

FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Administration Building

March 10, 2020

6:00 PM (Morris Room)

7:00 PM (Morris Room)

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

Rural Cluster Subdivisions—Brad Robinson, Senior 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 10, 2020

5 – PUBLIC HEARING

None

6 – PRESENTATIONS

None

7 – SITE DEVELOPMENT PLANS

SDP 20:01—Zions Crossroads Self Storage—Douglas Miles, Community Development Director

8 – SUBDIVISIONS

None

9 – UNFINISHED BUSINESS

None

10 – NEW BUSINESS

None

11 – PUBLIC COMMENTS #2 (3 minutes each)

12 – ADJOURN

Douglas Miles

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

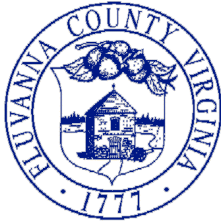
1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman 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.

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COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission

From: Douglas Miles, Community Development Director

Date: March 10, 2020

Subject: Planning Director's Report

Board of Supervisors Actions:

February 19, 2020

No Planning Cases

March 4, 2020

No Planning Cases

Board of Zoning Appeals Actions:

No Zoning Cases

Technical Review Committee for February 13, 2020:

SDP 20:01 Zion Crossroads Self Storage – A site development plan request to construct a 50' x 150' building with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B. The property is zoned B-1, Business, General and located along Richmond Road (U.S. Route 250) approximately 0.3 miles west of the intersection with James Madison Highway (U.S. Route 15). The parcel is located within the Zions Crossroads Community Planning Area and the Columbia Election District. The proposed climate controlled, self-storage building will replace the outdoor recreational vehicle and boats storage area on the property.

Site Plan Submittals:

Sun Tribe Solar – Fluvanna Middle School at 3717 Central Plains Road

Planning Staff Attendance at Regional Planning meetings:

March 5, 2020 – TJ Health District Comprehensive Plan Meeting was held within the Planning Department with the Thomas Jefferson Health District staff members to update the current Plan and further provide additional resources available through the Virginia Department of Health to Fluvanna County businesses and residents for healthy living options and walkability programs.

March 10, 2020 – VDOT Smart Scale Projects Meeting was held at the PDC Office with Chuck Proctor, VDOT who facilitated the regional transportation funding meeting. Fluvanna County Smart Scale projects should include the Route 53 and Turkeysag Trail VDOT Roundabout; and intersection and turn lane improvements at: Route 53 and Ruritan Lake Road, Route 250 and Troy Road and Route 15 and Troy Road and other possible intersections that meet the standards.

Upcoming VDOT Town Hall Meeting: The Thomas Jefferson Parkway (Route 53) and Lake Monticello Road (SR 618) VDOT Roundabout construction town hall meeting will be held at: Lake Monticello Fairway Clubhouse at 51 Bunker Blvd on Wednesday, March 18th at 6:00 pm.

Certified Planning Commissioner Program Training

The Certified Planning Commissioner (CPC) Program through VCU's Center for Public Policy:

Summer 2020: June 29 & 30 until September 14 & 15, 2020

Fall 2020: September 28-29 until November 30 - December 1, 2020 with both programs located at Virginia Commonwealth University campus: 1001 West Franklin Street Richmond, VA 23284

The CPC program consists of three parts: In-person opening session, home study assignments each week, and an in-person closing session allowing for networking with other Commissioners.

FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
February 11, 2020
7:00 pm Regular Meeting

MEMBERS PRESENT:

Barry Bibb
Ed Zimmer
Lewis Johnson
Gequetta "G" Murray-Key
Howard Lagomarsino

ALSO PRESENT:

Douglas Miles, Community Development Director
Brad Robinson, Senior Planner
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

ABSENT:

Patricia Eager, Board of Supervisors Representative

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND MOMENT OF SILENCE**

At 7:00pm, Chairman Bibb called the Regular Meeting to order, followed by the Pledge of Allegiance and a moment of silence.

2. **DIRECTOR'S REPORT-- Douglas Miles**

Board of Supervisors Actions:

December 18, 201

No Zoning Cases

January 8, 2020

No Zoning Cases

Board of Zoning Appeals Actions:

No Variance Cases

Technical Review Committee for December 12, 2019:

- I. **SDP 19:18 Mechanical Building Solutions** – A site development plan request to construct a contractor's storage yard/office building with respect to 0.957 acres of Tax Map 5, Section 9, Parcel 2. The property is zoned B-1, Business, General and is located along James Madison Highway (U.S. Route 15) approximately 0.4 miles south of the intersection with Richmond Road (U. S. Route 250). The property is located within the Zion Crossroads Community Planning Area and the Columbia Election District. *(This commercial project was rescheduled from the November 14, 2019 TRC agenda)*
- II. **SDP 19:23 Foothill Irrigation** – A site development plan request to construct an office building, warehouse and carport with respect to 1.952 acres of Tax Map 5, Section 24, Parcel 4. The property is zoned I-1, Industrial, Limited and located within the Zion Station Subdivision between Zion Station Road (Route 1021) and Richmond Road (Route 250). The parcel is located within the Zions Crossroads Community Planning Area and the Columbia Election District. *(A setback Variance has been filed for this commercial project to the required one hundred (100) foot setback taken from 250)*

- III. **ZMP 19:02 2428 Richmond Road LLC** – A request to conditionally rezone, from A-1 Agricultural, General to I-1 Industrial, Limited, (front portion) 29.4 acres of Tax Map 4, Section A, Parcel 27. The property is located along Richmond Road (US 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.

Planning District Commission Regional Meetings and Fluvanna Projects:

January 7, 2020: 2020 US Census GIS Mapping Project has begun to further clarify and correct the existing Fluvanna County jurisdictional boundaries to be more accurate with our adjoining neighbors with surrounding GIS Coordinators working together to complete project by March 1.

January 13, 2020: Zion Crossroads Gateway Plan Technical Committee meeting was held in Fluvanna County with the PDC Planning Staff facilitating the project update meeting. VDOT’s traffic engineering firm will be presenting some preliminary traffic analysis and observations in the US 15 and US 250 interchange and other prescribed intersections along both of these routes.

3. **PUBLIC COMMENTS:**
No comments were provided.

4. **MINUTES:**

MOTION:	Planning Commission Minutes of January 14, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Seconded	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

5. **PUBLIC HEARINGS:**

ZMP 19:02—2428 Richmond Road LLC—Douglas Miles, Community Development Director

To amend the Fluvanna County Zoning Map by a request to conditionally rezone, from A-1 Agricultural, General to I-1, Industrial, Limited, of approximately 7.5 acres of Tax Map 4, Section A, front portion of Parcel 27. 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 property is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

The applicant has proffered out these I-1 by right land uses as a part of their conditional rezoning request on the property:

Commercial Uses: Car Washes, Financial Institutions, Flea Markets, Gas Stations, Laundries, Medical Clinics, Professional Schools, Retail Stores, general, large scale and neighborhood convenience, Shooting Ranges, indoor, and Transportation Terminals.

Industrial Uses: Railroad Facilities, Research Laboratories, Sawmills, temporary, and Solid Waste Collection Facilities.

These I-1 land uses by Special Use Permit (SUP) have been proffered out in this rezoning case:

Commercial Uses: Shooting Ranges, indoors

Industrial Uses: Sanitary Landfills, Sawmills, permanent, and Solid Waste material recovery facilities.

Miscellaneous Uses: Aviation Facilities and Major Utilities

Questions, Comments, and Concerns:

Harry Austin, Representative: We would like to have a Vehicle Impound facility. In the zoning ordinance, there currently is not a way to apply for a towing business and despite the normal business hours they might have to use it after hours for towing vehicles to this property.

