

FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Administration Building

July 14, 2020

6:00 PM (Virtual Meeting / Morris Room)

7:00 PM (Virtual Meeting / 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 PRESENTATIONS

Zion Crossroads Water and Wastewater Update – Eric Dahl, County Administrator

Solar Energy Facilities Zoning Text Amendment – Douglas Miles, Planning Director

REGULAR MEETING

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

2 – DIRECTOR’S QUARTERLY REPORT – April to June 2020

3 – PUBLIC COMMENTS #1 (3 minutes each)

4 – MINUTES

Minutes of June 9, 2020 (Virtual Meeting)

5 – PUBLIC HEARINGS

AFD 19:02 Patsy P. Griffin LE Et Al – Brad Robinson, Senior Planner

AFD 19:03 Allison W. & Ronald J. Unnerstall – Brad Robinson, Senior Planner

6 – PRESENTATIONS – None

7 – SITE DEVELOPMENT PLANS

SDP 20:05 – Fluvanna Firearms Building – Douglas Miles, Planning Director

SDP 20:07 – Sun Tribe Solar/West Central Primary – Brad Robinson, Senior Planner

8 – SUBDIVISIONS – None

9 – UNFINISHED BUSINESS

SDP 19:08 Lane Self Storage – Sidewalk Waiver Request—Brad Robinson, Senior Planner

10 – NEW BUSINESS – None

11 – PUBLIC COMMENTS #2 (3 minutes each)

12 – ADJOURN

Douglas Miles

Planning Director 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.*

As a public body, the Fluvanna County Planning Commission is allowed to meet by utilizing the virtual meeting procedures and policies as outlined in Item 4.0-01 of the Virginia State Budget, HB 29. Item 4.0-01 It allows for public bodies to meet through electronic communication means during emergency declarations such as the current COVID-19 emergency.

The Governor has declared a state of emergency, the nature of this declared emergency makes it impracticable or unsafe for the public body to assemble within a single location: The purpose of meeting is to discuss or transact the business statutorily required or necessary to continue operations of the public body: Fluvanna County shall make available a written transcript of the meeting on its website in accordance with the timeframes established in 2.2-3707 and 2.2-3707.1 of the Code of Virginia. The nature of the emergency, the fact that the meeting was held by electronic means, and the type of electronic communication means by which the public meeting was held shall be stated in the minutes of the public body.

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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.

ORDER

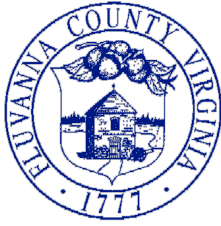
1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman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

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

To: Fluvanna County Planning Commission members
From: Douglas Miles, Community Development Director
Date: July 14, 2020
Subject: Planning Director's Quarterly Report: April, May and June 2020

Board of Supervisors Actions:

March 18, 2020

ZMP 19:02 – 2428 Richmond Road LLC (Morris) Rezoning was deferred due to COVID-19

ZTA 19:04 – Vehicle Impound Facility Text Amendment was deferred due to COVID-19

VDOT Smart Scale Round 4 Applications moved forward in the VDOT application process

April 1, 2020

The Board of Supervisors adopted a Continuity of Operations Resolution due to COVID-19 that allowed Fluvanna County and its Boards and Commissions to continue with operations. They have continued to renew it throughout the entire COVID-19 pandemic at the County.

June 17, 2020

ZMP 19:02 – 2428 Richmond Road LLC (Morris) Conditional rezoning was approved

ZTA 19:04 – Vehicle Impound Facility Text Amendment was deferred for up to one year

VDOT Smart Scale Round 4 Applications Resolution was approved for these three projects:

1. Turkeysag Trail (Route 1015) and Thomas Jefferson Highway (Route 53) intersection
2. Troy Road (Route 631) and Richmond Road (Route 250) intersection (at Zion Station Road)
3. South Boston Road (Route 600) and Lake Monticello Road (Route 618) intersection

Board of Zoning Appeals Actions:

No Zoning Cases during April, May and June 2020

Technical Review Committee (TRC) Conference Call meetings:

March 12, 2020

SDP 20:02 Sun Tribe Solar LLC / Fluvanna Middle School – A site development plan request to construct a solar array with respect to 83.185 acres of Tax Map 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3. The parcels are zoned A-1, Agricultural, General and located along Central Plains Road (Route 649) approximately 0.1 miles west of the intersection with James Madison Highway (U.S. Route 15). The parcels are located within the Rural Preservation Planning Area and the Fork Union Election District.

