



**FLUVANNA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
Fluvanna County Administration Building, Morris Room  
August 7, 2018  
**7:00 PM (Morris Room)**

<b>TAB</b>	<b>AGENDA ITEMS</b>
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	<b>1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE</b>
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	<b>2 – DIRECTOR’S REPORT</b>
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	<b>3 – PUBLIC COMMENTS #1</b> (3 minutes each)
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	<b>4 – MINUTES</b>
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	Minutes of July 10, 2018
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	<b>5 – PUBLIC HEARING</b>
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	None
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	<b>6 – PRESENTATIONS</b>
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	None
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	<b>7 – SITE DEVELOPMENT PLANS</b>
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	SDP 18:04 – Fluvanna Self Storage – Brad Robinson, Senior Planner
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	<b>8 – SUBDIVISIONS</b>
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	None
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	<b>9 – UNFINISHED BUSINESS</b>
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	Authorization for Home Occupations text amendment – Brad Robinson, Senior Planner
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	<b>10 – NEW BUSINESS</b>
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	None
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	<b>11 – PUBLIC COMMENTS #2</b> (3 minutes each)
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	<b>12 – ADJOURN</b>
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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.

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## **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.

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## **ORDER**

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

## **PUBLIC HEARING RULES OF PROCEDURE**

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

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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

To: Fluvanna County Planning Commission  
From: Jason Stewart, AICP  
Date: August 7, 2018  
Re: Planning Director's Report

### **Board of Supervisors Actions:**

July 11, 2018

*None*

August 1, 2018

*None*

### **Board of Zoning Appeals Actions:**

*None*

### **Technical Review Committee for July 12, 2018:**

- I. **SDP 18:04 Fluvanna Self Storage Phase II** – A site development plan for Phase II of Fluvanna Self Storage, with respect to approximately 13 acres of Tax Map 9, Section A, Parcel 9. The property is located off Lake Monticello Road (State Route 618), approximately 0.6 miles west of the intersection with Manor Boulevard. The parcel is zoned A-1 Agricultural, General and located within the Rivanna Community Planning Area and the Palmyra Election District.

**FLUVANNA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**Circuit Court Room**  
**July 10, 2018**  
**Regular Meeting 7:00pm**

- MEMBERS PRESENT:

Barry Bibb, Chairman  
Ed Zimmer, Vice Chairman  
Lewis Johnson  
Gequetta “G.” Murray-Key  
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  
Stephanie Keuther, Senior Program Support Assistant
- Absent:

None

**Open the Regular Meeting 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:**

June 20, 2018  
None

**Board of Zoning Appeals Actions:**  
None

**Technical Review Committee for June 14, 2018:**

- I. **SUP 18:03 Virginia Electric and Power Co.** – A request for a special use permit to construct an electric transmission substation (major utility), with respect to 27 acres of Tax Map 58, Section A, Parcel 57. The property is located off James Madison Highway (US Route 15), approximately 0.2 miles northeast of the intersection with Bremono Bluff Road (State Route 657). The parcel is zoned A-1 Agricultural, General and located within the Rural Residential Planning Area and the Fork Union Election District.
- II. **SUP 18:04 Dunlin Farm LLC** – A request for a special use permit to construct a Dormitory and Educational Facility for a corporate retreat, with respect to approximately 104.82 acres of Tax Map 34, Section A, Parcel 5. The property is located off of Covered Bridge Road (Route 604), approximately 0.8 miles east of the of the intersection with Venable Road (Route 601) The parcel is zoned A-1 Agricultural, General and located within the Rural Preservation Planning Area and the Columbia Election District.

**Public Comments #1:**

**Linda Staiger, 2949 Ridge Rd:** A number of citizens have been requesting a change in an ordinance that relates to zoning for a about a year and a half. We expected that it would be on the agenda tonight and it isn’t. I would like someone to explain to me how that’s possible and what can be done to move it forward.

**Bibb:** Everything takes time. The Planning Department has to work things as they come. We can’t always do things according to someone else’s time frame. We have to work through the process, and send to the county attorney.

**Stewart:** We are expecting to advertise and get it on the August agenda.

**Approval of Minutes**

Minutes of June 12, 2018

**Motion:**

**Johnson made a motion to approve the minutes of June 12, 2018 Planning Commission meeting as presented. Seconded by Lagomarsino. The motion was approved with a vote of 4-0-1 AYE: Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: Murray-Key ABSENT: None**

**Public Hearing:**

**SUP 18:03 Virginia Electric & Power Co. – Brad Robinson, Senior Planner**

Request for a special use permit to construct an electric transmission substation (major utility), with respect to 27 acres of Tax Map 58, Section A, Parcel 57. The property is located off James Madison Highway (US Route 15), approximately 0.2 miles northeast of the intersection with Bremono Bluff Road (State Route 657). The parcel is within the Rural Residential Planning Area and the Fork Union Election District. A-1, Agricultural, General

- Major utility is defined as “Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities”;
- Project will consist of substation equipment enclosed by a 12’ security fence and a gravel access road;
- Proposed within existing transmission right-of-way

**Recommended Conditions:**

If approved, Staff recommends the following conditions:

- 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.
- The size of the use shall not exceed 27 acres.
- 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.
- The site shall be screened from view in accordance with the requirements of Sec. 22-24-7 of the Fluvanna County Code. Screening shall not be required within the transmission right-of-way.
- The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
- Any noise generated by the activity on this site shall be limited to the maximum decibel level allowed by Sec. 15.1-9 A. d. of the County Code.
- 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.

**Applicant, Ben Saunders, Dominion Energy:** Gave additional information regarding the substation.

**Eager:** How tall is the substation itself?

**Applicant, Ben Saunders, Dominion Energy:** The tallest structures would be the backbones those are typically 70-80 feet.

**Eager:** What is a backbone?

**Applicant, Ben Saunders, Dominion Energy:** We will have four but typically, they're two beams that will bring the line in from the existing line that will come down into the substation.

**Eager:** So there are poles? **Applicant, Ben Saunders, Dominion Energy:** Yes.

**Zimmer:** How does that compare to the other transmission towers?

**Applicant, Ben Saunders, Dominion Energy:** They're typically shorter than the existing transmission structures.

**Bibb:** Is it similar to the substation on Route 6?

**Applicant, Ben Saunders, Dominion Energy:** That's a distribution station.

**Public Hearing Comments:**

**Greg Black, P.O. Box 55, Palmyra:** Spoke in favor of the special use permit. Has concerns of kids roaming the area and getting hurt.

**Planning Commission Discussion:**

**Johnson:** I'm familiar with the property; it's out of the way.

**Murray-Key:** One of the things we do have to be aware of are kids taking challenges from the internet. I would be interested in knowing more about the security.

**Applicant, Ben Saunders, Dominion Energy:** There are cameras that monitor the substation 24/7 365 days a year.

**Johnson:** Mr. Payne, I am a stockholder with Dominion, is that a conflict of interest?

**Payne** No.

**Motion:**

**Lagomarsino** moved move that the Planning Commission recommend approval of SUP 18:03, a request to construct a major utility with respect to 27 acres of Tax Map 58, Section A, Parcel 57, subject to the seven (7) conditions listed in the staff report. Seconded by Zimmer. The motion was approved with a vote of 5-0-0 AYE: Murray-Key, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

**SUP 18:04 Dunlin Farm LLC – James Newman, Planner**

A request for a special use permit to construct a Dormitory and Educational Facility for a corporate retreat, with respect to approximately 104.82 acres of Tax Map 34, Section A, Parcel 5. The property is located off of Covered Bridge Road (Route 604), approximately 0.8 miles east of the of the intersection with Venable Road (Route 601). A-1, Agricultural, General

- Planned to be used 8 or 10 times a year
- Classes last around 10 days
- Boarding for up to 75 people
- Leadership training, orienteering, medicine, wilderness skills, team exercises
- Vans/carpool for access

**Proposed Conditions for Special Use Permit**

1. Educational activities shall not include the use of firearms. Firearms use shall be limited to designated security personnel, personal defense and lawful hunting by personal guests of property owners with written permission.
2. The use of all-terrain vehicles (as defined in Virginia Code Section § 46.2-100) and such similar vehicles, shall be limited to medical and/or emergency transportation, and facility maintenance purposes, and are not to be used for recreational or educational purposes.
3. A 150-foot landscape buffer shall be maintained around all property lines. The buffer will extend from the property line into the parcel, and may consist of both natural and planted vegetation and landscaping. Such buffer shall be subject to the reasonable approval of the zoning administrator and shall be sufficient to provide reasonable visual screening of adjacent properties from the activities permitted by this special use permit. Any requirements of the existing ordinance which are stricter than this shall supersede this condition.
4. Use of the property under this special use permit shall be substantially in accord with the application, in particular with the Addendum submitted by Woolley Engineering (including attachments thereto), dated June 1, 2018, and shall not be expanded or substantially modified without amendment to this special use permit.
5. All students shall be transported to and from the site, including for off-site activities, by van or car pools provided by applicant, and private vehicles shall not be utilized by students.
6. This special use permit may be deemed abandoned by the governing body if the approved use has not been initiated within two (2) years from the date of special use permit approval by approval of a site plan which shall thereafter be promptly pursued such that the permit holder shall incur extensive obligations or substantial expenses in diligent pursuit of, and in reliance on, this special use permit.
7. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code.
8. Any noise shall comply with Chapter 15.1 of the Fluvanna County Code.
9. 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.
10. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
11. 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.

**Bibb:** This is in a Rural Preservation area, right? **Newman:** Yes.

**Bibb:** What do we know about what they plan to do because it's very vague what there're planning to do? The Fire Chief went there and was told something different than what's being applied for according to what's in the packet. I also have questions on the construction-building plan. If the main house is going to be converted to a kitchen and dining hall, will there be a commercial kitchen fire pressure system installed? Will the dormitory be built with fire ready stairways? And will there be any fire suppression system? I discussed with Kevin Zoll that he believes the owner changed their plans on having a dormitory versus building several single story residential type structures. So what do they plan to do?

**Newman:** The applicant shows it as being a one-structure dormitory, but they're here to answer any questions you may have.

**Zimmer:** There's something you said I want to clarify. All the conditions - do they go with the land?

**Newman:** They go with the permit, which goes with the land.

**Payne:** Yes.

**Zimmer:** One of the concerns someone shared with me was what could another owner do with the property?

**Stewart:** Any expansion would trigger a requirement for an amendment to the Special Use Permit.

**Newman:** We tried to take care of that with condition #4.

**Payne:** This is really quite a combination of uses. The addendum to the application lays out in great detail what they intend to do and that's what number four is intended to do. It has to be substantially in accord. That doesn't mean they can't change the paint color, change a light bulb, or something like that. But it does mean they won't be doing substantially different building types, activities will be substantially the same. They cited there would be times students will be taken off site to Pleasant Grove to carry on activities there. If someone wanted to stop doing that and then increase the intensity of the use of the property, then that would be ok. Condition #5 talks about private vehicles, that's aimed at traffic problems, and to minimize traffic problems. If this applicant or owner decided, well we want people to drive themselves, then that would require an amendment to condition #5. That may relate to Mr. Bibb's question of one dormitory as opposed to several. That would be a question for staff whether that's a substantial change or not that's why it's worded the way that it is.

**Stewart:** Certainly, if you were adding more residents it would trigger a SUP.

**Zimmer:** A greater number of participants. **Stewart:** Right.

**Zimmer:** All these conditions now, do they in anyway limit, or eliminate by right uses in this particular zoning district?

**Payne:** Yes.

**Johnson:** I understand when you had the Neighborhood meeting on this some people came out and spoke about concerns on this. Roughly, what was the negative to positive ratio?

**Newman:** No one spoke in favor of this.

**Bibb:** Does this conflict with the Comprehensive Plan being that it is in a rural preservation area? I looked at page 37 of the Comprehensive Plan and it states "*Development in the rural preservation areas should consist of farmland, preservation zones, or otherwise environmentally sensitive land with scattered housing.*"

**Newman:** From staff's position we present what the applicant would like to do. It's up to the Planning Commission and the Board of Supervisors if that's something you would like to see here.

**Stewart:** The ordinance doesn't specifically prohibit this type of permit from being approved in the rural preservation. It is a decision the Board of Supervisors will have to make and if they think it's appropriate.