Bibb: So any county residents that get a vehicle towed now it will have to go into a neighboring county like Albemarle or go to Richmond? This will be an ideal place for the tow trucks to bring our vehicles and keep them in the county.

Austin: Even if the car or truck needs to be towed to another auto repair shop, we could do that. That would not be a problem. Even though we know we would apply for a Special Use Permit (SUP) to permit a Vehicle Impound Facility on this property at a later date in the Zoning process.

Bibb: I do realize the Noise Ordinance is no noise prior to 6:00 am or after 11:00 pm. With an SUP request could the Planning Commission and the Board of Supervisors condition the times?

Miles: Yes.

Zimmer: 6:00 am to 11:00 pm is in the noise ordinance. So they can operate as long as they do not violate the noise ordinance time frames?

Miles: Correct, regular zoning typically does not restrict the hours of operation. What they are asking is that when there is an accident at 2:00 am that instead of them towing the vehicle into Charlottesville, we would like for them to bring the vehicles here for the county residents. That way if any vehicles are stuck on the side of the road in Fluvanna County or in an accident they will not cause another accident with the vehicle located in the roadway until the morning hours.

Zimmer:

Miles: Yes, backup beepers we have to look at the Federal OSHA law requirements not noise but that would become more of a business management issue to avoid future calls for service there.

Public Hearing:

Salvatore Zambito, 394 Glen Circle: I have an issue with potential lighting and noise. That the lights are going to be bright in the middle of the night. What is a commercial amusements use, if someone could clarify that up for me? We would like them to be a good neighbor to us, just as we want to be a good neighbor to them.

Bibb: Mr. Miles, the lighting that this gentlemen is talking about it would be limited on the site.

Miles: Yes.

Joseph Ryan, 113 Glen Circle: Would like no bright lights at night, and not a lot of noise early in the morning and on the weekends.

Kary Clarke, 504 Glen Circle: What type of plants and trees are they planning to install there?

Miles: There is a fifty (50) foot setback and twenty-five (25) feet for parking and loading areas.

MOTION:	I move that the Planning Commission recommend approval of ZMP 19:02, a request to amend the Fluvanna County Zoning Map with respect to approximately 7.5 acres of Tax Map 4, Section A, front portion of Parcel 27, to conditionally rezone the same from A-1 Agricultural, General to I-1, Industrial, Limited with proffered conditions. The Planning Commission added additional I-1 land uses to be proffered out by the applicant during their motion that was forwarded onto the Board of Supervisors.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Recommended Approval 5-0				

ZTA 19:04 – Vehicle Impound Facility—Douglas Miles, Community Development Director

An Ordinance To Amend Chapter 22 Zoning Of The Fluvanna County Code By The Addition Of A Definition under 22-22-1 Definitions; Uses Permitted By Special Use Permit in A-1 Zoning Under 22-4-2.2 , In B-1 Zoning Under 22-9-2.2 and in I-1 Zoning Under 22-11-2.2 and Uses Permitted By Right in I-2 Zoning Under 22-12-2.1 To Permit A Vehicle Impound Facility.

Automotive Repair Service: A facility for the general repair, rebuilding, or the reconditioning of engines, motor vehicles or trailers, or providing collision services, to include body, frame or fender repair and painting. (Zoning Ordinance)

Vehicle Impound Facility: A facility for the temporary, screened storage of operable or inoperable vehicles to be claimed by their titleholders or agents; or those vehicles that are awaiting insurance adjustments or claims within 30 days or less for insurance purposes. (ZTA proposed definition)

Vehicle impound facilities are used by Virginia cities, towns and counties to impound vehicles that have been abandoned on public roadways or have not paid personal property taxes for years. They are also used by private vehicle recovery operators to temporarily store damaged vehicles that have been removed from public roads such as on the I-64, US 250, and US 15 commercial areas awaiting insurance claims adjusters to review the impounded vehicles for insurance purposes.

The proposed Zoning Text Amendment (ZTA) to the Fluvanna County Zoning Ordinance will create a definition, provide for new land uses in the A-1, B-1 and I-1 Districts by Special Use Permit, and in the I-2 District by right with the required site screening requirements.

Public Hearing:
No comments were provided.

MOTION:	I move that the Planning Commission recommend approval of ZTA 19:04, An Ordinance To Amend Chapter 22 Zoning Of The Fluvanna County Code By The Addition Of A Definition under 22-22-1 Definitions; Uses Permitted By Special Use Permit in A-1 Zoning Under 22-4-2.2 , In B-1 Zoning Under 22-9-2.2 and in I-1 Zoning Under 22-11-2.2 and Uses Permitted By Right in I-2 Zoning Under 22-12-2.1 To Permit A Vehicle Impound Facility.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:				Motion	Seconded
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Recommended Approval 5-0 as presented				

6. **PRESENTATIONS:**
None
7. **SITE DEVELOPMENT PLANS:**

SDP 19:18—Mechanical Building Solutions—Brad Robinson, Senior Planner

Approval of a sketch plan request to construct an office building with respect to 0.957 acres of Tax Map 5, Section 9, Parcel 2. The property is located along James Madison Highway (U.S.Route 15) approximately 0.4 miles south of the intersection with Richmond Road (U. S. Route 250).

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 meet the requirements of Articles 23 through 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

MOTION:	I move to approve SDP 19:18, a sketch plan request to construct an office with respect to 0.952 acres of Tax Map 5, Section 9, Parcel 2, subject to the conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Seconded	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

Sidewalk Waiver

MOTION:	I move to approve a sidewalk waiver to SDP 19:18, a sketch plan request to construct an office building with respect to 0.957 acres of Tax Map 5, Section 9, Parcel 2, pursuant to County Code Section 22-23-6.6.A.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

MOTION:	I move to adopt the Fluvanna County Planning Commission By-Laws and Rules of Procedure for 2020 presented during the Organizational meeting.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:				Motion	Seconded
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

MOTION:	I move to adopt the Fluvanna County Planning Commission Meeting 2020 Calendar dates that were reviewed during the Organizational meeting.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Seconded		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

10. **NEW BUSINESS:**

None

11. **PUBLIC COMMENTS # 2**

No comments were provided.

12. **ADJOURN:**

Chairman Bibb adjourned the Planning Commission meeting of February 11, 2020 at 8:39pm

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission

DRAFT

February 2020

[illegible]

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 – 36 Sites)			
Compliance with Tenaska Virginia Sound Levels 02/18/2020			
Signs Removed From Public Rights-Of-Way (Total – 20)			
Placed and removed "Public Hearing Signs" as needed			
Deliver packets to BOS, PC Members			
Planning / Zoning site plan evaluations for form (February 2020)			
SUB 20:0001, TM: 37-(A)-3 & TM: 37-(A)-9, EKM Properties			
SUB 20:0002, TM: 5-(A)-46 & TM: 5-(A)-47, The Hall Property			
SUB 20:0003, TM: 12-(8)-4 & TM: 12-(8)-4A, The Frazier Property			
SUB 19:0018, TM: 13-(A)-11A & TM: 13-(A)-12, The Seay Property			
SUB 20:0005, TM: 36A-(A)-32 & TM: 36A-(A)-33, Yoder Living Trust			
Planning / Zoning setback verifications for Building Dept. (February 2020)			
TM: 3-(27)-19, 293 Autumn Ridge Dr.	TM: 18A-(4)-426, Oak Grove Rd.(no address)	TM: 16-(18)-2, 2254 Ruritan Lake Rd.	TM: 17-(28)-30, 5063 T. Jefferson Pkwy.
TM: 16-(4)-3, 54 Ruritan Lake Rd.	TM: 22-(A)-16A, 465 Jordan Store Rd.	TM: 18-(13)-5, 55 Kendall Ct.	TM: 18A-(5)-561, 37 Lafayette Dr.
TM: 12-(21)-15, Pine Shadow Ct.(no address)	TM: 12-(21)-27, Pine Shadow Ct.(no address)	TM: 18A-(6)-155, 10 Goldfinch Cir.	TM: 18A-(4)-471, 32 Mulligan Dr.
TM: 18-(8)-43, 160 Acorn Ct.	TM: 11-18-11, 2879 Bybee Church Rd.	TM: 16-(A)-24B1, 1840 Ruritan Lake Rd.	TM: 16-(A)-13B, Ruritan Lake Rd.(no#)
TM: 21-919)-4, Deep Creek Rd.(no address)	TM: 28-(A)-34, 626 Wagner Pl.	TM: 17A-(1)-84, Crape Myrtle Dr.(no address)	TM: 39-(13)-39, Rosewood Dr.(no#)
TM: 17A-91)-98, Crape Myrtle Dr.(no address)	TM: 11-(7)-36, Creek Rd.(no address)	TM: 17A-(1)-100, Crape Myrtle Dr.(no address)	TM: 17A-(1)-102, Crape Myrtle Dr.no#
Planning / Zoning materials to VDOT Louisa Residency (February 2020)			
One, Two, Three, Four, Five			