April 9, 2020

SDP 20:03 LKQ Automotive – A site development plan request to construct a salvage and scrap yard with respect to 90.17 acres of Tax Map 4, Section A, Parcel 27A. The parcel is zoned I-2, Industrial, General and located at the end of Memory Lane (State Route 698), approximately 0.35 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is located within the Rural Residential Planning Area and the Palmyra Election District.

May 14, 2020

SDP 20:05 Fluvanna Firearms – A site development plan request to construct a specialty retail store for the sale of firearms with respect to 10.549 acres of Tax Map 52, Section 8, Parcel 2. The parcel is zoned A-1, Agricultural, General and located off James Madison Highway (U.S. Route 15), approximately 0.1 miles west of the intersection with East River Road (State Route 6). The parcel is located within the Rural Residential Planning Area and the Fork Union Election District.

June 11, 2020

SDP 20:07 Sun Tribe Solar / West Central Primary – A site development plan request to construct a solar array with respect to 31.1 acres of Tax Map 41, Section A, Parcel 16. The parcel is zoned A-1, Agricultural, General and located along Central Plains Road (Route 649). The parcel is located within the Rural Preservation Planning Area and the Fork Union Election District.

Planning Director webinar attendance and training during COVID-19 period:

March 23, 2020 – American Planning Association (APA) – Virginia (VA) Chapter Modernizing Parking Standards – City of Alexandria’s lessons learned for creating less parking spaces by the using shared parking space calculations and allowing for more retail and commercial land uses.

April 30, 2020 – APA VA Chapter Civic Engagement in the World of Social Distancing and Conducting Virtual Public meetings by Sharon Pandak, Esq. Local Government Attorneys of Virginia and Neiman Young, PhD, King George County Administrator for County examples.

May 12, 2020 – Timmons Virtual Learning Series Bicycle and Pedestrian Accommodations in Main Street Areas webinar (Palmyra) Main Street VDOT integrated road and sidewalk design. Successful Main Street projects were discussed where the accommodations were implemented.

May 18, 2020 – APA VA Chapter 2020 Virginia General Assembly Legislative Session focused on the key legislation passed by the General Assembly that impacted local and regional planning which included Solar Energy Facilities both utility-scale solar sites and accessory use solar uses.

June 30, 2020 – Timmons Virtual Learning Series Sensible Stormwater Design Solutions for Road Projects focused on both innovative techniques and common sense engineering solutions. VDOT roundabouts, signalized intersections, road medians, etc. were discussed within Virginia.

Planning Staff webinar attendance and training during COVID-19 period:

Tyler Online Training Sessions – EnerGov tutorials for better software implementation and connectivity to existing WebGIS and permitting software linkage to Fluvanna County data.

May 12, 2020 – William & Mary Continuing Education Planning and Facilitating Virtual Meetings by Jennifer West, Training Program Coordinator provided the Basics on how to conduct virtual meetings for local officials and support staff and strategic planning classes.

May 19, 2020 – Timmons Virtual Learning Series Current Trends shaping the Data Center Industry focused on what infrastructure would be needed to support new industrial land uses.

Planning Director and Senior Planner virtual Regional Planning meetings:

May 19, 2020 – TJ PDC Rural Transportation Advisory Committee meeting discussed FY 21 Rural Work Program and discussed regional bicycle lane and pedestrian sidewalk inventory.

May 20, 2020 – Zion Crossroads Gateway Plan – Fluvanna County meeting discussed launching Fluvanna County gateway design survey to receive additional TJ PDC gateway plan information.

Planning and Community Development Department Staff Member update:

April 6, 2020 – County Administrator, Community Development Director and Human Resource Manager conducted the Building Official position interviews and selected Andrew Wills, CBO who previously worked for the department as a Building Inspector and he started on May 4th.

