAVEMENT; THENCE SOUTH 16°24'01" WEST 259.52 FEET TO AN IRON PIN FOUND; THENCE NORTH 88°02'15" EAST 94.48 FEET TO AN IRON PIN SET; THENCE SOUTH 66°45'01" EAST 19.47 FEET TO AN IRON PIN SET; THENCE SOUTH 46°19'07" EAST 397.58 FEET TO AN IRON PIN SET; THENCE SOUTH 87°38'57" EAST 99.29 FEET TO AN IRON PIN SET; THENCE SOUTH 48°01'49" EAST 112.40 FEET TO AN IRON PIN SET; THENCE SOUTH 61°30'43" EAST 24.62 FEET TO A 28" WHITE OAK TREE; THENCE NORTH 73°35'09" EAST 87.62 FEET TO AN IRON PIN SET; THENCE NORTH 42°06'00" EAST 45.13 FEET TO AN IRON PIN SET; THENCE NORTH 55°16'45" EAST 313.16 FEET TO AN IRON PIN FOUND; THENCE SOUTH 18°11'18" EAST 705.52 FEET PASSING AN IRON PIN SET AT 690.00 FEET TO A POINT IN A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES, SOUTH 83°51'45" WEST 119.09 FEET, SOUTH 13°12'37" WEST 54.31 FEET, SOUTH 84°45'50" WEST 112.96 FEET, SOUTH 10°36'53" EAST 47.71 FEET, NORTH 71°41'32" WEST 57.36 FEET, SOUTH 39°09'45" WEST 56.72 FEET, SOUTH 62°25'15" WEST 39.51 FEET, SOUTH 89°59'53" WEST 38.60 FEET, NORTH 04°34'44" WEST 15.69 FEET, SOUTH 82°23'24" WEST 39.71 FEET, SOUTH 37°40'20" WEST 78.25 FEET, NORTH 83°49'09" WEST 39.21 FEET, SOUTH 68°37'24" WEST 147.73 FEET, SOUTH 13°56'20" EAST 17.70 FEET, SOUTH 37°08'13" WEST 53.99 FEET, SOUTH 61°07'54" WEST 68.86 FEET, SOUTH 28°29'35" WEST 88.16 FEET, SOUTH 13°52'54" EAST 44.62 FEET, SOUTH 65°54'45" EAST 23.48 FEET, SOUTH 22°38'32" EAST 55.84 FEET, SOUTH 22°12'32" WEST 72.05 FEET, SOUTH 73°15'32" WEST 51.54 FEET, SOUTH 40°38'28" WEST 48.84 FEET, SOUTH 21°27'07" WEST 59.87 FEET, SOUTH 37°34'30" WEST 185.69 FEET, SOUTH 33°42'11" WEST 138.84 FEET, SOUTH 55°19'13" WEST 90.14 FEET, SOUTH 14°07'01" WEST 41.99' TO A POINT IN THE CREEK; THENCE LEAVING SAID CREEK SOUTH 77°25'11" WEST 736.78 FEET PASSING AN IRON PIN SET ONLINE AT 15.00 FEET TO AN IRON PIN FOUND; THENCE NORTH 35°02'48" WEST 1364.33 FEET PASSING AN IRON PIN FOUND ONLINE AT THE BASE OF A PLANTED STONE AT 1358.33 FEET TO A POINT IN THE CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES; NORTH 82°25'23" EAST 53.96 FEET, NORTH 01°48'51" EAST 147.64 FEET, NORTH 25°42'57" EAST 121.73 FEET, NORTH 37°00'30" EAST 62.90 FEET, NORTH 28°12'46" EAST 241.47 FEET, NORTH 25°11'22" WEST 54.55 FEET, NORTH 11°09'24" EAST 138.15 FEET, NORTH 68°17'56" WEST 67.82 FEET, NORTH 05°09'33" WEST 131.35 FEET, NORTH 71°03'41" EAST 86.19 FEET, SOUTH 73°14'19" EAST 25.09 FEET TO A POINT IN THE CENTERLINE OF CREEK; THENCE LEAVING SAID CREEK NORTH 11°46'16" EAST 45.96 FEET TO AN AXLE FOUND; THENCE NORTH 12°27'12" EAST 67.35 FEET TO AN AXLE FOUND AT A PLANTED STONE; THENCE NORTH 69°26'27" EAST 801.53 FEET PASSING AN IRON PIN FOUND ONLINE AT 781.00 FEET TO A PIPE FOUND; THENCE NORTH 70°50'17" EAST 420.75 FEET PASSING AN IRON PIN SET ONLINE AT 395.75 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 87.496 ACRES.