TRANSACTIONS BY USER REPORT (02/01/2020 TO 02/29/2020) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
BR19-0330					
INV-00001690	2% State Surcharge	02/12/2020	Fee Payment	Check #1504	\$10.17
	E&S: Single Family, \$125 per lot	02/12/2020	Fee Payment	Check #1504	\$125.00
	New 9-1-1 Address Fee	02/12/2020	Fee Payment	Check #1504	\$90.00
	One/two fam. dwelling, R5, finished living space	02/12/2020	Fee Payment	Check #1504	\$412.56
	Zoning Permit: \$100.00 Primary Structures	02/12/2020	Fee Payment	Check #1504	\$100.00
BR20-0017					
INV-00001700	2% State Surcharge	02/18/2020	Fee Payment	Check #1075	\$18.88
	Basement, unfinished space	02/18/2020	Fee Payment	Check #1075	\$92.76
	E&S: Single Family, \$125 per lot	02/18/2020	Fee Payment	Check #1075	\$125.00
	Electrical: Per SqFt	02/18/2020	Fee Payment	Check #1075	\$134.34
	Gas	02/18/2020	Fee Payment	Check #1075	\$45.00
	HVAC: Residential (Use Groups R5) - each system	02/18/2020	Fee Payment	Check #1075	\$180.00
	New 9-1-1 Address Fee	02/18/2020	Fee Payment	Check #1075	\$90.00
	One/two fam. dwelling, R5, finished living space	02/18/2020	Fee Payment	Check #1075	\$403.02
	Plumbing flat fee	02/18/2020	Fee Payment	Check #1075	\$30.00
	Plumbing, per fixture	02/18/2020	Fee Payment	Check #1075	\$104.00
	Zoning Permit: \$100.00 Primary Structures	02/18/2020	Fee Payment	Check #1075	\$100.00
BR20-0030					
INV-00001666	2% State Surcharge	02/04/2020	Fee Payment	Check #2250	\$15.44
	E&S: Single Family, \$125 per lot	02/04/2020	Fee Payment	Check #2250	\$125.00
	Electrical: Per SqFt	02/04/2020	Fee Payment	Check #2250	\$164.28
	Gas	02/04/2020	Fee Payment	Check #2250	\$45.00
	HVAC: Residential (Use Groups R5) - each system	02/04/2020	Fee Payment	Check #2250	\$90.00
	New 9-1-1 Address Fee	02/04/2020	Fee Payment	Check #2250	\$90.00
	One/two fam. dwelling, R5, finished living space	02/04/2020	Fee Payment	Check #2250	\$367.56
	Plumbing flat fee	02/04/2020	Fee Payment	Check #2250	\$30.00
	Plumbing, per fixture	02/04/2020	Fee Payment	Check #2250	\$120.00
	Zoning Permit: \$100.00 Primary Structures	02/04/2020	Fee Payment	Check #2250	\$100.00
BR20-0042					
INV-00001707	2% State Surcharge	02/21/2020	Fee Payment	Check #107	\$3.41
	Electrical: Base fee	02/21/2020	Fee Payment	Check #107	\$45.00
	Plumbing flat fee	02/21/2020	Fee Payment	Check #107	\$30.00
	Remodel: Basement finish post original c/o issue	02/21/2020	Fee Payment	Check #107	\$95.42
BR20-0044					
INV-00001694	2% State Surcharge	02/13/2020	Fee Payment	Check #001429	\$0.90
	Basement, unfinished space	02/13/2020	Fee Payment	Check #001429	\$45.00
	Zoning Permit: \$100.00 Primary Structures	02/13/2020	Fee Payment	Check #001429	\$100.00
BR20-0048					
INV-00001709	2% State Surcharge	02/24/2020	Fee Payment	Check #5114	\$3.20
	Electrical: Base fee	02/24/2020	Fee Payment	Check #5114	\$45.00
	Remodel: Basement finish post original c/o issue	02/24/2020	Fee Payment	Check #5114	\$114.92

TRANSACTIONS BY USER REPORT (02/01/2020 TO 02/29/2020)

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
BR20-0050					
INV-00001721	2% State Surcharge	02/28/2020	Fee Payment	Check #5108	\$16.51
	E&S: Single Family, \$125 per lot	02/28/2020	Fee Payment	Check #5108	\$125.00
	Electrical: Per SqFt	02/28/2020	Fee Payment	Check #5108	\$129.84
	Gas	02/28/2020	Fee Payment	Check #5108	\$45.00
	HVAC: Residential (Use Groups R5) - each system	02/28/2020	Fee Payment	Check #5108	\$180.00
	New 9-1-1 Address Fee	02/28/2020	Fee Payment	Check #5108	\$90.00
	One/two fam. dwelling, R5, finished living space	02/28/2020	Fee Payment	Check #5108	\$389.52
	Plumbing flat fee	02/28/2020	Fee Payment	Check #5108	\$30.00
	Plumbing, per fixture	02/28/2020	Fee Payment	Check #5108	\$96.00
	Zoning Permit: \$100.00 Primary Structures	02/28/2020	Fee Payment	Check #5108	\$100.00
BR20-0051					
INV-00001720	2% State Surcharge	02/28/2020	Fee Payment	Check #5107	\$14.71
	E&S: Single Family, \$125 per lot	02/28/2020	Fee Payment	Check #5107	\$125.00
	Electrical: Per SqFt	02/28/2020	Fee Payment	Check #5107	\$129.84
	Gas	02/28/2020	Fee Payment	Check #5107	\$45.00
	HVAC: Residential (Use Groups R5) - each system	02/28/2020	Fee Payment	Check #5107	\$90.00
	New 9-1-1 Address Fee	02/28/2020	Fee Payment	Check #5107	\$90.00
	One/two fam. dwelling, R5, finished living space	02/28/2020	Fee Payment	Check #5107	\$389.52
	Plumbing flat fee	02/28/2020	Fee Payment	Check #5107	\$30.00
	Plumbing, per fixture	02/28/2020	Fee Payment	Check #5107	\$96.00
	Zoning Permit: \$100.00 Primary Structures	02/28/2020	Fee Payment	Check #5107	\$100.00
ER20-0035					
INV-00001678	2% State Surcharge	02/06/2020	Fee Payment	Check #006526	\$0.90
	Electrical: Base fee	02/06/2020	Fee Payment	Check #006526	\$45.00
ER20-0042					
INV-00001688	2% State Surcharge	02/12/2020	Fee Payment	Cash	\$0.90
	Electrical: Base fee	02/12/2020	Fee Payment	Cash	\$45.00
ER20-0048					
INV-00001705	2% State Surcharge	02/18/2020	Fee Payment	Cash	\$0.90
	Electrical: Base fee	02/18/2020	Fee Payment	Cash	\$45.00
ER20-0052					
INV-00001708	2% State Surcharge	02/24/2020	Fee Payment	Check #6634	\$0.90
	Electrical: Base fee	02/24/2020	Fee Payment	Check #6634	\$45.00
GP20-0021					
INV-00001686	2% State Surcharge	02/12/2020	Fee Payment	Check #84566	\$0.90
	HVAC: All other mechanical permits	02/12/2020	Fee Payment	Check #84566	\$45.00
GP20-0022					
INV-00001687	2% State Surcharge	02/12/2020	Fee Payment	Check #84566	\$0.90
	HVAC: All other mechanical permits	02/12/2020	Fee Payment	Check #84566	\$45.00
MSC20:0002					
INV-00001704	Sign Permit	02/18/2020	Fee Payment	Check #1942	\$155.00
SDP19:0019					
INV-00001670	Street Sign Installation	02/06/2020	Fee Payment	Check #23284	\$200.00
SDP19:0020					
INV-00001668	Site Plan Review: Major Plan	02/05/2020	Fee Payment	Check #4827	\$1,100.00
SUB20:0003					
INV-00001671	Boundary Adjustment	02/06/2020	Fee Payment	Check #2833	\$100.00