CODE COMPLIANCE VIOLATION STATISTICS

Quarterly Report - March – June 2020

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

Case No.	Tax Map Number	Property Owner	Address	Date of Complaint	Violation Type	Status*	Deadline	District
1709-03	4-(A)-114	Herrion, Vernon L.	15 Blue Ridge Dr.	09/20/2018	Violation of SUP 04-10	Cleared	n/a	Palmyra
1803-01	4-(12)-1	Meredith, White Et Al	251 Country La.	03/02/2018	Inoperable Vehicles	Extended	07/02/2020	Palmyra
1810-02	49-(A)-10A	Thomas, Willis L. Jr. & Bertha	2438 & 2390 Shores Rd.	10/17/2018	Inoperable Vehicles	Cleared	n/a	Fork Union
1901-01	30-(1)-A1	Newton, Eleanor T.	1116 Thomas Jefferson Pkwy	01/07/2019	Garbage, Debris, Junk	Cleared	n/a	Fork Union
1907-06	54A-(1)-67	Shelley, Issac R.	Saint James St. (Vacant)	07/22/2019	Junk, Debris	Cleared	n/a	Columbia
2001-02	40-(19)-C	Young, Eileen C.	2448 Haden Martin Rd.	01/15/2020	Setback Violation To Accessory Structures	Extended (Bldg. Dept.)	07/15/2020	Fork Union
2001-03	36A-(A)-3	Buck, Michael W.	797 Poplar Spring Rd.	01/23/2020	Junk, Debris, Blight	Cleared	n/a	Cunningham
2002-01	21-(19)-4	Houser, Eric J. & Therese L.	Deep Creek Rd. (no address)	02/11/2020	Unpermitted Use	Cleared	n/a	Columbia
2002-02	32-(A)-20A1	Sumner, George L. & Karolyn	1392 Wilmington Rd.	02/19/2020	Unpermitted Use	Cleared	n/a	Columbia
2003-01	40-(19)-C	Young, Eileen C.	2448 Haden Martin Rd.	03/16/2020	Setback Violation	Extended	07/16/2020	Fork Union
2003-02	13-(3)-1	Roberts, John R.	1059 Jordans Store Rd.	03/19/2020	Inoperable Vehicles	Cleared	n/a	Columbia
2003-03	33-(A)-57	Bruced, Gail Et Al	3049 Cedar La.	03/23/2020	Junk, Debris	Cleared	n/a	Columbia
2003-04	54-(A)-20	VATN LLC	2214 Stage Junction Rd.	03/25/2020	Inoperable Vehicles	Cleared	n/a	Columbia
2004-01	54-(A)-38A	Harry, Richard T., Sr.	Stage Junction Rd.(no add.)	04/07/2020	Operating A Campground	Court	09/08/2020	Columbia
2004-02	3-(18)-10	Hensley, Frederick L., Sr.	284 Mechunk Creek Dr.	04/14/2020	Junk, Inoperable Vehicles	Pending	07/14/2020	Palmyra
2004-03	12-(A)-53	Lawson, Eric ET UX	333 Fox Ridge Ln.	04/17/2020	Camping	Cleared	n/a	Columbia
2004-04	17-(27)-52	Himmer, Stuart & Jessica	522 Country Creek Wy.	04/28/2020	Noise, Poultry	Cleared	n/a	Cunningham
2005-01	36-(A)-97	Patterson, R. Hilton & Carol	1408 West River Rd.	05/01/2020	Junk, Debris	Pending	07/01/2020	Cunningham
2006-01	4-(A)-99	Bahr, Kenneth	2969 Richmond Rd.	06/17/2020	Noise, Operating A Landfill	Cleared	n/a	Columbia
2006-02	8-(A)-25B	Stevens, Roger A.	Thomas Farm Ln. (no. add.)	06/23/2020	Junk, Inoperable Vehicles	Pending	07/23/2020	Palmyra
2006-03	4-(A)-27	2428 Richmond Road LLC	2428 Richmond Rd.	06/23/2020	Inoperable Vehicles	Cleared	n/a	Palmyra
2006-04	5-(12)-C	Ramos, Rikchard Zamora	99 Arkquaige Ln.	06/24/2020	Exceeding Single Family	Pending	07/24/2020	Palmyra
2006-05	36-(2)-A	Wilson, James R. & Barbara	2005 West River Rd.	06/29/2020	Junk/Debris	Cleared	n/a	Cunningham

STATUS DEFINITIONS*

Board - Case is pending Board Approval	Court Pending - Summons to be issued	Permit Pending - Applied for Permit to Abate Violation
Cleared - Violation Abated	Extended - Extension Given/Making Progress to Abate Violations	Rezoning - Property is in Rezoning Process
Court - Case is before Judge	Pending - Violation Notice Sent	SUP Pending - SUP Application made to Abate Violation