**Payne:** The conditions are intended to minimize the impact on the area and neighbors. If you think they're sufficient, then so be it. If you think they're insufficient but could be increased to make it sufficient, then you should consider that. If you think it can't be made compatible with the neighborhood with conditions, then you have a right to consider that. The statement that Mr. Bibb read about the intent of the rural preservation district is what you need to consider.

**Bibb:** I wondered if it would change the character of the area if something like this were to come in. Because in the rural preservation it says the intent to keep character as is. Would this change the character?



**Payne:** That’s one way to word the specific criteria that you would have to determine whether or not it’s (coughing, could not hear) and if so what conditions.

**Lagomarsino:** The vehicle condition, how can that be enforced? If they’re not supposed to drive private vehicles, how will you know which are private and which are for carpooling?

**Newman:** If we receive complaints and they’re in violation of the conditions of the Special use Permit, it can be revoked by the Board. It’s in the applicant’s best interest to abide by all the conditions that are listed.

**Payne:** I don’t know how many people they will have at one time but you’re probably going to be able to identify the official vehicles on the property one way or the other.

**Murray–Key:** As I looked at the application, it said it would be used 8-10 times a year and other times it would be used for raising animals and growing crops. That doesn’t seem like a lot of time to be dedicated for agricultural purposes. I don’t farm but it seems it would take a lot of work in that short amount of time.

**Applicant Eric Woolley, Woolley Engineering:** I would like to talk a little about site design aspects and once I’ve concluded. Mr. Showers would like to talk a little about what Dunlin Farm is and what they will be doing there. As James gave you quit a bit of information already. We had a nice work session a couple weeks ago where we invited the public to come out and be introduced to the project, ask questions about the project, and just get familiar with what it is were purposing. I think we did a decent enough job answering a lot of questions. A few questions were a little far ahead of where we were in our design. We have a lot of those answers today we would like to share with the commission and the public.

**Bibb:** The Company that’s involved in this is actually Edge Space, LLC. **Applicant Eric Woolley, Woolley Engineering** Yes.

**Applicant Eric Woolley, Woolley Engineering:** (Showed a visual of the road frontage) Some people at the work session were concerned about where that driveway actually was. Was it located on someone else’s property, if this was going to be used for something denser, where was it? In the last couple weeks we had our surveyors go out to the site. They field located all the edges of the driveway. We discovered that the driveway is completely within a deeded and plated right of way. So it is on the neighbor’s property but the current owners do have a deeded right of way. There’s sufficient room should we need to improve the entrance or bring it up to VDOT standards. A lot of people were concerned about the two culvert crossings, that’s probably why he included the photographs for you to take a look at. We have studied those quite a bit in the last couple of weeks; fortunately, we’ve had a lot of rain so we were able to see firsthand the impacts the rain would have on this driveway. The first culvert has a small round pipe that’s probably under sized when we studied the drainage area. We have already talked to our team about if this project were to move forward we would tackle that in the site plan process. Well we would replace that crossing with a new suitable crossing. The second crossing a little bigger, that’s a tremendous drainage area it’s designed actually to have the water in very limited capacity. Dunlin Farms is aware that one or two times a year they’re going to have to deal with large storms. Our concern was not how do we create a bridge that limits flooding but have a bridge that can sustain the support of the fire department, construction traffic, and emergency vehicles coming in and out. We had a structural engineer out to the site to give us his opinion. Fortunately, the current owners have a lot of photo documentation of the construction of the bridge so we were able to see how this new crossing was put in. It’s their opinion that it is structurally sound and would support all those vehicles. We have talked to Dunlin Farm folks about the potential for creating a better crossing, and again if we get this to the next step in the design process we would propose to make some improvements. There’s a lot of potential for erosion and preventing that erosion is what’s going to keep that bridge sustainable over the years. A lot of neighbors were concerned about the amount of cars. We have in our addendum to the application talked about where we intended to park the vehicles. We weren’t set in stone where that was going to be when we submitted the application. We heard some feedback so we took the time to go out to the site. We walked all over it and tried to find a suitable location, we think we did find one. It’s the area over to the left where Mr. Newman noted there was an existing barn and a proposed shed. That’s probably the most appropriate area. Instead of putting in a shed, maybe a little larger building and have maybe a five-car garage there with a shed included so that all the passenger vans that the Dunlin folks intend to car pool will have a place to store those vehicles. We chose that area because it’s already primarily cleared in that area because the current owners have a nice little pasture and a barn for their livestock. There’s already a separate electric meter so the amount of disturbance we would have to do is zero. In terms of the vegetative cover, it’s already really well screened. The idea is once they get to the site is to stay at the site. The limited amount of going to and from is going to be shown that were not keeping vehicles right next to the building. A couple other concerns people had were domestic drinking water, as we were. We had a representative from Virginia Department of Health’s Drinking Water, a hydrogeologist come out, and an experienced commercial well driller come out and take a look. We were able to identify what we think are three potential locations that would be suitable for a commercial well. The idea would be that because this is such a different use we would eliminate the personal residential wells, and replace it with one commercial well. The commercial well is a different classification, which requires heavier standards, and more testing. So there’s a significant amount of drawdown and testing that needs to be done in order to get an approved commercial well where we would be able to fiscally verify that this would have no negative impact on the neighbors. A lot of people gave us their reaction about soils that were suitable for drain fields and we shared that concern. We already had it scheduled that ramped up our schedule to get soil scientist out to the site. He was able to identify four areas where there are suitable soils that would be able to accept sewage from the site. We feel very comfortable that we will be able to maintain the facility. The biggest concern that I heard at the meeting was the character of the area. It’s already been discussed; I can tell you from a civil engineering background that was rule number one. That’s what we looked at when we first examined the site. Where can we site these buildings that are going to be non-intrusive to the character of the area. That’s why we chose those locations. That’s why we did show two dormitory sites, one we did have to eliminate. We had a geo-tech come out and do soil sampling for the dormitory sites because they were two stories we wanted to make sure what kind of bearing capacity we had. The one closest to the existing residents has been eliminated the soils are not compatible. We know the dormitory would be located right next to the classroom which are the two building located right next to the center of the site. We chose those not only because they’re surrounded by vegetation but there also on the shallow side of a rolling hill. The topography itself will make it hard for anyone on the outside to see. Another thing that reinforces our desire to maintain the character of the area is the need for no parking lots. We were asked during the work session what about parking, well we’re not showing any for a reason. We don’t want to change the character, we don’t want parking lots. These guys want to bring the students to the site and keep them there. There’re bringing them to this site because they love the character of the area too. As the number of conditions on the SUP it reinforces they want to keep the character just as is. Technically, there is a provision in the Comprehensive Plan that talks about floor area ratio, can you have a commercial use within the residential. It says you want to keep it at no more than a 0.1 on your floor ratio. We’re at 0.04, which is way below that. So I think there’s an area in the Comp Plan that would at least allow you to discuss this. The applicant continued to talk about VDOT’s requirements, buffers, and screenings.

**Bibb:** It is planned to have a dormitory style building, not what was discussed with the fire chief?

**Applicant Eric Woolley, Woolley Engineering:** Yes, the plan is as we described it on the permit application.

**Bibb:** So why was the fire chief told that they changed their mind and are going to build several single story residential type structures?

**Applicant Eric Woolley, Woolley Engineering:** It could have been a misinterpretation, it was something we considered doing. Dunlin Farms has an architect under contract, they are working on these buildings and they did go back and forth about what would be best situation. And one of the things we didn’t know at the time were the soil results, now we do.

**Payne:** Do you have a copy of the easement?

**Applicant Eric Woolley, Woolley Engineering** Yes.

**Payne:** This is probably not a problem but easements vary greatly, with what they allow and don’t allow. I would like to take a look.

**Bibb:** Do you know how many people total including staff, and employees are in training and would be in each class?

**Applicant Eric Woolley, Woolley Engineering:** That would be a question for Craig to answer. It is the intent to have the least amount of staff onsite year round. If this project goes forward and they have a commercial kitchen and a small garden as discussed earlier, they would have staff there at all times. A chef would live there onsite.

**Bibb:** You mean 12 months out of the year? **Applicant Eric Woolley, Woolley Engineering** Yes.

**Craig Showers, Edge Space, & Dunlin Farm:** Our goal is to have a corporate retreat for I.T. personnel. They work in an office; they work on computers all day we want to get them out into an environment that they’ve never experienced before. We looked around a lot of different areas and this area that we’ve chosen we feel is the best interest for the activities that we want to do with the personnel. Our goal is to have a maximum of 20 students and 20 instructors with additional staff that will be providing meals on site.

**Zimmer:** It’s a 1 to 1 instructor ratio? **Craig Showers, Edge Space, & Dunlin Farm:** Yes.

**Bibb:** It looks like at first they’re going to have a sleeping capacity for 55 and a future of 75. If you’re telling me 40 that doesn’t fit what the packet says.

**Craig Showers, Edge Space, & Dunlin Farm:** We will have visitors that will want to come here, observe the trainings, and see what the students are actually doing.

**Bibb:** What does Edge Space do?

**Craig Showers, Edge Space, & Dunlin Farm:** We’re an information technology company that does data analytics.

**Bibb:** Where are you located? **Craig Showers, Edge Space, & Dunlin Farm:** Rochester, NY

**Bibb:** Do you have an office in VA? **Craig Showers, Edge Space, & Dunlin Farm:** We do have an office in Alexandria.

**Bibb:** Do you also have an office in Richmond, VA? **Craig Showers, Edge Space, & Dunlin Farm:** No

**Bibb:** You don’t have an address of Edge Space, LLC at 100 Shockoe Slip, 2<sup>nd</sup> Floor, Richmond, VA? **Craig Showers, Edge Space, & Dunlin Farm:** No

**Bibb:** Is Edge Space, LLC a Virginia foreign LLC? **Craig Showers, Edge Space, & Dunlin Farm:** No

**Bibb:** On the internet it list’s that address and it also lists it as a foreign LLC. **Craig Showers, Edge Space, & Dublin Farm:** Ok, well we’re not a foreign LLC.

**Bibb:** This address has hundreds of LLCs listed to it.

**Payne:** It might be foreign in the sense that it’s not Virginia.

**Bibb:** What type of outside activities are you planning on this property?

**Craig Showers, Edge Space, & Dunlin Farm:** We’re going to do wilderness medicine, geo-caching using map and compass GPS, orienteering, we plan to use the local park here as well as the Shenandoah. Those are two trips we know we will make out of the property. We want to be able to go to Charlottesville one night to have the students go out with the staff.

**Bibb:** What type of noise would these outside activities generate?

**Craig Showers, Edge Space, & Dunlin Farm:** You’re going to have groups that will be talking about how they’re going to get through problems, and problem solving type stuff. These are adults I don’t see them hoot and hollering. Breakfast would be at 8 a.m. so they would be up at 7 a.m. we would be done with activities by 10 p.m.

**Bibb:** In other words, in a years’ time you could have as many as 750 people in and out of here?

**Craig Showers, Edge Space, & Dunlin Farm:** With instructors but were not training that many students here.

**Murray-Key:** I heard you describe all the different things you’re going to be doing here in the county. Could you clarify what geo-caching is and going to different parts of the county? I would like to know what people are coming to the county to do.

**Craig Showers, Edge Space, & Dunlin Farm:** Geo-caching is putting some items out and the students have to go look for these items using a map, then we will let them use a GPS to find these items. So it’s nothing more than the students finding something the instructors placed somewhere.

**Zimmer:** This type of activity takes place in the county all the time. I have found about 30-40 of them with my Boy Scouts.

**Bibb:** What did you say about medicine?

**Craig Showers, Edge Space, & Dunlin Farm:** Wilderness medicine, since were going to have people out traveling and going to the park as well as the Shenandoah. We're going to have EMT'S on site and we're going to teach them basic medical skills. So if someone does get hurt, we have the staff there to help them and to be able to recognize if someone's over heating or something like that. Orienteering is basically letting them use a map first. We would start on the property and let them navigate around the property. Then well go to the park and let them navigate a little more using a GPS. Then we'll go to the Shenandoah's where they will start off with a map, advance to a compass, then the GPS.

**Murray-Key:** If the students don't arrive at the location on time for pickup, you may have people running late for whatever reason.