TRANSACTIONS BY USER REPORT (02/01/2020 TO 02/29/2020)

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
SUB20:0005					
INV-00001706	Boundary Adjustment	02/18/2020	Fee Payment	Check #4366	\$100.00
SUB20:0006					
INV-00001716	Subdivision: GIS Fee (per lot)	02/27/2020	Fee Payment	Check #4040	\$50.00
		02/27/2020	Fee Payment	Check #4040	\$50.00
	Subdivision: Minor	02/27/2020	Fee Payment	Check #4040	\$500.00
SUB20:0007					
INV-00001719	Boundary Adjustment	02/28/2020	Fee Payment	Check #3484	\$100.00
VALENCIA PORTER				TOTAL CASH:	\$91.80
				TOTAL CHECK:	\$8,541.40
				NET TOTAL:	\$8,633.20
GRAND TOTALS				TOTAL CASH:	\$91.80
				TOTAL CHECK:	\$8,541.40
				NET TOTAL:	\$8,633.20

County of Fluvanna

Building Official:

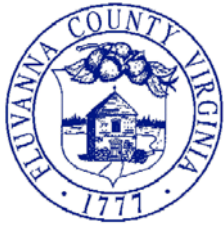
Johnny Vaughan

Period:

February, 2020

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)	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	13	10	8	8	6	9	121
	2019	8	10	14	9	12	9	10	14	13	2	11	7	119
	2020	12	13	0	0	0	0	0	0	0	0	0	0	25
NEW - Single Family Attached	2016	2	0	0	0	0	5	0	2	0	0	0	0	5
	2017	0	0	0	0	0	5	0	0	0	0	0	0	0
	2018	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW - Mobil Homes	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	0	0	0	0	0	3
	2019	0	0	0	0	0	0	0	0	1	1	0	1	2
	2020	0	0	0	0	0	0	0	0	0	0	0	0	0
Additions and Alterations	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	26	25	32	42	22	21	243
	2019	35	33	37	27	38	38	44	34	34	36	35	31	422
	2020	37	38	0	0	0	0	0	0	0	0	0	0	75
* Trade permits count not included as in previous years														
Accessory Buildings	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	4	2	1	2	2	2	30
	2019	2	4	6	4	4	3	3	8	2	8	4	4	52
	2020	2	4	0	0	0	0	0	0	0	0	0	0	6
Swimming Pools	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	2	0	1	2	0	0	9
	2019	0	0	0	3	2	2	0	1	0	1	0	1	10
	2020	0	1	0	0	0	0	0	0	0	0	0	0	1
Commercial/Industrial Build/Cell Towers	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	0	0	0	0	0	0	2
	2019	0	0	1	1	0	2	0	0	0	0	0	0	4
	2020	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL BUILDING PERMITS	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	45	37	42	54	30	33	408
	2019	45	47	58	44	56	54	57	57	50	48	50	43	609
	2020	51	56	0	0	0	0	0	0	0	0	0	0	107
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	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	\$2,153,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,729,005	\$3,637,992	\$1,791,222	\$2,169,284	\$2,421,169	\$ 37,107,929
	2019	\$1,991,054	\$2,502,719	\$5,639,238	\$4,695,173	\$3,057,597	\$3,228,152	\$3,360,952	\$3,926,015	\$3,457,214	\$2,636,194	\$3,148,369	\$2,960,579	\$ 40,603,256
	2020	\$2,292,161	\$3,202,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,494,216

[illegible][illegible][illegible][illegible][illegible][illegible]



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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 20:01
Tax Map: Tax Map 5, Section 7, Parcel 9B

From: Douglas Miles, AICP, CZA
District: Zion Crossroads
Date: March 10, 2020

General Information: This item is scheduled to be heard by the Planning Commission on Tuesday, March 10, 2020 at 7:00 pm in the Fluvanna County Administration Building in the Morris Room.

Applicant: Jeff Wray / Zion Crossroads Self-Storage Facility

Owner: Wray Brothers, Inc. Charlottesville, VA 22911

Representative: Jeff Wray, Wray Brothers

Requested Action: Approval of a sketch plan to construct a fifty (50) foot by one hundred and fifty (150) foot climate controlled self-storage building in place of their recreational vehicle storage area (Attachment A)

Location: The property is located along the south line of Richmond Road (US Route 250) and located at the intersection of Better Living Drive (Attachment B)

Existing Zoning: B-1, General Business Zoning District

Existing Land Use: Self-Storage Facility

Adjacent Land Uses: Adjacent property to the north, south and east is zoned B-1, General Business and contains office uses or is vacant. Adjacent property to the west is zoned, I-1, Limited Industrial and contains warehouses.

Comprehensive Plan: Zion Crossroads Community Planning Area

Zoning History: A rezoning (ZMP 75:02) was approved on May 5, 1975; a rezoning (ZMP 99:10), from I-1 to B-1 was approved for this property on November 17, 1999. A site development plan (SDP 99:12) was approved on December 29, 1999.

Analysis:

The applicant is requesting sketch plan approval to construct a 50' x 150' (7,500 square feet) climate-controlled self-storage facility on property zoned B-1 and approximately 10.25 acres in size. The property is currently developed with ten (10) existing storage buildings (one of which includes the office) which together total approximately 57,500 square feet. The proposed building will be located in an area of the property currently utilized for storage of recreational vehicles. Self-storage facilities are permitted by right in the B-1 zoning district.

(Attachment C)

Parking/Roads

While the site has direct frontage along Route 250 (Richmond Road), site access is via an access easement from Better Living Drive. The site has existing parking and no new parking is required or proposed.

Landscaping/Screening

The site is currently screened from view of adjacent roadways. No additional landscaping or screening is proposed with this project.

Stormwater Management

The applicant has communicated with the E&S inspector who has indicated that E&S is not required for this particular project.

Technical Review Committee:

There were no comments provided by the County and VDOT staff members on February 13, 2019, as no one had any concerns with the proposed self-storage building to be constructed on the site.

Conclusion:

The submitted sketch plan generally meets the sketch plan requirements in the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 23-26 of the Zoning Ordinance shall be submitted for staff review and plan approval.

Recommended Conditions:

1. Meet all final site plan requirements and commercial building permit requirements;
2. Meet all of the required Erosion & Sediment Control Ordinance requirements.