MISCELLANEOUS ACTIONS / TASKS (March – June)

Biosolids Applied and Signs Displayed (Total – 146 Sites)	Compliance with Tenaska Virginia Sound Levels	Deliver packets to BOS, PC Members
Signs Removed From Public Rights-Of-Way (Total – 83)	Placed and removed "Public Hearing Signs" as needed	

Planning / Zoning site plan evaluations for form (March 2020)

SUB 20:0001, TM: 37-(A)-3 & TM: 37-(A)-9, EKM Properties	SUB 20:0008, TM: 51A-(A)-27 & TM: 51A-(A)-30, Shuman & Brookman 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 site plan evaluations for form (April 2020)

SUB 20:0003, TM: 12-(8)-4 & TM: 12-(8)-4A, The Frazier Property	
SUB 20:0013, TM: 3-(A)-30 & TM: 9-(6)-12, Peta Jean Wyllie Property	
SUB 20:0014, TM: 22-(A)-15B & TM: 22-(A)-16, Property Of Bear Investment Co. LLLP.	

Planning / Zoning site plan evaluations for form (May 2020)

SUB 20:0016, TM: 10-(19)-9, TM: 10-(19)-10, TM: 10-(19)-11 & TM: 10-(19)-12, Eager	SUB 20:0017, TM: 42-(2)-A3 & TM: 42-(2)-A3B, Jones-Reardon
SUB 20:0018, TM: 42-(2)-B3E, TM: 42-(2)-A3 & TM: 42-(2)-B3, Jones-Jones-Reardon	SUB 20:0020, TM: 51-(A)-27 & TM: 51-(A)-27A, Gentry BLA Plat

Planning / Zoning site plan evaluations for form (June 2020)

SUB 20:0021, TM: 31-(A)-9, TM: 31-(A)-11 & TM: 31-(1)-A, The Quigley Properties (1)	SUB 20:0022, TM: 31-(A)-40, TM: 31-(A)-41 & TM: 31-(1)-A, The Quigley Properties (2)

Planning / Zoning setback verifications for Building Dept. (March 2020) (23)

TM: 39-(13)-31, Rosewood Dr.(no address)	TM: 4-(25)-8, Off of Paynes Mill Rd.(no address)	TM: 3-(23)-7, 534 S. Keswick Dr.	TM: 50-(A)-136A, 13429 W. River Rd.
TM: 22-(17)-4, Deep Creek Rd.(no address)	TM: 9-(13)-18, Virginia Ave.(no address)	TM: 18-(15)-14, Charney Way(no address)	TM: 3-910)-13, 207 Mechunk Creek Dr.
TM: 17A-(1)-8, Cherry Blossom Dr.(no address)	TM: 54A-(1)-12, 141 Washington St.	TM: 18-(8)-48, 94 Taylor Ridge Way	TM: 26-(A)-A37, Rolling Road South n/a
TM: 17-(A)-11, 6840 Thomas Jefferson Pkwy.	TM: 18A-(1)-297, 2 Jefferson Dr.	TM: 9-(13)-20, Virginia Dr.(no address)	TM: 9-(13)-11, Virginia Dr.(no address)
TM: 9-(13)-9, Virginia Dr.(no address)	TM: 20-(16)-27, 1442 Bybee Church Rd.	TM: 51-(A)-43, 15608 West River Rd.	TM: 17-(29)-8, 92 Cunningham Ct.
TM: 44-(A)-22, 3818 Stage Junction Rd.	TM: 13-(A)-6B, 1798 Deerfield Rd.	TM: 20-(A)-64, 3828 Rising Sun Rd.	

Planning / Zoning setback verifications for Building Dept. (April 2020) (16)

TM: 11-(13)-1A, MSC20:0008	TM: 18A-(12)-20, MSC20:0009	TM: 33-(11)-4, MSC20:0010	TM: 9-(13)-8, MSC20:0011	TM: 11-(13)-7, MSC20:0012
TM: 44-(A)-18, MSC20:0013	TM: 12-(20)-15, MSC20:0014	TM: 18A-(11A)-69, MSC20:0015	TM:18A-(7)-131, MSC20:0016	TM: 18A-(5)-24, MSC20:0017
TM: 18A-(3)-37, MSC20:0018	TM: 19-(17)-3, MSC20:0019	TM: 4-(A)-60B, MSC20:0020	TM: 51-(A)-47, MSC20:0021	TM: 18-(12)-91, MSC20:0023
TM: 31-(18)-2. MSC20:0024				