**Craig Showers, Edge Space, & Dunlin Farm:** Our goal is to have people come in at different times. So we're going to have 3-4 vans that are going to move people from either Charlottesville or Richmond. There will be a window of when people will come in. There will also be several transport times.

**Zimmer:** Your company is in the I.T. business. Is this a new business venture for you guys?

**Craig Showers, Edge Space, & Dunlin Farm:** This is for the staff. We're not here to have other businesses come in, only Edge Space.

**Bibb:** How many employees do you have? **Craig Showers, Edge Space, & Dunlin Farm:** 160 plus our two subcontractors is about another 100.

**Murray-Key:** You spoke about anticipating sharing your virtual reality and other high-tech equipment with the high school stem students. What equipment do you anticipate them being able to use?

**Craig Showers, Edge Space, & Dunlin Farm:** Right now were testing glasses for augment reality. We have two different types so we looked at bringing that type of capability to any of the school districts here whether it's the lower or upper grade.

**Jeff Griffin:** Spoke more about the landscaping buffers and site locations.

**Murray-Key:** The 8 to 10 times a year activity takes place versus the animals that are being raised, the farming that's supposed to be going on. I'm trying to understand who and how that's going to get done.

**Jeff Griffin:** I think the thought here is there's a teaching activity that's going on 10 days out of each month for 10 times during of the year. While people are on site doing this training activity, I think Edge Space would like to be able to at the extent that they can grow vegetables on site and provide a healthy diet. The thought would be whatever permanent staff is there whether it be the cook or caretaker that there maintaining an agricultural environment. The student's aren't going to be out planting or picking vegetables.

**Public Comments:** (Chairman Bibb reminded the public of the rules and procedures)

- **Jeffery Potter, 474 Covered Bridge Rd:** Spoke in opposition to the special use permit.
- **Mike Lewis, 194 Covered Bridge Rd:** Spoke in opposition to the special use permit.
- **Bob Hucks, 6220 Venable Road:** Spoke in opposition to the special use permit.
- **Marla Miller, 1215 Covered Bridge Road:** Spoke in opposition to the special use permit. Stated she did not receive a notice for the public hearing like she did for the neighborhood meeting.

**Payne:** Are you familiar with an entity called Equity Trust Company?

**Marla Miller:** Yes, that's me. That's the house we purchased prior to the property.

**Payne:** 6 Riva Ridge Lane, Stafford, VA 22556?

**Marla Miller:** Yes, 6 Riva Ridge Lane, Stafford, VA 22556. I received a letter for the first meeting but I did not receive an official notification for this meeting.

**Payne:** Mr. Chairman, the reason I ask is because staff brought this to my attention today and I'm holding in my hand a certified mail receipt addressed to Equity Trust Company, 6 Riva Ridge Lane, Stafford, VA 22556. Now, it may be that it wasn't delivered, but the statue says that mailing to the address listed in the tax records is sufficient.

**Marla Miller:** Well then, someone else signed for it because it certainly wasn't me or my husband.

**Payne:** I'm not going to argue with you about it, I'm just holding this in my hand and in my opinion, this is sufficient to satisfy the statutory requirements of notifying you.

- **Boyce S. Brice, 2011 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Dr. Bill Hughes, 2022 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **W.E Hunsberg, 7215 Venable Road:** Spoke in opposition to the special use permit.
- **Paul Sheridan, 6093 Venable Road:** Spoke in opposition to the special use permit.

**Andrew Pullen, 553 Plain Dealing Rd:** Sorry I am poorly dressed, I had no idea that I would be misrepresented in a presentation with you all until my friends here texted me that I should come speak. Rural Preservation isn't a hobby for me, it's a lifestyle. I was actually getting Mr. Custard's hog out of a fence when I started receiving text messages. I'm really disappointed that I emailed with another private individual, not county staff, no one on this board, but somehow wounded up in your presentation. I would like to know how it got there. That's my private email and it was before this was even a plan. It was a conversation about something similar to a bed and breakfast something you could rent similar to a beach house, not a dormitory style building. They asked me what did I think about a low impact, small-scale operation similar to what I just spoke of. I said I am happy with that, there's no real impact beyond the challenges we already do have for private suppression. I'm comfortable driving across those bridges in engines because I've done it before, but you add a dormitory a 6,000-foot dormitory with a high life hazard that's a target hazard for us. You can't drive a ladder truck across those bridges those ladder trucks weigh more than 80,000 lbs. I'm not going to speak as a citizen because my land doesn't touch this but I am going to speak as a fire chief concerned. I'm deeply concerned that someone took an email, misrepresented me and I guess in an effort to get this approved, when nobody has ever asked me in the past what I felt about a Special use Permit in Kents Store, nobody has ever asked me that, which is disappointing as well. And then to not even follow up with my emails afterwards that said now that I know this of course I would not approve of that. That's really all I have to say, these people are all my friends here, I know every single one of them, and I feel for them. Like I said, I'm just going to speak to you from a fire chief prospective, if you have any questions for me on that I'm happy to answer them. I'm sorry I'm poorly dressed I felt the need to come out here and defend myself being misrepresented via email.

**Bibb:** This is not the fire chief that's talked about in the email.

**Newman:** That's from Mike Brent, those were his comments.

**Andrew Pullen, 553 Plain Dealing Rd:** I'm just saying it's word for word from my email.

**Newman:** That's from Mike Brent.

**Andrew Pullen, 553 Plain Dealing Rd:** So he sent you my email then?

**Newman:** He sent me those comments, he's on the TRC.

**Andrew Pullen, 553 Plain Dealing Rd:** In the future if my emails are going to be used, call and let me know.

**Newman:** There's nothing that had your identification on it.

**Andrew Pullen, 553 Plain Dealing Rd:** It says fire chief and that's exactly my email.

**Zimmer:** It was from Mike Brent. Andrew I think you might have beef with somebody but it's not staff. They took what was presented to them as Mike Brent's comments from Mike Brent.

**Andrew Pullen, 553 Plain Dealing Rd:** So he took my email and gave it to you all?

**Bibb:** No, I don't think so. Did you go there and check the bridge?

**Andrew Pullen, 553 Plain Dealing Rd:** Yes, I know that farm very well.

**Bibb:** I'm talking about after the TRC

**Andrew Pullen, 553 Plain Dealing Rd:** Yes, we went down there and checked the bridge. Everything that happened we talked about. But the email word for word is my email. That whole paragraph is exactly what I said before this came out.

**Bibb:** It also says I approve of this.

**Andrew Pullen, 553 Plain Dealing Rd:** It said low impact, low scale.

**Bibb:** No, that's not even part of the email.

- **Jerry Custer, 28 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Mel Sheridan 89 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Owen Peterson, 2706 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Dave Peterson, 2706 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Jim Bowles, 4974 Tabscott Rd:** Spoke in opposition to the special use permit.
- **Becky Peterson 2706 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Mike Cottrell 595 Covered Bridge Road:** Spoke in opposition to the special use permit.
- **Robin Hucks 6220 Venable Road:** Spoke in opposition to the special use permit.

**Motion:**

Zimmer moved that the Planning Commission recommend denial of SUP 18:04, a request to establish an Educational Facility and Dormitory with respect to approximately 104.82 acres of Tax Map 34, Section A, Parcel 5. Seconded by Johnson. The motion was denied with a vote of 5-0-0 AYE: Murray-Key, Johnson, Bibb, Zimmer, and Lagomarsino. NAY: None ABSTAIN: None ABSENT: None

**Public Comments:**

None

**PRESENTATIONS:**

None

**Site Development Plans:**

None

**Subdivisions:**

None

**Unfinished Business:**

None

**New Business:**

None

**Public Comments:**

**Mel Sheridan, 89 Cover Bridge Road:** Thanked the members of the Planning Commission.

**Adjourn:**

Chairman Bibb adjourned the Planning Commission meeting of July 10, 2018 at 9:15 p.m.  
Minutes recorded by Stephanie Keuther, Senior Program Support Assistant.

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**Barry A. Bibb, Chairman**  
**Fluvanna County Planning Commission**

Draft





## TRANSACTIONS BY USER REPORT (07/01/2018 TO 07/31/2018) FOR FLUVANNA COUNTY PLANNING DEPARTMENT

Selected Users: Stephanie Keuther

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
<b>Stephanie Keuther</b>					
<b>BSP18:0009</b>					
INV-00000406	Boundary/Physical Survey, Easement, Correction	07/12/2018	Fee Payment	Cash	\$50.00
<b>BSP18:0011</b>					
INV-00000402	Boundary/Physical Survey, Easement, Correction	07/11/2018	Fee Payment	Check #19451	\$50.00
<b>MSC18:0006</b>					
INV-00000403	Sign Permit	07/11/2018	Fee Payment	Check #11930	\$155.00
<b>MSC18:0007</b>					
INV-00000410	Sign Permit	07/13/2018	Fee Payment	Check #2351	\$155.00
<b>SDP18:0004</b>					
INV-00000396	Site Plan Review: Major Plan	07/10/2018	Fee Payment	Check #2721	\$1,250.00
<b>SDP18:0005</b>					
INV-00000425	Site Plan Review: Minor Plan	07/19/2018	Fee Payment	Check #1195	\$550.00
<b>SUB18:0024</b>					
INV-00000392	Subdivision: GIS Fee (per lot)	07/10/2018	Fee Payment	Check #1465	\$100.00
	Subdivision: Minor	07/10/2018	Fee Payment	Check #1465	\$500.00
<b>SUB18:0025</b>					
INV-00000393	Subdivision: GIS Fee (per lot)	07/10/2018	Fee Payment	Check #2720	\$250.00
	Subdivision: Minor	07/10/2018	Fee Payment	Check #2720	\$500.00
<b>SUB18:0026</b>					
INV-00000394	Boundary Adjustment	07/10/2018	Fee Payment	Check #1296	\$100.00
<b>SUB18:0027</b>					
INV-00000397	Subdivision: Ordinance of Vacation	07/10/2018	Fee Payment	Check #733	\$225.00
<b>SUB18:0028</b>					
INV-00000428	Subdivision: GIS Fee (per lot)	07/20/2018	Fee Payment	Check #10069	\$750.00
	Subdivision: Major	07/20/2018	Fee Payment	Check #10069	\$1,000.00
<b>SUB18:0029</b>					
INV-00000429	Boundary Adjustment	07/20/2018	Fee Payment	Check #2307	\$100.00
<b>SUB18:0030</b>					
INV-00000439	Subdivision: GIS Fee (per lot)	07/26/2018	Fee Payment	Check #236	\$100.00
	Subdivision: Minor	07/26/2018	Fee Payment	Check #236	\$500.00
<b>SUP18:0004</b>					
INV-00000318	Sign Deposit for Public Hearing	07/18/2018	Refund	Check #0	(\$90.00)
<b>STEPHANIE KEUTHER</b>				<b>TOTAL CASH:</b>	<b>\$50.00</b>
				<b>TOTAL CHECK:</b>	<b>\$6,285.00</b>
				<b>TOTAL REFUND:</b>	<b>(\$90.00)</b>
				<b>NET TOTAL:</b>	<b>\$6,245.00</b>

## TRANSACTIONS BY USER REPORT (07/01/2018 TO 07/31/2018)

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
<b>GRAND TOTALS</b>				<b>TOTAL CASH:</b>	<b>\$50.00</b>
				<b>TOTAL CHECK:</b>	<b>\$6,285.00</b>
				<b>TOTAL REFUND:</b>	<b>(\$90.00)</b>
				<b>NET TOTAL:</b>	<b>\$6,245.00</b>

# BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Kevin Zoll	June, 2018

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits)	2014	7	1	4	6	9	16	5	12	6	8	4	9	87
	2015	4	5	10	9	12	12	14	13	2	4	7	3	95
	2016	11	11	8	15	9	18	6	5	9	2	6	8	108
	2017	3	2	16	6	4	10	6	5	14	5	7	13	91
	2018	8	3	15	11	13	17							67
NEW - Single Family Attached	2014	0	0	6	0	0	0	0	0	0	0	2	0	8
	2015	2	0	0	0	0	0	0	2	0	0	0	0	4
	2016	0	0	0	0	0	5	0	0	0	0	0	0	5
	2017	0	0	0	0	0	0	0	0	0	0	0	0	0
	2018	0	0	0	0	0	0	0						0
NEW - Mobil Homes	2014	0	1	1	0	0	1	1	0	1	0	0	0	5
	2015	0	0	0	0	1	1	0	2	0	0	0	0	4
	2016	0	1	0	0	0	0	0	1	0	0	0	0	2
	2017	0	0	0	0	2	1	0	1	0	0	0	0	4
	2018	0	0	1	1	0	0	0						2
Additions and Alterations	2014	22	12	17	29	31	28	18	28	31	36	25	25	302
	2015	21	30	38	28	21	30	22	25	23	27	35	18	318
	2016	13	10	31	27	29	29	15	32	31	28	27	27	299
	2017	29	20	29	43	20	29	32	18	23	27	43	28	341
	2018	19	6	10	19	8	13							75
Accessory Buildings	2014	2	0	2	0	4	1	3	5	1	2	2	1	23
	2015	4	4	3	4	1	0	0	2	6	0	0	3	27
	2016	3	4	4	6	2	2	1	2	1	3	3	6	37
	2017	0	4	2	3	2	2	2	4	2	0	2	2	25
	2018	2	3	3	6	2	1							17
Swimming Pools	2014	0	0	0	1	0	0	0	0	0	0	0	1	2
	2015	0	0	0	0	0	0	0	1	1	0	0	0	2
	2016	0	0	0	0	0	1	1	0	0	0	0	0	2
	2017	0	0	0	0	0	1	1	0	0	1	1	0	4
	2018	0	1	1	1	0	1							4
Commercial/Industrial Build/Cell Towers	2014	0	0	0	0	0	2	1	0	0	0	0	1	4
	2015	1	0	0	0	0	0	2	0	0	1	1	1	6
	2016	0	0	2	2	0	0	1	0	1	1	1	1	9
	2017	1	2	0	0	0	0	2	2	1	1	0	0	9
	2018	0	0	0	0	0	2							2
TOTAL BUILDING PERMITS	2014	31	14	30	36	44	48	28	45	39	46	33	37	431
	2015	32	39	51	41	35	43	38	45	32	32	43	25	456
	2016	27	26	45	50	40	55	24	40	42	34	37	42	462
	2017	33	28	47	52	28	43	43	30	40	34	53	43	474
	2018	29	13	30	38	23	34	0	0	0	0	0	0	167
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2014	\$1,902,399	\$458,326	\$1,783,992	\$2,540,111	\$2,570,600	\$3,119,933	\$1,724,192	\$2,586,705	\$1,353,471	\$1,922,260	\$1,461,680	\$2,563,409	\$ 23,987,078
	2015	\$1,384,631	\$1,560,716	\$2,916,520	\$3,567,237	\$2,999,918	\$4,280,357	\$5,272,378	\$3,107,731	\$2,625,563	\$2,203,913	\$1,931,893	\$6,252,403	\$ 38,103,260
	2016	\$1,817,981	\$2,555,455	\$5,542,458	\$3,711,821	\$2,447,891	\$5,181,921	\$3,611,179	\$1,817,783	\$3,089,971	\$1,889,279	\$2,028,590	\$2,937,783	\$ 36,632,112
	2017	\$857,767	\$827,724	\$4,859,777	\$2,066,132	\$1,512,789	\$3,676,118	\$1,904,915	\$2,359,988	\$2,846,545	\$1,957,646	\$1,897,110	\$3,479,285	\$ 28,245,796
	2018	\$2,541,433	\$1,075,551	\$3,544,096	\$2,513,241	\$3,834,995	\$5,693,348							\$ 19,202,664

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2014	8	1	10	4	8	16	3	10	5	9	6	10	90
	2015	6	5	9	10	10	12	15	16	3	5	10	5	106
	2016	12	11	8	14	10	17	7	6	11	3	9	9	117
	2017	3	2	17	7	7	9	6	6	15	8	7	14	101
	2018	10	4	16	13	11	17							71
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2014	135	149	103	180	113	168	173	148	155	167	112	162	1,765
	2015	105	137	146	214	113	232	193	181	208	206	149	149	2,033
	2016	116	91	153	157	155	214	249	230	197	181	184	172	2,099
	2017	159	144	171	141	177	152	202	182	153	183	181	169	2,014
	2018	163	148	173	186	215	176							1,061
FEES COLLECTED														
Building Permits	2014	\$9,160	\$2,655	\$10,041	\$11,601	\$11,808	\$18,950	\$6,913	\$12,848	\$8,080	\$11,602	\$9,740	\$11,568	\$ 124,966
	2015	\$6,731	\$8,351	\$13,711	\$16,037	\$13,508	\$16,628	\$14,931	\$18,895	\$10,411	\$8,558	\$10,381	\$9,575	\$ 147,717
	2016	\$11,850	\$11,954	\$11,576	\$14,889	\$8,447	\$18,588	\$12,947	\$7,537	\$11,285	\$12,548	\$8,361	\$11,213	\$ 141,195
	2017	\$4,060	\$3,660	\$22,692	\$9,249	\$6,703	\$11,948	\$9,494	\$7,790	\$13,169	\$6,895	\$9,022	\$12,886	\$ 117,568
	2018	\$8,988	\$4,311	\$9,939	\$14,765	\$13,796	\$23,633							\$ 75,432
Land Disturbing Permits	2014	\$2,125	\$1,225	\$2,400	\$2,300	\$1,310	\$8,500	\$2,739	\$2,850	\$625	\$2,839	\$2,450	\$2,850	\$ 32,213
	2015	\$1,775	\$875	\$1,425	\$3,425	\$1,750	\$1,850	\$2,325	\$3,338	\$1,085	\$2,819	\$10,450	\$2,298	\$ 33,415
	2016	\$3,200	\$2,575	\$1,700	\$1,950	\$2,250	\$2,200	\$4,020	\$875	\$28,074	\$2,000	\$1,450	\$1,200	\$ 51,494
	2017	\$475	\$800	\$7,000	\$1,523	\$2,366	\$2,425	\$1,733	\$7,784	\$2,100	\$2,050	\$1,000	\$1,625	\$ 30,881
	2018	\$1,450	\$5,975	\$1,890	\$1,625	\$1,625	\$2,850							\$ 15,415
Zoning Permits/ Proffers	2014	\$1,000	\$250	\$1,800	\$1,100	\$14,200	\$2,400	\$1,050	\$19,900	\$1,400	\$1,350	\$950	\$1,700	\$ 47,100
	2015	\$1,200	\$1,000	\$1,650	\$2,600	\$1,500	\$1,850	\$1,850	\$2,400	\$1,650	\$1,050	\$900	\$850	\$ 18,500
	2016	\$1,150	\$1,250	\$1,800	\$2,450	\$1,650	\$2,700	\$1,150	\$1,150	\$1,900	\$1,050	\$900	\$850	\$ 18,000
	2017	\$400	\$1,000	\$2,400	\$950	\$1,500	\$1,800	\$1,245	\$1,250	\$1,600	\$1,050	\$1,250	\$1,550	\$ 15,995
	2018	\$1,400	\$800	\$1,750	\$1,600	\$1,400	\$2,200							\$ 9,150
TOTAL FEES	2014	\$12,285	\$4,130	\$14,241	\$15,001	\$27,318	\$29,850	\$10,702	\$35,598	\$10,105	\$15,791	\$13,140	\$16,118	\$ 204,279
	2015	\$9,706	\$10,226	\$16,786	\$22,062	\$16,758	\$20,328	\$19,106	\$24,633	\$13,146	\$12,427	\$21,731	\$12,723	\$ 199,632
	2016	\$16,200	\$15,779	\$15,076	\$19,289	\$12,347	\$23,488	\$18,117	\$9,562	\$41,259	\$15,598	\$10,711	\$13,263	\$ 210,689
	2017	\$4,935	\$5,460	\$32,092	\$11,722	\$10,569	\$16,173	\$12,472	\$16,824	\$16,869	\$9,995	\$11,272	\$16,061	\$ 164,444
	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$0	\$0	\$0	\$0	\$0	\$0	\$ 99,997

**Code Enforcement reports from May  
June and July 2018 will be in the  
September 2018 packet for your  
review.**





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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

## STAFF REPORT

**To:** Fluvanna County Planning Commission  
**Case Number:** SDP 18:04  
**Tax Map:** Tax Map 9, Section A, Parcel 9

**From:** Brad Robinson  
**District:** Rivanna  
**Date:** August 7, 2018

**General Information:**

This item is scheduled to be heard by the Planning Commission on Tuesday, August 7, 2018 at 7:00 p.m. in the Fluvanna County Administration Building Morris Room.

**Applicant/Owner:**

Fluvanna Self Storage Corp

**Representative:**

Justin Shimp/Shimp Engineering

**Requested Action:**

Approval of a sketch plan request to construct five additional self-storage buildings with respect to 12.868 acres of Tax Map 9, Section A, Parcel 9. (Attachment A)

**Location:**

The affected property is located on the south side of Lake Monticello Road (State Route 618), approximately ½ mile west of the intersection of Lake Monticello Road and Ashlawn Boulevard (The Main Gate to Lake Monticello) (Attachment B)

**Existing Zoning:**

B-1, Business, General (conditional)

**Existing Land Use:**

Commercial

**Adjacent Land Uses:**

Adjacent properties are zoned B-C, R-4 and A-1

**Comprehensive Plan:**

Rivanna (Lake Monticello) Community Planning Area

**Zoning History:**

This property was rezoned from A-1 to B-1 (conditional) on February 17, 2016 (ZMP 15:06).

SDP 16:16 for the two existing storage buildings totaling 11,000 square feet was approved on May 31, 2017. (Attachment E)

### **Analysis:**

The applicant is requesting sketch plan approval to construct five additional self-storage buildings totaling 32,400 square feet on property zoned B-1 and 12.868 acres in size. In accordance with Sec. 22-9-2.1 of the Fluvanna County Zoning Ordinance, self-storage facilities are permitted by right.

According to the submitted sketch plan, the applicant is proposing the following buildings as an additional phase of the existing self-storage facility use on the property:

- C. 220' x 40' (8,800 sq. ft.)
- D. 190' x 40' (7,600 sq. ft.)
- E. 160' x 30' (4,800 sq. ft.)
- F. 240' x 30' (7,200 sq. ft.)
- G. 100' x 40' (4,000 sq. ft.)

The additional phase will also include construction of drive aisles. All buildings on the property would total 43,400 square feet after build-out.

In accordance with Sec. 22-9-6 of the zoning ordinance, the sketch plan is in compliance with the minimum building setback requirement of 50' from adjoining agriculturally and residentially zoned parcels, and the 25' parking setback requirement.

(Attachment C)

### **Exception to not construct a sidewalk:**

An exception from Sec. 22-23-6(6) of the Zoning Ordinance to not install sidewalks along the parcel's road-frontage on Lake Monticello Road was approved by the Planning Commission with the currently approved site plan, SDP 16:16.

### ***Parking/Roads***

The property currently contains one low volume commercial entrance from Lake Monticello Road (State Route 618) which serves the existing two storage buildings. The submitted sketch plan proposes one additional entrance onto Lake Monticello Road along the southern property line. This entrance will be subject to approval by VDOT who has not provided comments on this proposal at this time.

No parking spaces are currently located on the property and none are proposed with the additional phase. The off-street parking regulations in Article 26 of the Zoning Ordinance do not list a requirement for self-storage facilities.

### ***Landscaping/Screening***

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. The site is primarily wooded and undeveloped with clearing only around the existing buildings and drive

aisles. The proposed phase will follow the same pattern. No parking area with five (5) spaces or more is proposed.

### *Outdoor Lighting*

Approximate locations of any proposed outdoor lighting have not been shown on the sketch plan, but will be required on the final site plan in accordance with Sec. 22-23-6(Q). of the Zoning Ordinance. All outdoor lighting must be fully shielded and utilize full cut-off lighting fixtures per Sec. 22-25-5.

### *Stormwater Management*

An erosion and sediment control plan would also be required for review and approval prior to the issuance of any land disturbing permit.