Suggested Motion:

I move to approve/defer/deny SDP 20:01, a sketch plan request to construct a 50' x 150' self-storage building with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B, subject to the two (2) conditions listed in the staff report.

Attachments:

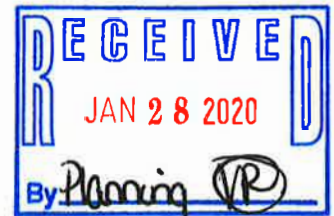
- A – Application
- B – Aerial Vicinity Map
- C – Site Sketch Plan
- D – TRC Emails

Copy: File

Owner: Coleman-Elder, LLC (Jeff Wray), 2153 Richmond Road, Charlottesville, VA 22911, whowray@ntelos.net



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application



Owner of Record: JEFF WRAY Manager of COLEMAN-ELDER LLC.
E911 Address: 2153 RICHMOND Rd. VA. 22911
Phone: 434-531-3481 **Fax:** 434-296-8477
Email: whowray@ntelos.net

Applicant of Record: JEFF WRAY Manager of SCHOOL LANE & ASSOC. LLC
E911 Address: ZION CROSSROADS SELF STORAGE 2153 RICHMOND Rd. VA. 22911
Phone: 434-531-3481 **Fax:** 434-296-8477
Email: whowray@ntelos.net

Representative: WRAY BROS. INC. % Jeff Wray
E911 Address: 2153 RICHMOND Rd. VA. 22911
Phone: 434-531-3481 **Fax:** 434-296-8477
Email: whowray@ntelos.net

Tax Map and Parcel(s): 5 7 9B **Deed Book Reference:** 404-708
Acreage: 10.25 **Zoning:** B1 **Deed Restrictions?** ☒ No ☐ Yes (Attach copy)

Location: ZION CROSSROADS SELF STORAGE 6577 BETTER LIVING DR. TROY, VA. 22974
Description of Property: BACK 5 ACRES - MINI STORAGE FACILITY W/OFFICE & PARKING
FRONT 5 ACRES - undeveloped
Proposed Structure: 7,500 sqft CLIMATE CONTROLLED Single STORY BLDG. ON EXISTING
NON-PERVIOUS ASPHALT AREA CALLED VEHICLE STORAGE
Dimensions of Building: 50' WIDE x 150' LONG **Lighting Standards on Site:** ☐ No ☒ Yes
of Employees: NO ADDED EMPLOYEES **# of Parking Spaces:** NO ADDED PARKING SPACES
Noise Limitations: NONE

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.

JEFF WRAY
Applicant Name (Please Print)

Jeff 1/28/2020
Applicant Signature and Date

OFFICE USE ONLY

Date Received: <u>1/28/20</u>	Fee Paid: <u>\$1589 \$1,100.00</u>	Application #: <u>SDP 20:0001</u>
Election District: <u>Columbia</u>	Planning Area: <u>Zion Crossroads</u>	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00 <u>By 4pm on 2/5/20</u>
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		

RECEIPT (REC-000931-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

BILLING CONTACT

Jeff Wray Manager of Coleman-Elder LLC
2153 Richmond Rd
Charlottesville, Va 22911



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SDP20:0001	Site Plan Review: Major Plan	Fee Payment	Check #1589	\$1,100.00
SUB TOTAL				\$1,100.00
TOTAL				\$1,100.00



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Major Site Development Plan - Sketch Plan Checklist

Developed from the Zoning Ordinance April 1, 2006

This checklist must be completed and submitted with the completed application. Any applications submitted without the completed checklist will be **promptly** returned to the applicant.

Project Name: "FINAL" SITE DEVELOPMENT PLAN FOR A 7,500 sq. ft. CLIMATE CONTROLLED SELF STORAGE BUILDING

Tax Map(s) and Parcel Number(s): MAP 5, SECTION 7 PARCEL 9 B

Individual and Firm Completing Checklist: JEFF WRAY J.P. of WRAY BROS. INC.

Signature of Person Completing Checklist: [Signature]

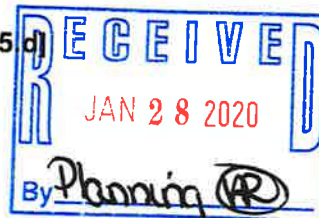
Date: 1/28/2020

Administration:

- ☐ 20 11" x17" and 3 full-size folded clearly legible blue or black line copies [22-23-8.1]
- ☐ After review by technical Review Committee, revisions may be required. If such revisions are required, 20 11"x17" and 3 full-size clearly legible blue or black line copies of the site plan will be required by the revision deadline indicated by staff (see attached permitting schedule) [22-23-8.A.2]
- ☐ Site Development Plan Application Fee (See attached fee schedule) [22-23-8.3]

The sketch plan will convey the general concept of the proposed site development and shall **only** include the following:

- ☐ A general analysis of the site, showing existing slopes, drainageways, tree stands, site features and amenities to be preserved, conservation areas, historic features, & the like [22-23-8.A.5.a]
- ☐ Approximate location and size of the buildings [22-23-8.A.5.b]
- ☐ General points of access [22-23-8.A.5.c]
- ☐ General street, roadway, and parking layouts [22-23-8.A.5.d]
- ☐ Any exterior lighting [22-23-8.A.5.e]



COUNTY STAFF ONLY

Staff: _____

Date Received: _____

Date Reviewed: _____

Additional Notes: _____



JAN. 14TH 2020
DATE

FINAL SITE DEVELOPMENT PLAN FOR A 7,500 SQ. FT. CLIMATE-CONTROLLED SELF-STORAGE BUILDING

ZION'S CROSSROADS SELF STORAGE

DISTRICT OF PALMYRA
ZION'S CROSSROADS, VIRGINIA

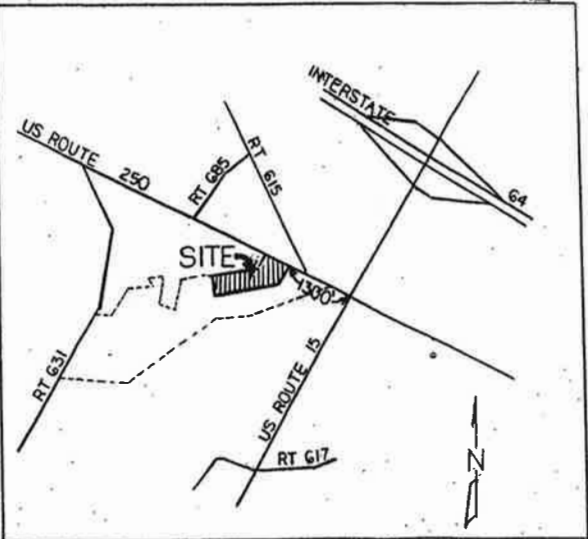
OWNER

SCHOOL LANE & ASSO. LLC
2153 RICHMOND RD.
CHARLOTTESVILLE, VA. 22911

CONTACT: JEFFREY C. WRAY & JOHN E. WRAY IV
PH: (434) 531-3481
FAX: (434) 296 8477

NEW
PRE ENGINEERED BLDG. BY: BETCO INC.
STATESVILLE, NC.