HURT & PROFFITT

2824 LANGHORNE ROAD
LYNCHBURG VA 24001
800.242.2606 TOLL FREE
434.847.7788 MAIN
434.847.0047 FAX



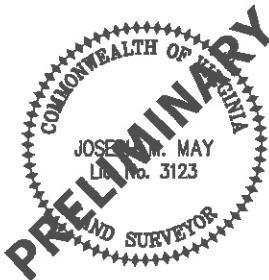
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEO-TECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

ALTA/NSPS LAND TITLE SURVEY
OF THE PROPERTY OF
AMBER HILL, L.L.C.

PALMYRA MAGISTERIAL DISTRICT, FLUVANNA COUNTY, VIRGINIA

PROJECT NO.	20171801
G.L. NO.	177-07-C3.8
FILE NO.	SM-14792
DATE:	11/28/2017
DRAWN BY:	JMM
CHECKED BY:	JMM

SHEET NO.
1 OF 2

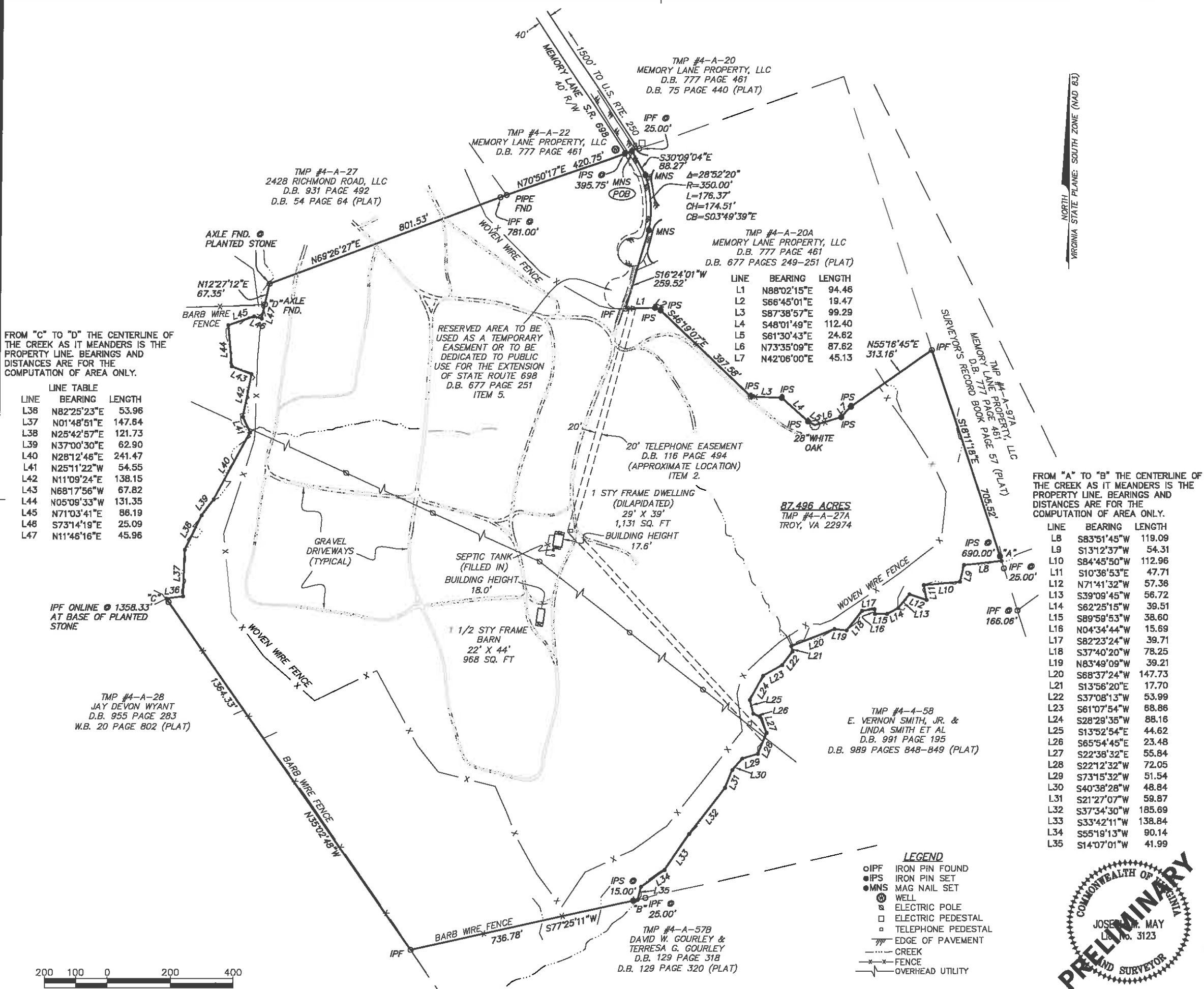


HURT & PROFFITT
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.4806 TOLL FREE
434.347.7786 MAIN
434.347.0047 FAX
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOGRAPHIC • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES



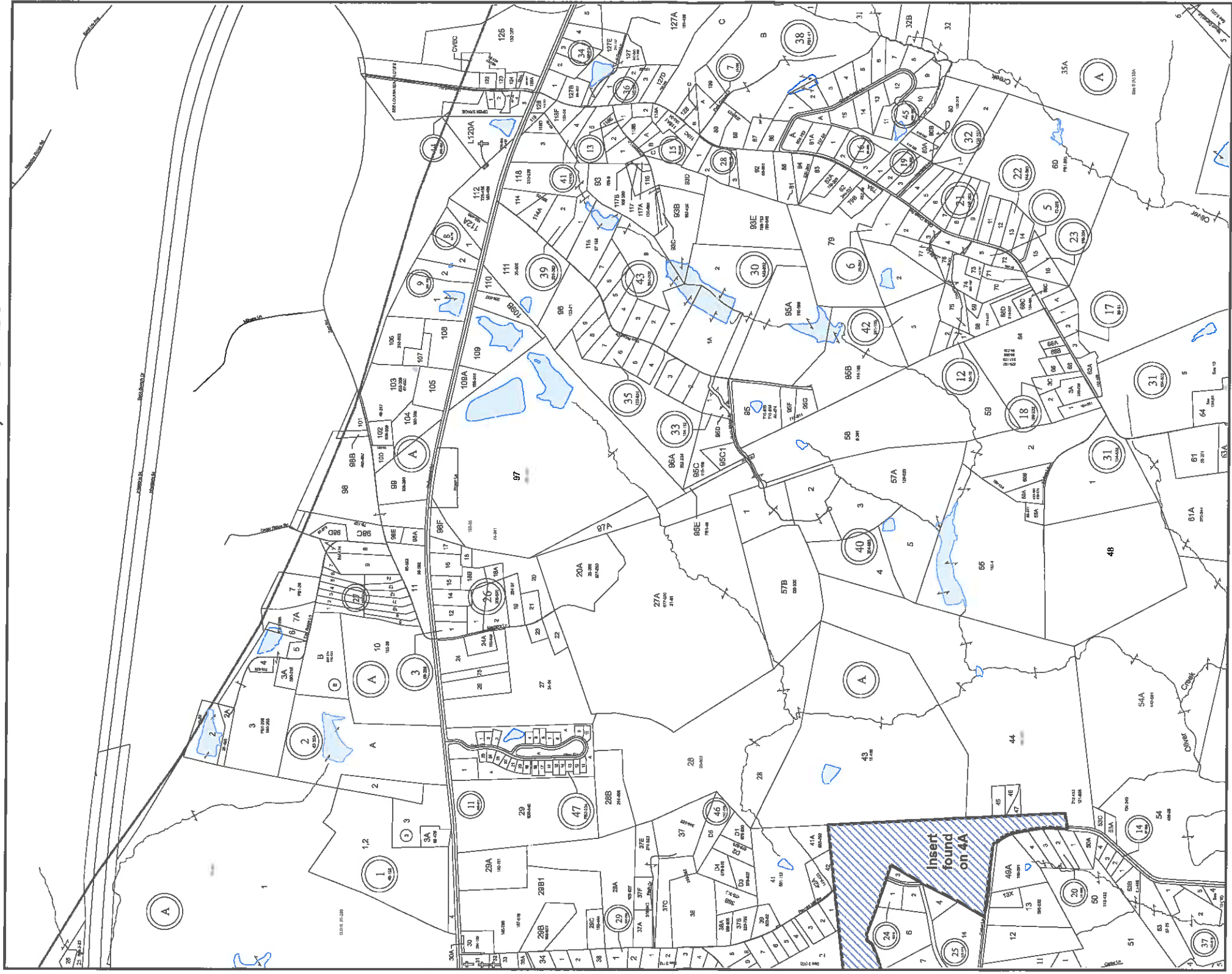
ALTANSPS LAND TITLE SURVEY
OF THE PROPERTY OF
AMBER HILL, L.L.C.
PALMYRA MAGISTERIAL DISTRICT, FLUVANNA COUNTY, VIRGINIA