### **Technical Review Committee:**

The following comments were generated from the July 12, 2018 Technical Review Committee meeting:

1. Planning staff asked if any additional buildings or phases are planned for the future beyond the proposed phase. The applicant stated no additional phases were proposed.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. County Engineer did not have any comments.
5. Department of Forestry did not have any comments.
6. Erosion and Sediment Control did not have any comments.
7. Fire Chief stated he would like to see 30 feet of separation between the buildings.
8. Health Dept. did not have any comments.
9. Sheriff's Office did not have any comments.
10. VDOT has not provided any comments at the date of this letter.

(Attachment D)

### **Conclusion:**

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 23-26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

**Recommended Conditions:**

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, tree protection, and outdoor lighting plans;
2. Meeting all VDOT requirements;
3. Meet all required Erosion and Sedimentation Control regulations.

**Suggested Motion:**

I move to approve SDP 18:04, a sketch plan request to construct five self-storage buildings with respect to 12.868 acres of Tax Map 9, Section A, Parcel 9, subject to the conditions listed in the staff report.

**Attachments:**

- A – Application
- B – Aerial Vicinity Map
- C – Site sketch plan
- D – TRC comment letter
- E – SDP 16:16 approval letter and sketch plan

Copy:

Applicant/Owner: Fluvanna Self Storage, 21 Burns Plaza, Palmyra, VA 22963- via email to [Carlos@storefss.com](mailto:Carlos@storefss.com)

Representative: Shimp Engineering, 201 E Main St Suite M, Charlottesville, VA 22902, via email to Justin Shimp [Justin@Shimp-Engineering.com](mailto:Justin@Shimp-Engineering.com)

File



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Site Development Application

**Owner of Record:** Fluvanna Self-Storage Corp      **Applicant of Record:** Sameas Owner of Record

**E911 Address:** 40 Xebec Road Palmyra, VA 22963      **E911 Address:**

**Phone:** 434-906-3552      **Fax:**      **Phone:**      **Fax:**

**Email:** Carlos@storefss.com      **Email:**

**Representative:** Justin Shimp - Shimp Engineering      **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:** 912 E. High St. Charlottesville 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):** 9-A-9      **Deed Book Reference:** DB 957 P 853

**Acreage:** 13.4      **Zoning:** B-1      **Deed Restrictions?** ☒ No ☐ Yes (Attach copy)

**Location:** South side of Lake Monticello Road (SR 618), 1,000 FT west of River Run Drive

**Description of Property:** 11,000 SF of self-storage units in two buildings

**Proposed Structure:** 43,400 SF of self-storage units in seven buildings

**Dimensions of Building:** 30-40' deep and 160-240' long      **Lighting Standards on Site:** ☐ No ☒ Yes

**# of Employees:** 0      **# of Parking Spaces:** 0

**Noise Limitations:**

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

Applicant Name (Please Print):

Applicant Signature and Date

OFFICE USE ONLY		
Date Received: 7-2-18	Fee Paid: 1250.00	Application #: SDP 18 : 04
Election District: Palmyra	Planning Area: Rivanna CPA	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

Received  
JUL 02 2018  
Fluvanna County





July 2, 2018

Mr. Brad Robinson  
Fluvanna County Community Development  
132 Main Street  
Palmyra, VA 22963

**Regarding: Fluvanna Self Storage Phase 2 Sketch Plan Submittal  
Fluvanna County**

Brad,

Please find attached twenty 11 x 17 copies and three 24 x 36 copies of the Fluvanna Self-Storage Phase 2 Sketch Plan along with a signed application form, checklist, and fee. If you have any questions, please feel free to call me at 434-981-6029.

Best Regards,

A handwritten signature in black ink, appearing to read "Kelly Strickland".

Kelly Strickland  
Shimp Engineering, P.C.

Attachments: 20 copies of Sketch Plan (11 x 17)  
3 copies of Sketch Plan (24 x 36)  
Signed Site Plan Application  
Signed Sketch Plan Checklist  
Fee for processing Sketch Plan

Received  
JUL 02 2018  
Fluvanna County

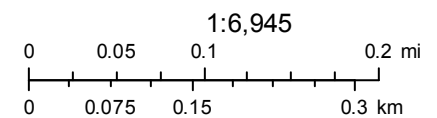
# Fluvanna County, VA WebGIS Parcels - PIN: 9 A 9



July 27, 2018

## Roads

- Interstate
- Primary
- Secondary
- Other



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



SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
PHONE: (434) 297-5140  
912 E. HIGH STREET  
CHARLOTTESVILLE, VA 22902  
JUSTIN@SHIMP-ENGINEERING.COM

Parcel Summary:

Tax Map 9 Section A Parcel 9  
Owner: Fluvanna Self Storage Corporation  
21 Burns Plaza  
Palmyra, VA 22963  
Developer: Fluvanna Self Storage Corporation  
21 Burns Plaza  
Palmyra, VA 22963  
Exist. Use: 11,000 SF Self Storage Facility  
Proposed Use: 43,400 SF Self Storage Facility  
Zoned: B-1  
Required Parking: None

Notes:

1. Boundary information provided by Stanley Land Surveys, PLC.
2. Topography shown provided by Bell Land Surveys LLC along with approved site plan

Received  
JUL 02 2018  
Fluvanna County

VICINITY MAP SCALE: 1"=1,000'

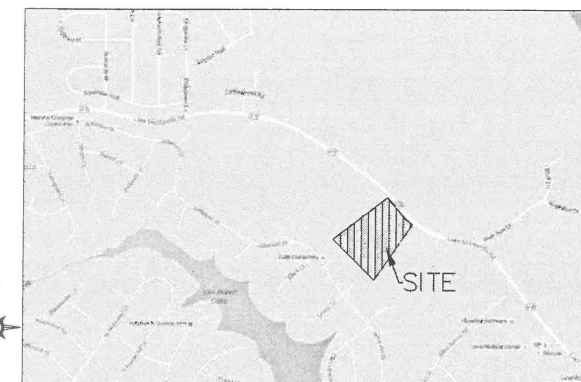


IMAGE PROVIDED BY GOOGLE MAPS

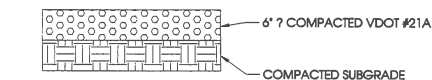


OVERVIEW/EXISTING  
CONDITIONS

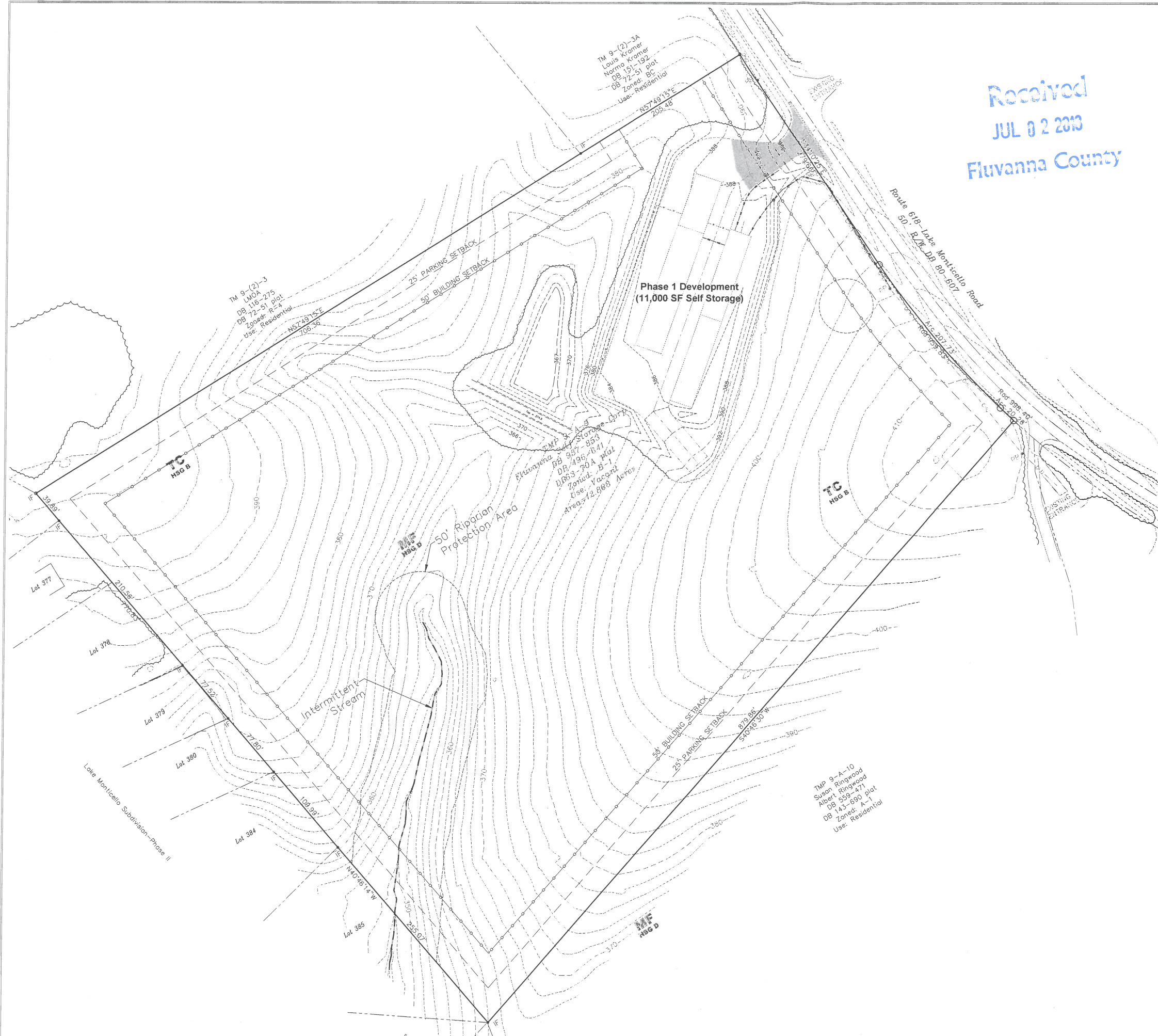
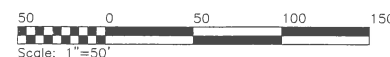
Rev #	Date	Description