★ NEW CLIMATE CONTROLLED ★
BUILDING



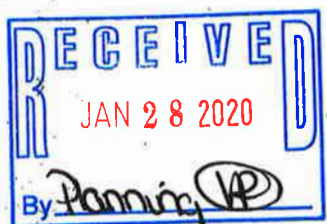
VICINITY MAP
1"=1500'

CONTRACTOR

WRAY BROTHERS, INC.
2153 RICHMOND RD.
CHARLOTTESVILLE, VA. 22911

CONTACT: JACK OR JEFF WRAY
PH: (434) 531-3481
FAX: (434) 296 8477

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A MINI STORAGE
COMPLEX



NO.	DATE	BY	REVISION
1	11/4/19	JCW	PERMIT ISSUE
2	2-200	JCW	COUNTY SIGN OFF
3	11-00	JCW	REV PER OWNER
4	9-5-19	JCW	Preliminary Approval
5	6-1-19	JCW	New Title Page 30x11"
6	1-15-20	JCW	UPDATE TITLE BLOCK

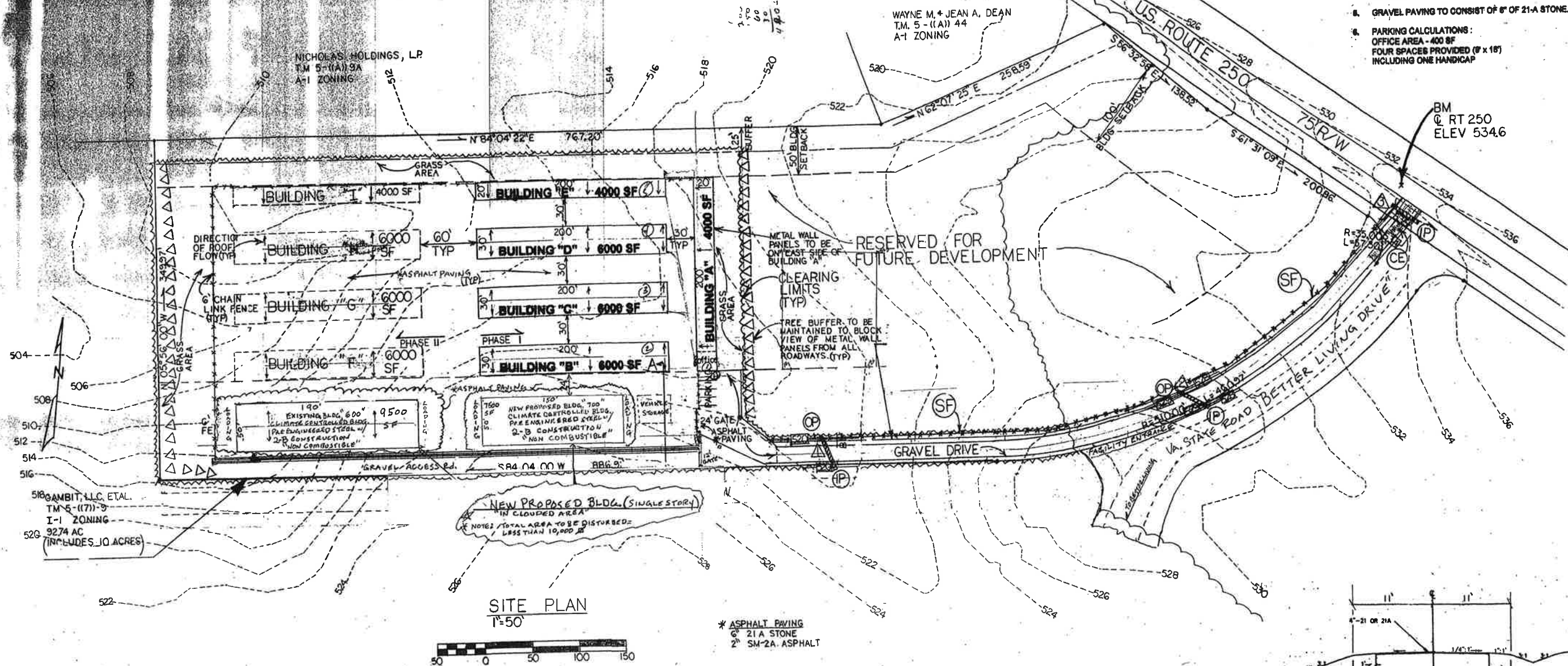
TITLE SHEET	AS NOTED 2/1/15
ZION'S CROSSROADS NEW CC. BLDG. SELF STORAGE ZION'S CROSSROADS, VA.	RAH EJK
Advanced Engineering, LLC P.O. Box 72692 Richmond, VA. 23235 (804) 908-3633 (804) 893-3554 FAX E-Mail: AdvEng@adveng.com	942 1 of 5 SHEETS

SELLER
 BUYER

DATE
 DATE

GENERAL NOTES:

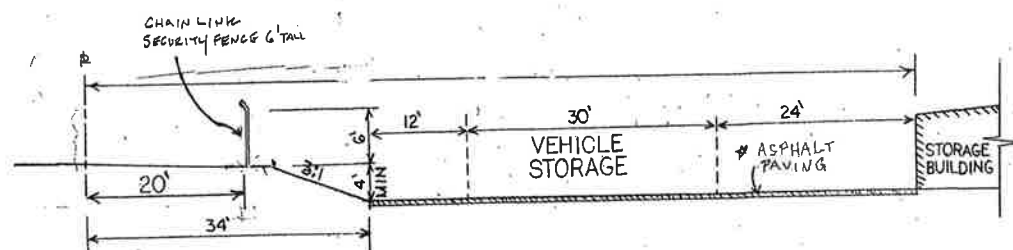
1. THIS PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
2. THERE ARE NO WETLAND AREAS LOCATED ON THIS PARCEL.
3. TOPOGRAPHY TAKEN FROM PARCEL SURVEY PLAT DATED AUGUST 19, 1999.
4. WELL, SEPTIC TANK, AND DRAINFIELD LOCATION TO BE DETERMINED.
5. GRAVEL PAVING TO CONSIST OF 6" OF 21-A STONE.
6. PARKING CALCULATIONS:
 OFFICE AREA - 400 SF
 FOUR SPACES PROVIDED (8' x 18')
 INCLUDING ONE HANDICAP



SITE PLAN
 1"=50'



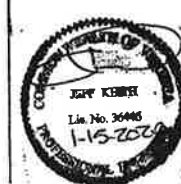
* ASPHALT PAVING
 6" 21-A STONE
 2" SM-2A ASPHALT



SECTION AA
 1"=10'

DRAINAGE SCHEDULE

- 35 LF 18" CMP @ 1%
 INV IN 518.75
 INV OUT 518.40
- 30 LF 18" CMP @ 1%
 INV IN 527.00
 INV OUT 527.20
- 30 LF 18" CMP @ 1%
 INV IN 533.3
 INV OUT 533.0