PROJECT NO.	20171801
G.L. NO.	177-07-C3.8
FILE NO.	SM-14782
DATE	11/28/2017
DRAWN BY:	JMM
CHECKED BY:	JMM

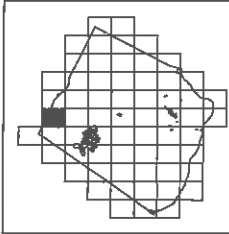


Dec 14, 2017 - 7:45am V:\LandProjects\20171801\dwg\BND.dwg

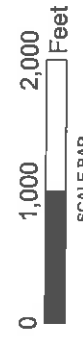
FLUVANNA COUNTY, VIRGINIA



MAP LOCATION



SECTION 4



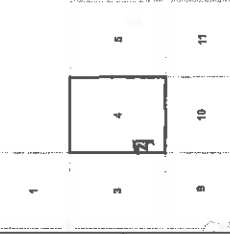
Legend

- County Boundaries
- Roads
- Waterlines
- Waterbodies
- Parcels
- Tract Sheet Grid

1 inch = 594 feet
As of December 31, 2016

REVISION NOTES
Created on July 2, 2016 by Timmons Group
Updated by Timmons Group on 01/26/2017

MATCHING SHEETS





Neighborhood Meeting Sign-In Sheet

Meeting Date: February 15, 2018

Name	Address	City/State/Zip	Reason for Attending (Item/Application)
Salvatore Zambito	394 Glen Circle	Troy /VA / 22974	SUP 18:01 ZMP 17:05
Kary Clarke	504 Glen Circle	Troy VA 22974	SUP/ ZMP
Bill Kramer	504 Glen Circle	Troy, VA 22974	SUP/ ZMP
Carroll Morris	P.O. Box 72	Ruckers	Civil 2428
Kathie Ward	705 Burton St	Hampton VA	
Walker Ward	705 Burton St	Hampton VA	SUP/adjoint owner
Minor Eager	1107 Mechunk Creek Dr	Troy Va	Supporter
Steve Nichols	County Administration		

Neighborhood Meeting – February 15, 2018

Morris Room, County Administration Building

4:30 p.m.