SKETCH PLAN FOR  
**Fluvanna Self Storage-Phase 2**  
FLUVANNA COUNTY, VIRGINIA

Date	07/02/2018
Scale	1" = 50'
Sheet No.	C1 OF 2
File No.	15.043



1  
C1 TYPICAL STORAGE AREA SURFACING DETAIL  
Not To Scale





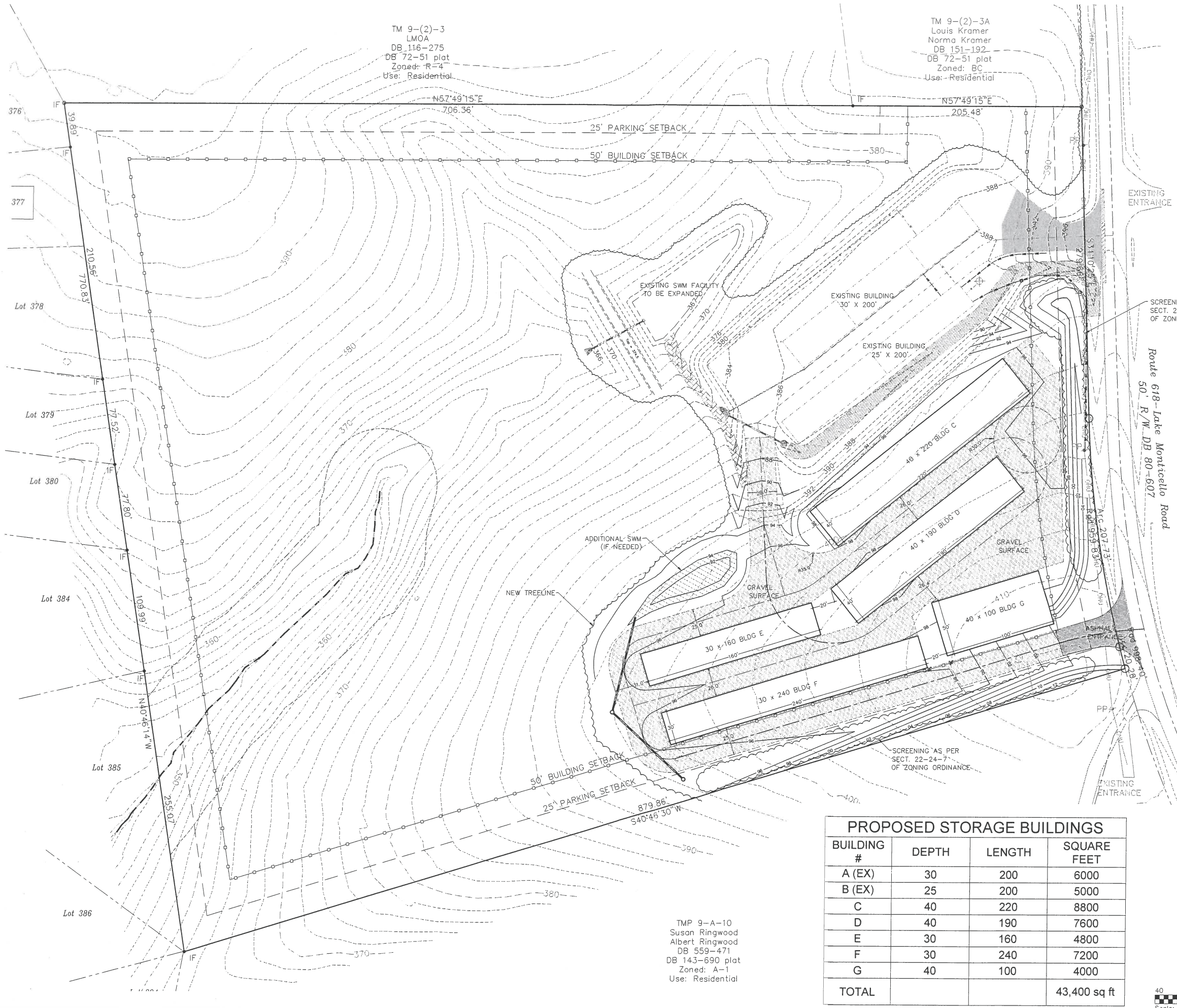


SITE LAYOUT

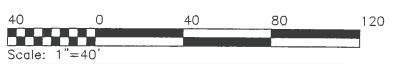
Rev #	Date	Description

SKETCH PLAN FOR  
**Fluvanna Self Storage - Phase 2**  
FLUVANNA COUNTY, VIRGINIA

Date	07/02/2018
Scale	1" = 40'
Sheet No.	C2 OF 2
File No.	15.043



PROPOSED STORAGE BUILDINGS			
BUILDING #	DEPTH	LENGTH	SQUARE FEET
A (EX)	30	200	6000
B (EX)	25	200	5000
C	40	220	8800
D	40	190	7600
E	30	160	4800
F	30	240	7200
G	40	100	4000
TOTAL			43,400 sq ft



TM 9-(2)-3  
LMOA  
DB 116-275  
DB 72-51 plat  
Zoned: R-4  
Use: Residential

TM 9-(2)-3A  
Louis Kramer  
Norma Kramer  
DB 151-192  
DB 72-51 plat  
Zoned: BC  
Use: Residential

TMP 9-A-10  
Susan Ringwood  
Albert Ringwood  
DB 559-471  
DB 143-690 plat  
Zoned: A-1  
Use: Residential




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## COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

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

July 20, 2018

Justin Shimp  
Shimp Engineering PC  
201 East Main Street, Suite M  
Charlottesville VA 22902

Delivered via email to [Justin@Shimp-Engineering.com](mailto:Justin@Shimp-Engineering.com)

**Re: SDP 18:04 – Fluvanna Self Storage Phase 2**

**Tax Map:** 9, Section A, Parcel 9

Dear Mr. Shimp:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, July 12, 2018:

1. Planning staff asked if any additional buildings or phases are planned for the future beyond the proposed phase. The applicant stated no additional phases were proposed.
2. Building Inspections did not have any comments.
3. Chamber of Commerce did not have any comments.
4. County Engineer did not have any comments.
5. Department of Forestry did not have any comments.
6. Erosion and Sediment Control did not have any comments.
7. Fire Chief stated he would like to see 30 feet of separation between the buildings.
8. Health Dept. did not have any comments.
9. Sheriff's Office did not have any comments.
10. VDOT has not provided any comments at the date of this letter.

The Planning Commission will have a meeting to discuss this item on Tuesday, August 7, 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





## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

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

May 31, 2017

Justin Shimp, P.E., Shimp Engineering, P.C.  
201 E. Main Street, Suite M  
Charlottesville, VA 22902

Delivered via email

REF: **Re: SDP 16:16 Fluvanna Self Storage  
Tax Map 9-A-9**

Dear Mr. Shimp:

I have reviewed the final site development plan that was received by our office on May 23, 2017 and have approved it. One copy of the approved plan is ready for pickup at the front counter of the Planning Department. Pursuant to Sec. 22-23-9(A) of the Zoning Ordinance, an approved final site plan shall be valid for five (5) years from the date of approval.

As you apply for building permits, please be mindful of the following:

### **Sec. 22-23-11 - Compliance with the Approved Site Plan.**

- A. Inspections shall be made during the installation of off-site improvements by the Director of Planning, or other County or State Staff, to insure compliance with the approved site plan.
- B. The owner or developer shall provide adequate supervision at the site during installation of improvements required by the site plan, and shall make one (1) set of approved plans available at the site at all times that work is being done.
- C. No final certificate of occupancy shall be issued until all work is completed in compliance with the approved site plan.
- D. Prior to any final approval, or issuance of any temporary certificate of occupancy, a bond with surety, or other guaranty, approved by the Planning Director and County Attorney in accordance with Sec. 15.2 15.2-2241 through 15.2-2246 of the Code of Virginia, in an amount sufficient to cover the estimated costs of such improvements to be bonded, the owner or developer shall submit an estimate of such costs which shall be reviewed by the agent. The completion of all other improvements required by or pursuant to this section shall be certified and/or bonded as provided hereinabove.
- E. Prior to occupying the site, the applicant shall provide to the agent plans of the site, in the same detail as the plans approved subject to this chapter showing the site as fully developed. The agent may require such supplementation, revision or amendment to such plans as may be

necessary to reflect the true conditions of the site. In the event that the site as fully developed shall not be substantially as shown on the approved site plan, the applicant shall submit a revised plan for review by the Planning Director. No certificate of occupancy shall be issued for any use, building or structure subject to the provisions of this article unless and until all improvements required by the approved plan shall have been satisfactorily completed; provided, however, that the Planning Director may issue a temporary certificate of occupancy for any such use as to which there remain incomplete one or more items from the said plan, conditioned upon the timely and satisfactory completion of such items, so long as such incomplete items do not adversely affect the public health or safety and have been bonded for completion in accordance with Section 22-23-11(D).

Finally, a separate sign permit application must be filed with this office for any new or modified signs at this site. As defined in the zoning ordinance, directional signs are exempt from requiring a sign permit.

If you have any questions or comments, feel free to contact me at (434) 591-1910 or at [brobinson@fluvannacounty.org](mailto:brobinson@fluvannacounty.org).

Sincerely,

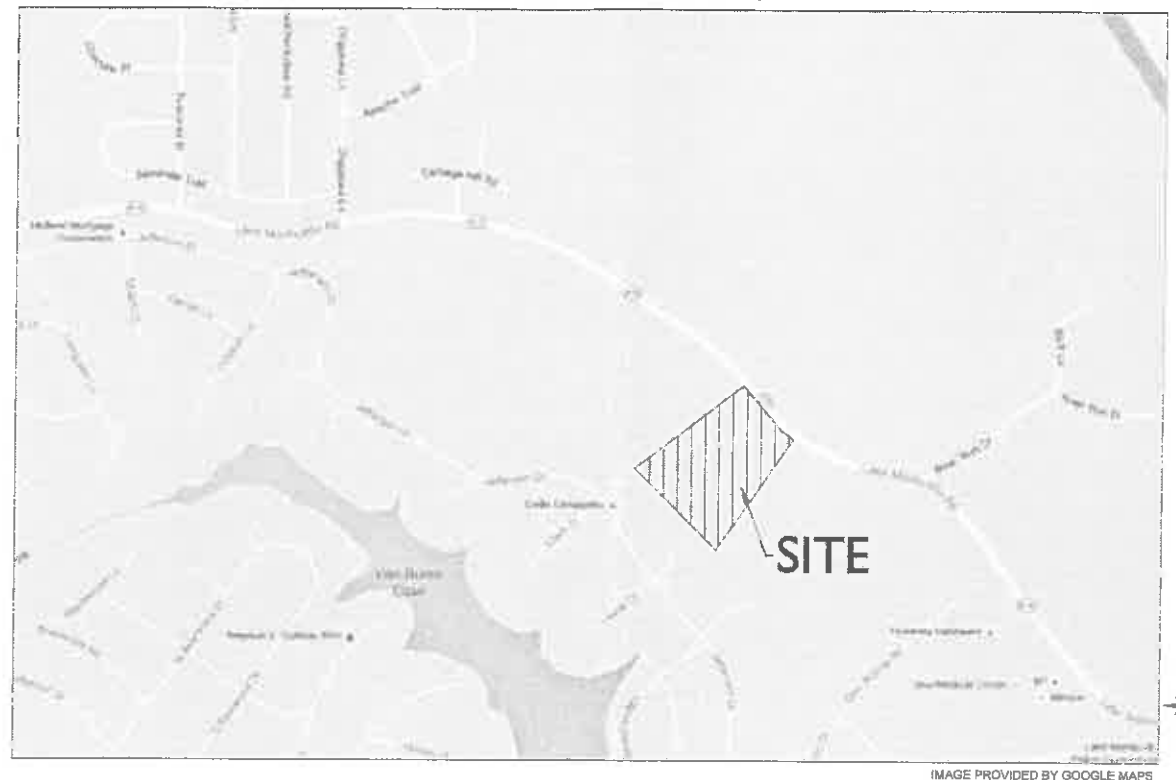


Brad Robinson  
Senior Planner  
Dept. of Planning & Community Development

Copy: File

**VICINITY MAP** SCALE: 1"=500'

1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.



Virginia Department of Transportation \_\_\_\_\_ Date \_\_\_\_\_

SHEET C1 - COVER SHEET  
SHEET C2 - EXISTING CONDITIONS & DEMOLITION PLAN  
SHEET C3 - SITE, GRADING, & UTILITY PLAN  
SHEET C4 - LANDSCAPING PLAN  
SHEET C5 - SITE & UTILITY DETAILS

1. THE INFORMATION AND DATA SHOWN OR INDICATED WITH RESPECT TO THE EXISTING UNDERGROUND UTILITIES AT OR CONTIGUOUS TO THE SITE ARE BASED ON INFORMATION AND DATA FURNISHED TO THE OWNER AND ENGINEER BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR OTHERS. THE OWNER OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CONFIRMING THE ACCURACY OF THE DATA, FOR LOCATING ALL UNDERGROUND UTILITIES, FOR COORDINATION OF THE WORK WITH OWNERS OF SUCH UNDERGROUND UTILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF AND REPAIRING ANY DAMAGE THEREOF RESULTING FROM THE WORK. ALL OF THESE CONDITIONS SHALL BE MET AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL CONTACT "MISS UTILITIES" OF VIRGINIA AT 1-800-552-7001 PRIOR TO THE START OF WORK.
2. WHEN WORKING ADJACENT TO EXISTING STRUCTURES, POLES, ETC., THE CONTRACTOR SHALL USE WHATEVER METHODS THEY ARE NECESSARY TO PROTECT STRUCTURES FROM DAMAGE. REPLACEMENT OF DAMAGED STRUCTURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE STRUCTURES FROM DAMAGE AND COORDINATING WORK SO THAT THE OWNER CAN MAKE NECESSARY ARRANGEMENTS TO MODIFY/PROTECT EXISTING STRUCTURES FROM DAMAGES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, ADJACENT LAND OWNERS WHOSE PROPERTY MAY BE IMPACTED AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO COMPLETING ANY OFF-SITE WORK.
5. CONTRACTOR SHALL NOTIFY AND COORDINATE ALL WORK INVOLVING EXISTING UTILITIES WITH UTILITY OWNERS, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS TO THE OWNER AND ENGINEER.
7. CONTRACTOR SHALL SUBMIT FOR THE APPROVAL OF THE OWNER SUBMITTALS OF ALL SPECIFIED MATERIALS LISTED IN THE PLANS, TO INCLUDE SHOP DRAWINGS, MANUFACTURER'S SPECIFICATIONS AND LABORATORY REPORTS. THE OWNER'S APPROVAL OF SUBMITTALS WILL BE GENERAL AND WILL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF ADHERENCE TO THE CONTRACT AND FOR ANY ERROR THAT MAY EXIST.