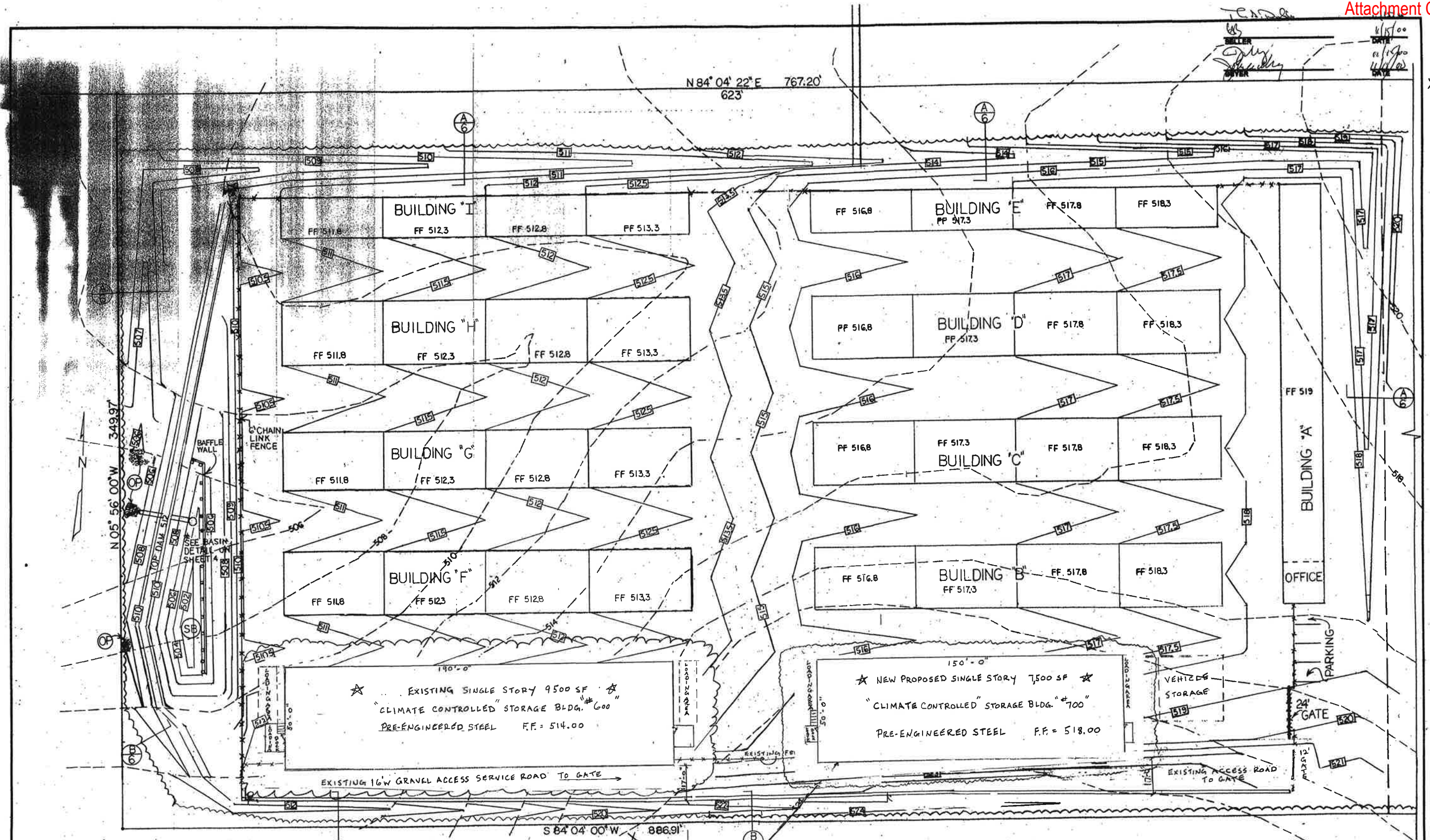
REVISION			
NO.	DATE	BY	REVISION
6	1-15-20	JK	UPDATE TITLE BLOCK
5	11-09-19	JK	PER OWNER
4	05-09-19	JK	PER TJSWCD COMMENTS
3	2-3-00	JK	COUNTY SIGN OFF
2	11-04-99	JK	PERMIT ISSUE
1	03-03-99	JK	REZONING SUBMISSION

SITE PLAN

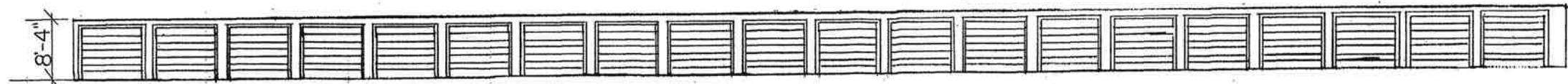
COLEMAN ELDER LLC
 2345 HUNTERS WAY #1
 CHARLOTTESVILLE, VA 22901

Advanced Engineering, LLC
 P.O. Box 72692
 Richmond, VA 23235
 (804) 909-3633
 (804) 893-3554 FAX
 E-Mail: AdvEngineering@aol.com

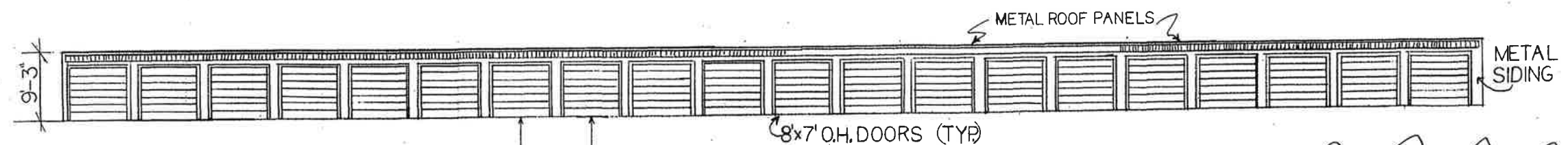
PROJECT NO.
 942



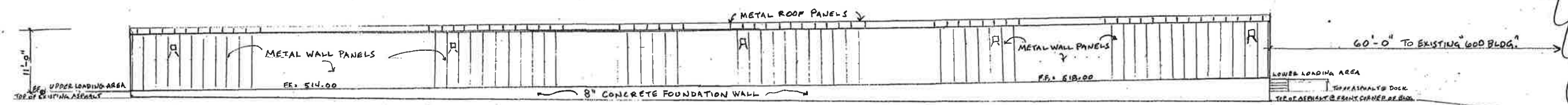
J. K. Smith
 K. (15) 00
 DATE
 11/15/00
 DATE
 11/15/00
 DATE
 11/15/00



FRONT ELEVATION
 1/8" = 1'-0"



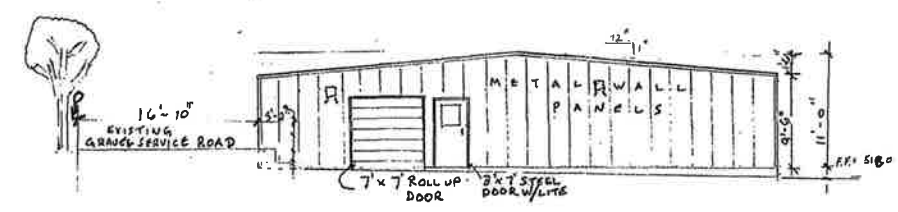
REAR ELEVATION
 1/8" = 1'-0"



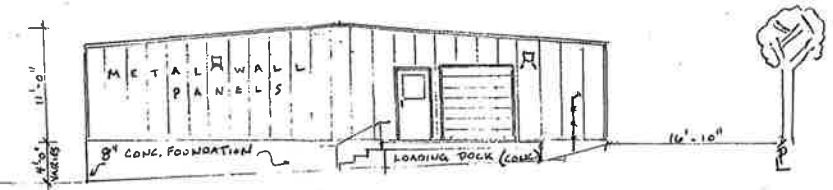
FRONT ELEVATION & REAR ELEVATION (MIRROR IMAGE)
 1/8" = 1'-0"

EXTERIOR LIGHTS TYP. OF 10
 SEE PAGE 5, R.A.A.B.

NEW PROPOSED "100 BLDG."



END ELEVATION @ LOADING DCK ACCESS (EAST VIEW)
 1/8" = 1'-0"



END ELEVATION (WEST VIEW)

	ELEVATIONS PROJECT: ZION'S CROSSROADS SELF STORAGE ZION'S CROSSROADS, VA. Advanced Engineering, LLC P.O. Box 72692 Richmond, VA. 23235 (804) 909-3633 (804) 893-3554 FAX E-Mail: AdvEngineering@aol.com		PROJECT NO. 942
	SHEET NO. 4 OF 5		DATE 11/15/00
	REVISION 3 1-16-20 JK UPDATE TITLE BLOCK 2 2-20-00 JPK COUNTY SIGN OFF 1 11/15/00 JPK PERMIT ISSUE		DRAWN BY RH CHECKED BY JPK
	NO. DATE BY		4 11/15/00

★ LIGHTS, EXTERIOR

GENERAL NOTES

All standards refer to those of the Virginia Department of Transportation (VDOT) and/or the County of FULTON, VA.

Dimensions and radii shown are to face of curb where applicable.