Special Use Permit 18:01 – Amber Hill LLC

- What are the hours of operation?
- What kind of noise?
- How do you propose to buffer?
- What is the plan for the topography of the parcel? Concerned about runoff into groundwater and the creek; property shares two water source entrances with adjacent parcel
- Is wiring removed from the vehicles? Could attract rodents
- Are oils and fluids removed from the vehicles?
- How many trucks will be coming in and out of the property during the week?
- Is any traffic analysis available?
- Were any houses or subdivisions located around the facility that was toured in Pennsylvania?
- Is the County aware the business has a D minus rating on the Better Business Bureau?
- When Cosner Brothers was in operation trucks were only heard during daylight; will this operation be 24/7?
- How are parts cleaned inside the building? What is done with the catch basin for the fluids?
- Why was this property chosen?
- How many cars will be processed in this facility per year?
- How tall will the building be?
- What is the height of the fence, and is the applicant willing to increase the height?
- Does the applicant feel that adjoining properties will not be affected by noise, lights and smell?
- The existing house on the property may have historical value
- What is the plan for the trees along the western border?
- Is the applicant willing to adjust the proposed business hours?
- Would like lots of trees, buffering and screening

Rezoning Application 17:05 – 2428 Richmond Road LLC

- What is the planned use?
- There have been issues with noise and lights on the adjacent property currently zoned I-1
- Concerned about property values and the possibility they might decrease
- If the property is rezoned, is LKQ considering buying the front portion?
- Is the applicant willing to consider zoning the entire property I-1 instead of I-2?



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

February 16, 2018

Scott Haley
KP Development
8025 Forsyth Boulevard
Saint Louis, MO 63105

Delivered via email to shaley@kpstl.com

Re: SUP 18:01 – Amber Hill LLC
Tax Map: 4, Section A, Parcel 27A

Dear Mr. Haley:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, February 8, 2018:

1. Planning staff had questions regarding proposed landscaping, lighting and hours of operation. The applicant stated they needed the ability for the building and concrete area to operate 24/7. Staff asked if the gravel storage yard shown on the concept plan would be constructed all at once or in phases. The applicant stated the storage yard would be constructed at one time. Staff stated a visual representation of the proposed fencing would be helpful to see during the public hearings.
2. Building Inspections had no comments.
3. Chamber of Commerce had no comments.
4. Department of Forestry had no comments.
5. Erosion and Sediment Control did not have any comments.
6. Fire Chief asked if a chain link fence will be installed around the perimeter of the property. The applicant stated there will be a fence around the perimeter but it will not be see-through and will be 6' in height.
7. Health Dept. stated their office has been contacted by an engineer gathering well information in this area because of a proposed septic design at 295 Memory Lane. Any designs must be done by a P.E./AOSE.
8. VDOT has not provided written comments at the date of this letter but did not express any major concerns at the meeting. Trip generation rates for the project will need to be further discussed. Official comments will be forwarded upon their receipt.
9. Mrs. Eager from the Board of Supervisors stated that the neighbors would like to see more screening.

10. The following questions were asked by various agencies (applicant responses italicized):

- Where will fluids be stored? (*Inside the building*)
- How often will fluids be removed from the premises? (*Daily*)
- What is the cut-off year for vehicles being accepted by the facility? (*There is no cut-off year but most vehicles are newer than 2012*)
- What is the height of the proposed building? (*Between 30' to 35' and under the maximum allowable height*)
- How often does crushing occur? (*Once or twice per week*)
- Where do the crushed vehicles go? (*Vendor does hauling – will probably take them to nearest facility in Richmond*)

The Planning Commission will have a meeting to discuss this item on Tuesday, March 13, 2018.
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
Ross Stevens, Kimley-Horn – Ross.Stevens@kimley-horn.com
Dillard Cosner, Amber Hill LLC – 88partstar@gmail.com