Planning / Zoning setback verifications for Building Dept. (May 2020) (22)

TM: 22-(A)-15A, MSC20:0025	TM: 11-(A)-76, MSC20:0026	TM: 4-(25)-10, MSC20:0027	TM: 18A-(1)-351, MSC20:0028	TM: 18A-(2)-229, MSC20:0029
TM: 17-(29)-6, MSC20:0030	TM: 31-(2)-1A, MSC20:0031	TM: 18A-(4)-210, MSC20:0032	TM: 39-(13)-35, MSC20:0033	TM: 28-(7)-3, MSC20:0034
*TM: 8-(A)-31, MSC20:0041	TM: 5-(7)-9B, MSC20:0042	TM: 9-(14C)-21, MSC20:0043	*TM: 9-(14C)-24, MSC20:0044	TM: 37-(5)-2, MSC20:0045
TM: 9-(14C)-99, MSC20:0046	TM: 9-(14C)-100, MSC20:0047	TM: 9-(14C)-101, MSC20:0048	TM: 9-(14C)-102, MSC20:0049	TM: 18A-(3)-320, MSC20:0050
*TM: 17-(A)-63, MSC20:0053	TM: 18A-(12)-208, MSC20:0051			

Planning / Zoning setback verifications for Building Dept. (June 2020) (42)

TM: 18A-(2)-93, MSC20:0052	TM: 16-(A)-39A, MSC20:0054	TM: 9-(14C)-103, MSC20:0035	TM: 9-(14C)-104, MSC20:0036	TM: 9-(14C)-105, MSC20:0037
TM: 9-(14C)-106, MSC20:0038	TM: 9-(14C)-107, MSC20:0039	TM: 9-(14C)-108, MSC20:0040	TM: 16-(A)-39A, MSC20:0054	TM: 60-(9)-AX, MSC20:0055
TM: 50-(A)-93, MSC20:0056	TM: 9-(13)-23, MSC20:0057	TM: 37-(A)-10, MSC20:0058	TM: 11-(22)-7, MSC20:0059	TM: 26-(22)-28, MSC20:0060
TM: 4-(25)-9, MSC20:0061	TM: 17-(27)-44, MSC20:0062	TM: 60-(5)-1, MSC20:0063	TM: 9-(13)-25, MSC20:0064	*TM: 9-(9)-6. MSC20:0065
TM: 18-(12)-107, MSC20:0066	TM: 27-(8)-1, MSC20:0067	TM: 9-(13)-26, MSC20:0068	TM: 9-(13)-95, MSC20:0069	TM: 4-(46)-D1, MSC20:0070
*TM: 41-(6)-4, MSC20:0071	TM: 18A-(3)-156, MSC20:0072	TM: 18A-(6)-161, MSC20:0073	TM: 18A-(12)-174, MSC20:0074	TM: 39-(13)-53, MSC20:0075
TM: 28-(1)-1A, MSC20:0076	TM: 10-(23)-40, MSC20:0077	TM: 18A-(5)-210, MSC20:0078	TM: 54-9A)-76, MSC20:0079	TM: 18A-(3)273, MSC20:0081
TM: 18A-(11)-124, MSC20:0082	TM: 18A-(1)-121, MSC20:0083	TM: 9-(13)-15, MSC20:0084	TM: 9-(13)-98, MSC20:0085	TM: 40-(16)-3B, MSC20:0086
TM: 17A-(1)-90, MSC20:0087	TM: 13-(A)-5, MSC20:0088			

Farm Building or Structure Exemption Request (May 2020)

TM: 37-(1)-2, AE-0000010-2020

TM: 50-(A)-87, AE-0000011-2020

TM:1 13-(A)-10, AE-000009-2020

Farm Building or Structure Exemption Request (June 2020)

TM: 14-(6)-3, AA-000012-2020

Planning / Zoning materials to VDOT Louisa Residency (March 2020)

Four Trips

Planning / Zoning materials to VDOT Louisa Residency (April 2020)

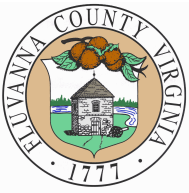
Four Trips

Planning / Zoning materials to VDOT Louisa Residency (May 2020)