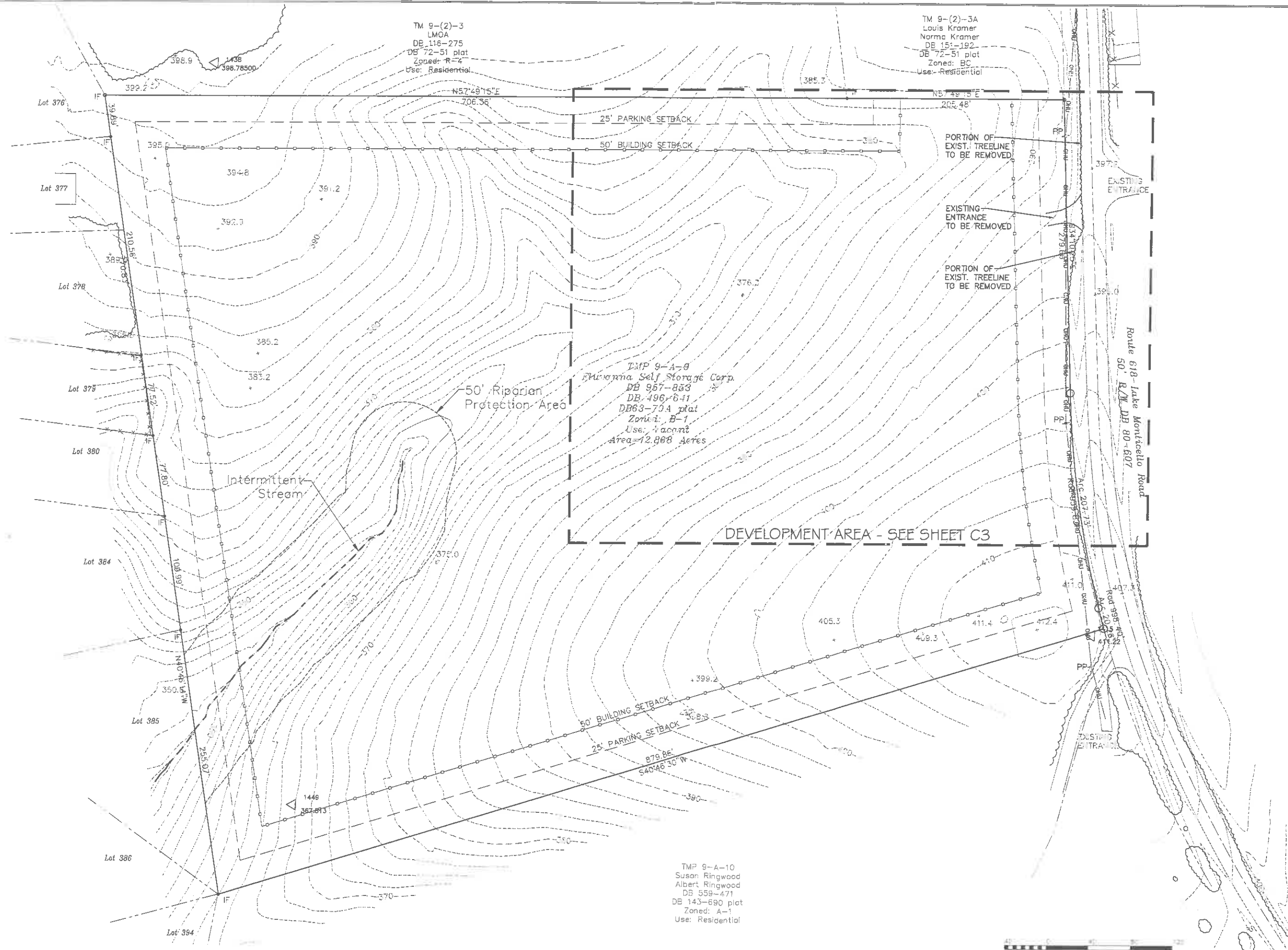
Trip generation code 151, the expected daily trip generation is 27 trips per day.



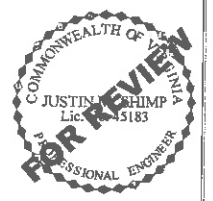
COVER SHEET

SKETCH PLAN FOR  
**Fluvanna Self Storage**  
FLUVANNA COUNTY, VIRGINIA

Date	11/01/2016
Scale	N/A
Sheet No.	C1 OF 5
File No.	15.043



**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
201 E MAIN ST, SUITE N  
CHARLOTTEVILLE, VA 22902  
PHONE: (434) 227-5140  
JUSTIN@SHIMP-ENGINEERING.COM

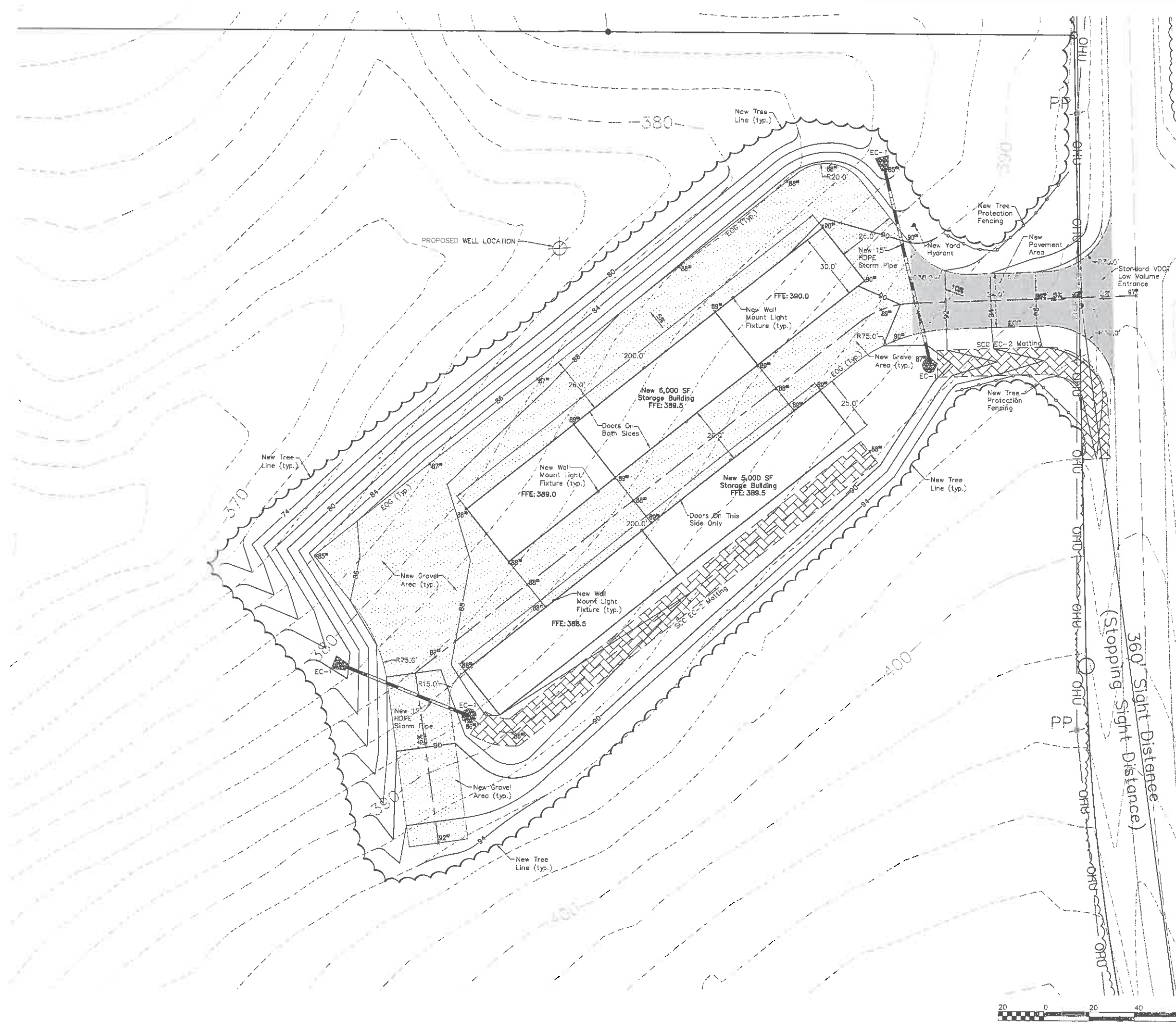


EXISTING CONDITIONS		
Rev	Date	Description

SKETCH PLAN FOR  
**Fluvanna Self Storage**  
FLUVANNA COUNTY, VIRGINIA

Date	11/01/2016
Scale	1" = 40'
Sheet No.	C2 OF 5
File No.	15.043

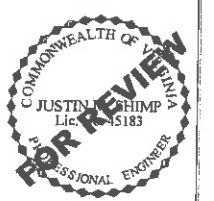




Route 618-Lake Monticello Road  
50' R/W DB 80+607

360' Sight Distance  
(Stopping Sight Distance)

**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
201 E MAIN ST. SUITE 101  
CHARLOTTEVILLE, VA 22902  
PHONE: (434) 237-5140  
JUSTIN@SHIMPE-ENGINEERING.COM

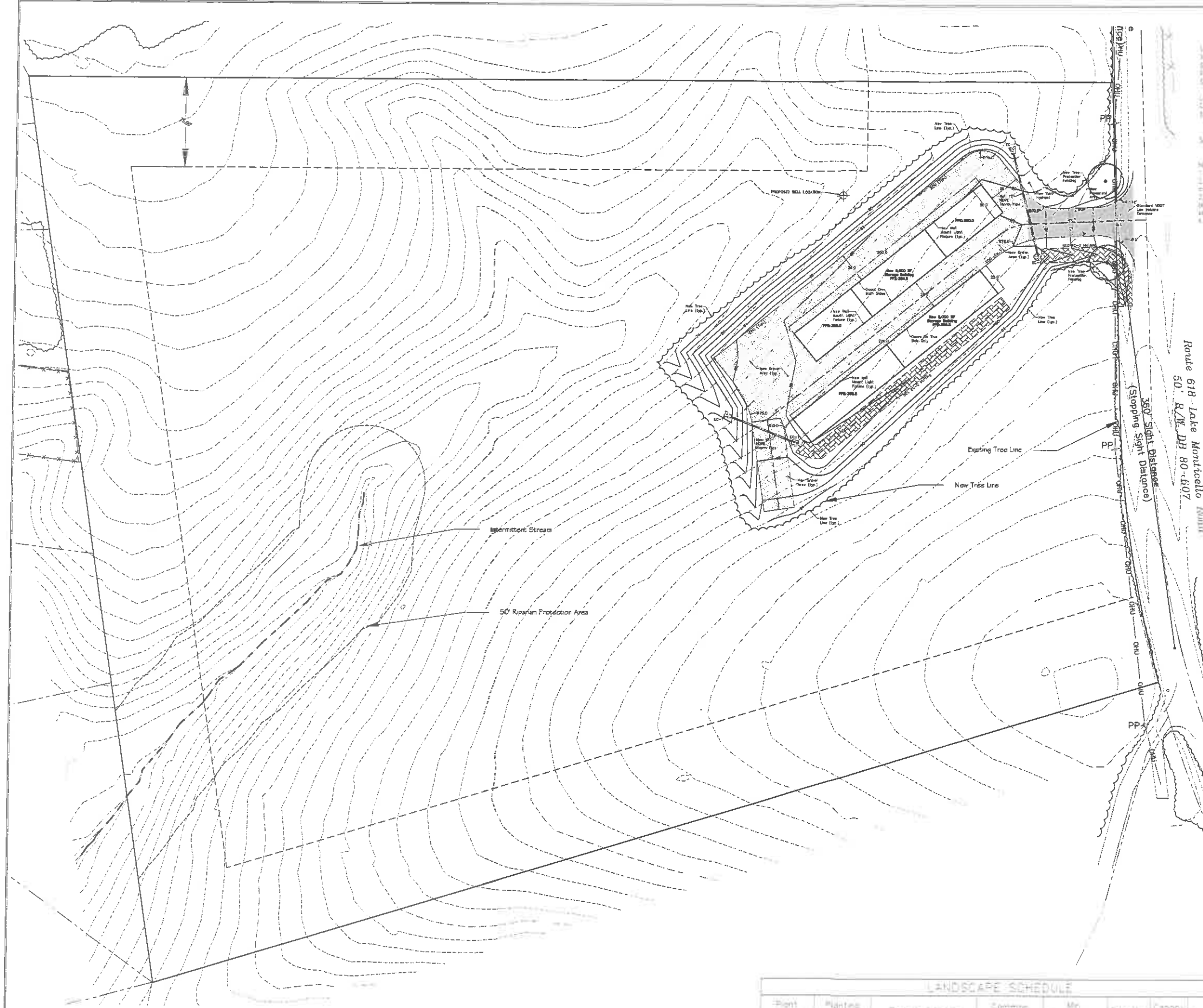


SITE, GRADING, & UTILITY PLAN	
Rev	Description

SKETCH PLAN FOR  
**Fluvanna Self Storage**  
FLUVANNA COUNTY, VIRGINIA

Date	11/01/2016
Scale	1" = 20'
Sheet No.	C3 OF 5
File No.	15.043





**LANDSCAPE REQUIRED:**  
30% of total developed area, minimum 50' wide strip of canopy (13.87 acres) 50' x 10 = 50.00 sq ft  
Cover: 1 large shade tree (at least 50' of canopy) 50' of total canopy (50' x 10) = 50.00 sq ft  
Formed: 10' wide strip of canopy (10' x 10) = 10.00 sq ft  
Screening: 10' wide strip of canopy (10' x 10) = 10.00 sq ft