The contractor shall secure all necessary permits for this project from VDOT and/or the County of FULTON, VA.

The contractor shall be responsible for the verification of 95% compaction within the paved area, on subgrade, by an independent soils testing laboratory.

Any sign in excess of eight (8) square feet requires a permit which must be obtained from the Building Inspection Department. Temporary construction signs shall not be erected without owner approval.

All parking spaces to be delineated by four (4) inch wide, white painted strips.

All drainage structures shall be built and installed in accordance with the Virginia Department of Transportation specifications. Drainage structures shall be cast in place or precast concrete, unless otherwise noted.

The contractor shall notify the County Engineer 24 hours prior to the beginning of construction.

All construction and materials shall conform with the latest standards and specifications of the Virginia Department of Transportation, except where FULTON County standards are applicable.

The owner must arrange a pre-construction meeting with representatives of FULTON County Department of Engineering at least 48 hours prior to land disturbance.

Location of existing sewer, water and gas pipes, conduits and other structures across easements, or otherwise along the line of proposed work are not necessarily shown on plans, and if shown are only approximately correct. The contractor shall be liable for all damage done to any structures or property through his negligence or carelessness. Contractor shall verify location and elevation of all underground utilities shown on plan in areas of construction prior to starting work. Contact Engineer immediately if location or elevation is different from that shown on plan or upon discovery of any utility not shown on plan. For assistance in locating existing utilities, call "Miss Utility" at 1-800-552-7001 - 48 hours prior to excavation.

EROSION CONTROL NOTES

It shall be the Developer's responsibility to inspect all erosion control devices periodically and after every available rainfall. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

No disturbed area will be denuded for more than 30 calendar days.

All erosion and siltation measures are to be placed prior to or at the first step in clearing and grading.

All storm and sanitary sewer lines not in stress are to be mulched and seeded immediately after backfill. No more than five hundred (500) feet are to be open at one time.

Electric power, telephone, and gas supply branches are to be compacted, seeded and mulched immediately after backfill.

All temporary earth berms, diversions, and silt dams are to be mulched and seeded for vegetative cover immediately after grading. Snow or hay mulch is required. The same applies to all soil stockpiles.

During construction, all storm sewer inlets will be protected by silt traps, maintained and modified as required by construction progress.

Any disturbed area not paved, seeded, or built upon by November 1st, is to be seeded on that date with oats, alfalfa, rye or equivalent and mulched with hay or straw mulch. Mulch is applicable depending on proposed time of construction.

All erosion control devices must be installed and maintained in accordance with the Virginia Erosion and Sediment Control Handbook.

If during construction, additional erosion control devices are found necessary, they shall be installed as directed by the County Engineer.

Minimum Standards

- Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain denuded (undisturbed) for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.
- A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the local program administrator or his designated agent, is uniform, mature enough to survive and will inhibit erosion.
- Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before up slope land disturbance takes place.
- Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.
- All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
- Before newly constructed stormwater conveyance channels are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.
- Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by vehicles tracking onto the paved surface. Where sediment is transported onto a public road surface, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land-disturbing activities.
- All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program administrator. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

NOTE: DRAINAGE DITCH "A" HAS BEEN DESIGNED TO CARRY THE STORM WATER RUNOFF GENERATED BY THE ACCESS ROAD FOR THE PORTION OF THE ACCESS ROAD WHICH BEGINS AT ROUTE 280 AND RUNS WEST APPROXIMATELY 800 LF. ALL ACCESS ROAD DRAINAGE FROM THAT POINT ON WILL HAVE TO BE DITCHED AND DIVERTED WEST AND BE DISCHARGED AT SOME POINT DOWNSTREAM OF THE MINI STORAGE SITE.

WP1 Wallpack (OR EQUIVALENT)

Compact NPS 600 metal Halide Wallpack for 35 to 100 watts. Supplied with medium base clear E17 lamp, UV stabilizer, vandalproof polycarbonate lens, and stainless steel reflector.

High Pressure Sodium	Low Voltage	High Pressure Sodium	Low Voltage	High Pressure Sodium	Low Voltage	High Pressure Sodium	Low Voltage
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150	100	150	100	150	100	150	100
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OUTLET CONDITIONS

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RECOMMENDED DEWATERING SYSTEM FOR SEDIMENT BASINS

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From: [Wright, Charles](#)
To: [Brad Robinson](#)
Subject: Re: February 13, 2020 TRC Agenda
Date: Tuesday, February 11, 2020 10:12:33 AM

Brad,

I have no comments.

Thanks.

Chuck Wright
Forester - Jefferson Work Area
Virginia Department of Forestry
P.O. Box 218, 430 West main Street, Louisa, VA 23093
Office: 540-967-3702
Cell: 804-912-0248
chuck.wright@dof.virginia.gov
www.dof.virginia.gov

The Virginia Department of Forestry is open Monday-Friday, 8:00 AM - 4:30 PM

On Thu, Feb 6, 2020 at 1:04 PM Brad Robinson <brobinson@fluvannacounty.org> wrote:

Dear TRC Members:

-

Attached is the agenda for this month's TRC meeting. Please let me know if you have any questions or comments.

-

Sincerely,

-

Brad Robinson, CZA, Senior Planner

Fluvanna County Planning Department

132 Main Street

P.O. Box 540

Palmyra, VA 22963

Ph: (434) 591-1910 ext 1061

brobinson@fluvannacounty.org

From: [Miller, Charles](#)
To: [Brad Robinson](#)
Subject: Feb. 13, 2020 TRC meeting
Date: Wednesday, February 12, 2020 1:44:45 PM

Brad we have no comments regarding the SDP 20:01 Zion Crossroads Self Storage.

Charles



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

To: Douglas Miles, Community Development Director
Kevin Zoll, Building Official
Roger Black, Building Inspections Department
Michael Grandstaff, Director of Communications
Dwayne Mayo, Fluvanna County Fire Chief
Calvin Hickman, Director of Public Works
John Wilson, Virginia Department of Transportation

Cc: Barry Bibb, Planning Commission Representative
Aaron Spitzer, Director of Parks & Recreation
Chuck Winkler, Fluvanna County School Superintendent
Eric Hess, Fluvanna County Sheriff
Charles Wright, Virginia Department of Forestry
Charles Miller, Virginia Department of Health
Steve Olson, Central Virginia Electric Cooperative

From: Brad Robinson, Senior Planner

Date: February 6, 2020

Subject: February 13, 2020 Technical Review Committee Meeting

Please review the enclosed information in preparation for the Technical Review Committee (TRC) meeting scheduled for **Thursday, February 13, 2020** and reply back with any comments and/or questions on this information. The TRC meeting will be held at **10:00 am** in the **Morris Room** of the County Administration Building (132 Main Street) in Palmyra, VA. A copy of the agenda is attached.

The applicant and/or the applicant's representative will be present to clarify and address questions and concerns you may have. **If you have no comment or will be unable to attend**, please let me know by **Wednesday, February 12, 2020**. You can reach me via email at brobinson@fluvannacounty.org or by phone at 434-591-1910.

Attachment: Agenda, Applications
Copy: Files, TRC Members



Technical Review Committee

February 2020 Agenda

February 13, 2020, 10am

Morris Room

County Administration Building

- I. **Welcome and Introductions**
- II. **SDP 20:01 Zion Crossroads Self Storage** – A site development plan request to construct a 50' x 150' building with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B. The property is zoned B-1, Business, General and located along Richmond Road (U.S. Route 250) approximately 0.3 miles west of the intersection with James Madison Highway (U.S. Route 15). The parcel is located within the Zions Crossroads Community Planning Area and the Columbia Election District.
- III. **Adjourn** – The next TRC meeting is scheduled for Thursday, March 12, 2020.