Six Trips

Planning / Zoning materials to VDOT Louisa Residency (June 2020):

Two Trips



TRANSACTIONS BY USER REPORT (06/01/2020 TO 06/30/2020) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
SDP20:0002					
INV-00001970	Site Plan Review: Major Plan	06/15/2020	Fee Payment	Check #1179	\$1,100.00
SDP20:0007					
INV-00001937	Site Plan Review: Sketch Plan	06/01/2020	Fee Payment	Check #4593	\$150.00
SUB20:0021					
INV-00001949	Boundary Adjustment	06/05/2020	Fee Payment	Check #0503	\$100.00
SUB20:0022					
INV-00001950	Boundary Adjustment	06/05/2020	Fee Payment	Check #0504	\$100.00
SUB20:0023					
INV-00001977	Subdivision: Ordinance of Vacation	06/18/2020	Fee Payment	Check #20373	\$225.00
VALENCIA PORTER				TOTAL CHECK:	\$1,675.00
				NET TOTAL:	\$1,675.00
GRAND TOTALS					
				TOTAL CHECK:	\$1,675.00
				NET TOTAL:	\$1,675.00

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
June 9, 2020
7:00 pm Regular Meeting (Virtual Meeting)**

MEMBERS PRESENT: Barry Bibb, Chair
Gequetta "G" Murray-Key
Ed Zimmer, Vice-Chair
Lewis Johnson
Howard Lagomarsino
Patricia Eager, Board of Supervisors Representative *

ALSO PRESENT: Douglas Miles, Community Development Director
Brad Robinson, Senior Planner
Jason Overstreet, Planner/GIS Technician
Fred Payne, County Attorney
Valencia Porter, Senior Program Support Assistant

ABSENT: None

**Due to health concerns, Mrs. Eager is attending the meeting via phone conference call - Patricia Eager, (Calling from 1107 Mechunk Creek Drive)*

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, 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.

Chairman Bibb read the following statement regarding guidelines for virtual meetings:

As a public body, the Fluvanna County Planning Commission is allowed to meet by utilizing the virtual meeting procedures and policies as outlined in Item 4.0-01 of the Virginia State Budget, HB 29. Item 4.0-01 It allows for public bodies to meet through electronic communication means during emergency declarations such as the current COVID-19 emergency.

The Governor has declared a state of emergency, the nature of this declared emergency makes it impracticable or unsafe for the public body to assemble within a single location: The purpose of meeting is to discuss or transact the business statutorily required or necessary to continue operations of the public body: Fluvanna County shall make available a written transcript of the meeting on its website in accordance with the timeframes established in 2.2-3707 and 2.2-3707.1 of the Code of Virginia. The nature of the emergency, the fact that the meeting was held by electronic means, and the type of electronic communication means by which the public meeting was held shall be stated in the minutes of the public body.

2. DIRECTOR'S REPORT- Douglas Miles

None.

3. PUBLIC COMMENTS # 1:

None were provided.

4. MINUTES:

MOTION:	Planning Commission Minutes of March 10, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion		Seconded	
VOTE:	Yes	Yes	Abstain	Yes	Yes
RESULT:	4-0-1 Approved				

Mr. Johnson stated that he abstained due to his absence on March 10, 2020.

5. **PUBLIC HEARINGS:**

None

6. **PRESENTATIONS:**

None

7. **SITE DEVELOPMENT PLANS:**

SDP 19:08 Sidewalk Waiver – Brad Robinson, Senior Planner

Request for a variation to the sidewalk regulations of county code Sections 22-11-11 and 22-23-6.6A.

Comments, Questions, & Concerns:

Bibb: I personally don't have a problem with this at all.

Zimmer: If we never have anyone do this, then everyone would have to do a sidewalk waiver. I think with new businesses being developed we have to start somewhere.

Bibb: Would the sidewalk on Route 15 be allowed by VDOT? A lot of times VDOT doesn't put sidewalks there because it's on a main road, and it can be hazardous.

Brad Robinson: We would have to seek VDOT input on that. VDOT did not comment about this at the time of the TRC meeting.

Murray-Key: I agree with Mr. Zimmer, but to me if the area can't be developed then but if it is in the Comp Plan then something needs to be done.

Bibb: With the sidewalk going all the way around, what is it going to accomplish?