**LANDSCAPE PROVIDED:**  
Cover: 440,228 sq ft (existing) + 1,000 sq ft = 441,228 sq ft New Canopy = 940,228 sq ft Total  
Screen: 2 large shade trees provided where existing trees were 10' of the riparian area are removed  
Formed: 2 shade trees are provided through existing trees along right-of-way strip 5' below  
Screen: 10' wide strip

**NOTES:**  
1. Canopy to steps must be maintained or replaced with trees and shrubs.  
2. All the outlines of trees and shrubs shall be shown to meet, and be maintained or replaced with trees and shrubs.  
3. The owner shall be responsible for the general maintenance of plants shown on this site plan. The owner shall be responsible to replace any plants shown on this site plan that are dead, dying, or diseased with a plant of the same species during the winter of the year.  
4. All new trees shall be planted with grass.

Route 618 Lake Monticello Road  
50' R/W, DB 80-607  
(360' Sight Distance)

LANDSCAPE SCHEDULE							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy Sq'	Total Canopy Sq'
	Large Shade Tree	Acer rubrum (October Glory)	Red Maple	1 1/2" dbh	2	55'	784
						TOTAL	784

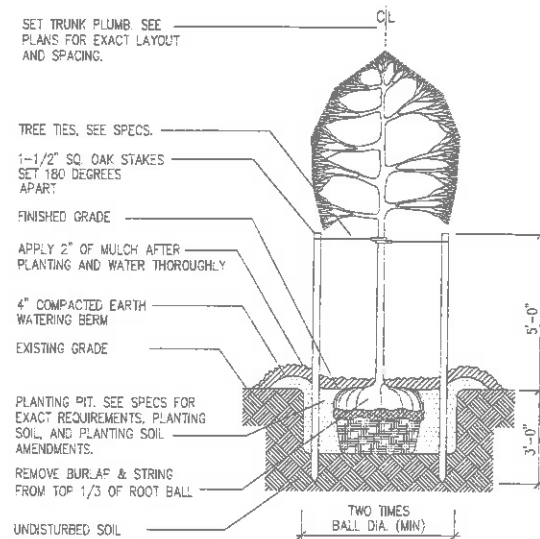


**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT  
11111 N. 111th St., Suite 100, Omaha, NE 68148  
402.491.1111  
www.shimpeng.com

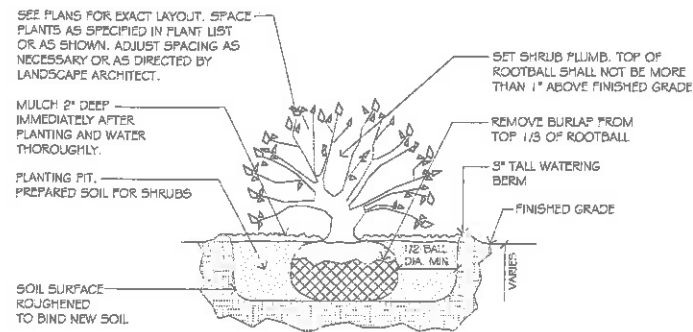


LANDSCAPE PLAN			
Drawn By	Justin Shimp	Checked By	
Date	11/01/2018	Scale	1"=40'

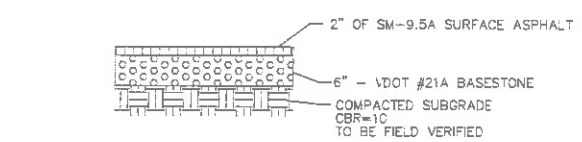
SKETCH PLAN FOR:  
**Fluvanna Self Storage**  
FLUVANNA COUNTY, VIRGINIA  
Date: 11/01/2018  
Scale: 1"=40'  
Sheet No: CA-005  
File No: 18-043



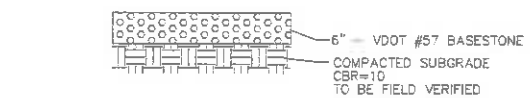
1 TREE PLANTING DETAIL  
C5 Not To Scale



2 SHRUB PLANTING DETAIL  
C5 Not To Scale



3 Pavement Area Section  
C5 Not To Scale



4 Gravel Area Section  
C5 Not To Scale

**SLIM18**

Full spectrum (4000K) outdoor  
LED lighting fixture  
500 lumens  
120 volt AC  
18 watt

Model	Power	Output	Dimensions	Weight
SLIM18-01	18W	500lm	1.5\"/>	

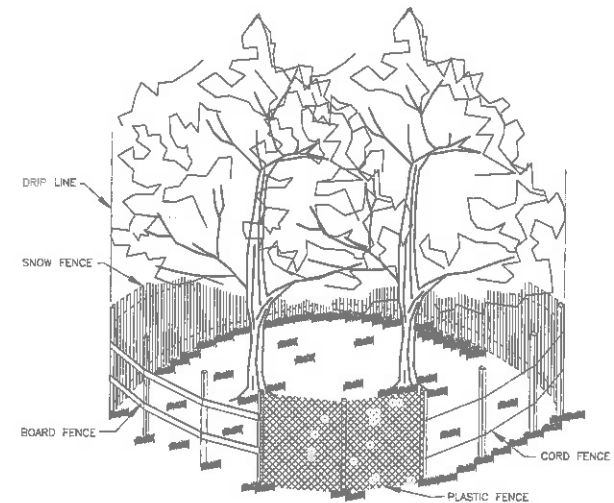
**Technical Specifications:**

**1. Usage:**  
For use in parking lots, walkways, and other outdoor areas where low voltage lighting is required.

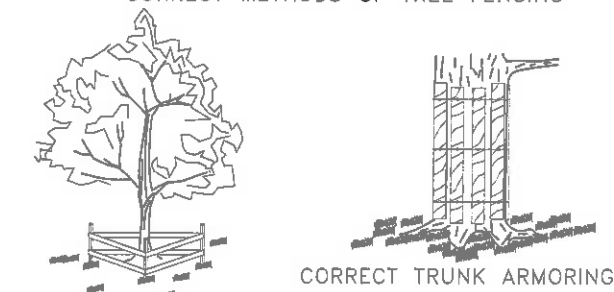
**2. Features:**  
- Full spectrum LED lighting  
- 500 lumens output  
- 18 watt power consumption  
- 120 volt AC input  
- 18 watt power consumption

**3. Installation:**  
- Mounting bracket included  
- Mounting screws included  
- Mounting instructions included

**4. Warranty:**  
- 5 year warranty  
- 50,000 hour life expectancy

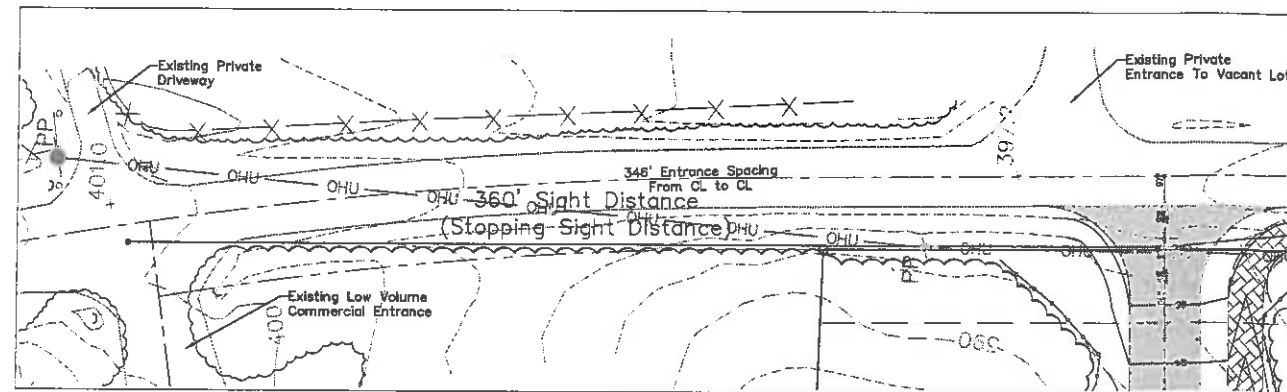


CORRECT METHODS OF TREE FENCING

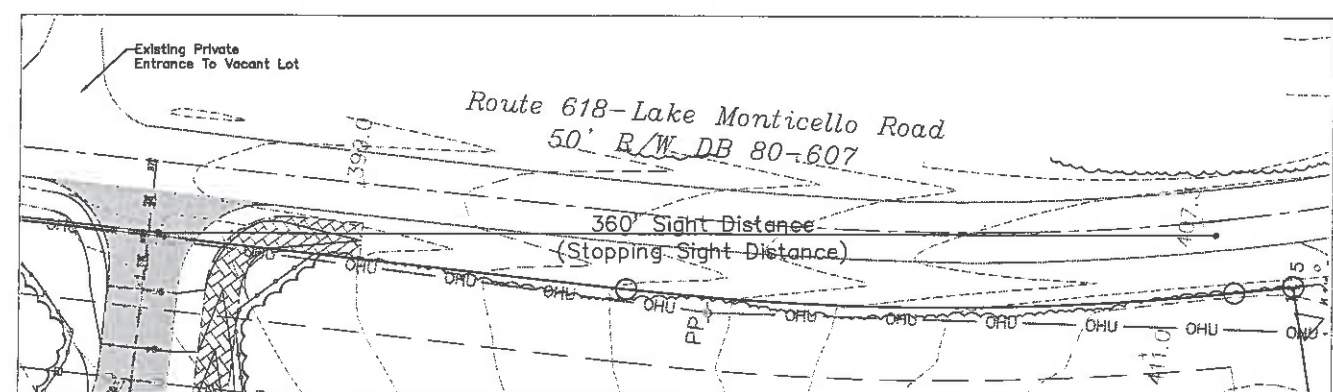


TRIANGULAR BOARD FENCE

5 Tree Protection Fencing Detail  
C5 Not To Scale

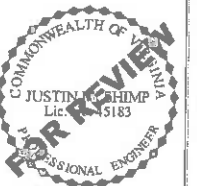


6 LEFT SIGHT DISTANCE LINE DETAIL  
C5 Scale: 1"=30'



7 RIGHT SIGHT DISTANCE LINE DETAIL  
C5 Scale: 1"=30'

SHIMP ENGINEERING, P.C.  
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT



SITE PLAN & UTILITY DETAILS

SKETCH PLAN FOR  
**Fluvanna Self Storage**  
FLUVANNA COUNTY, VIRGINIA

Date: 11/01/2016  
Scale: N/A  
Sheet No: C5 OF 5  
File No: 15.043