Zimmer: It's on the road.

Bibb: So with it being on the road, we don't know if VDOT is going to approve this or not?

Robinson: Correct.

Bibb: Does the applicant have any regulations on what VDOT has in mind?

Josh Turner, Representative: No, not at this time.

Bibb: I would like to know if any of the adjoining properties have been notified. I feel like we just need more facts in order to go forward.

MOTION:	I move to defer SDP 19:08, a sketch plan request to construct a self-storage facility with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59, subject to the conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:		Motion			Seconded
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Deferred 5-0				

To be reviewed again at the July 14th Planning Commission Meeting.

SDP 20:02 Sun Tribe Solar – Fluvanna Middle School - Brad Robinson, Senior Planner

Approval of a sketch plan request to construct a solar array with respect to 83.185 acres of Tax Map 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3.

The affected property is located along Central Plains Road (Route 649) approximately 0.1 miles west of the intersection with James Madison Highway (U.S. Route 15).

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.

Comments, Questions, & Concerns:

Bibb: Do the three conditions have to do with the TRC meeting? The erosion & sediment control, VDOT, and the Fire Chief?

Robinson: Correct.

Eager: If you aren't selling electricity to the school, how are you making money?

Noah Carter, Applicant: PPA agreement with the school board. So what that means is that we will lease their property in order to give them electricity. This is not something that you will see in the short term, but the school will see the difference in the long term. In time we will help the school save more than seven million dollars in electricity.

Eager: So you will lease the land from the school system, but you are saving the school system a large amount of money.

Noah Carter, Applicant: Yes, this system that we have been using has been successful.

Bibb: The County will be buying the utility. They will be buying it from Sun Tribe Solar.

MOTION:	I move to approve SDP 20:02, a sketch plan request to construct a solar array with respect to 83.185 acres of Tax Map 41, Section A, Parcels 6A and 16, Tax Map 41, Section 1, Parcel 3, and Tax Map 41, Section 4, Parcels 1, 2 and 3, subject to the conditions listed in the staff report.				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Motion	Seconded	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	Approved 5-0				

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS # 2:

No comments were provided.

12. ADJOURN:

Chairman Bibb adjourned the Planning Commission meeting of June 9, 2020 at 7:30 pm.

Minutes recorded by Valencia Porter, Senior Program Support Assistant.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission
Case Number: AFD 19:02
Tax Map: 41, Section A, Parcels 45 & 45B
51, Section A, Parcel 128A

From: Brad Robinson
District: Fork Union
Date: July 14, 2020

General Information: This item is scheduled to be heard by the Planning Commission on Tuesday, July 14, 2020 at 7:00 p.m. in the Fluvanna County Administration Building Morris Room.

Applicant/Owner: Patsy P. Griffin LE Et Al

Requested Action: Request to add Tax Map Parcels 41-A-45, 41-A-45B and 51-A-128A, totaling 136.664 acres, to the Carysbrook Agricultural and Forestal District. (Attachment A)

Location: The subject property is located on the south side of Carys Creek Road (Route 672) approximately 1.1 miles west of the intersection with James Madison Highway (U.S. Route 15). (Attachment B)

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Vacant/wooded

Adjacent Land Uses: Adjacent properties are zoned A-1.

Comprehensive Plan: Rural Preservation Planning Area

Zoning History: None

Fiscal Implications:

The application fee has been paid by the applicant. If the proposed addition is approved, parcels within the district that are eligible for land use taxation will be guaranteed such taxation throughout the life of the district.

Policy Implications:

This application was referred to the Agricultural and Forestal District Advisory Committee in accordance with Section 3.1-6 of the County Code. The advisory committee made a recommendation to the Planning Commission who must hold a public hearing and then report its recommendations to the governing body. The governing body must then hold a public hearing after receiving after receiving the report of the planning commission and the advisory committee.

Any owner of additional qualifying land may join the application within thirty days from the date the notice is first published or, with the consent of the Board of Supervisors, at any time before the public hearing the Board of Supervisors must hold on the application. Additionally, any owner who joined in the application may withdraw his or her land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Section 3.1 of the County Code.

Staff Analysis:

The purpose of Agricultural and Forestal Districts, as outlined in the Virginia Agricultural and Forestal District Act (Virginia Code), is “...to conserve and protect and to encourage the development and improvement of the Commonwealth’s agricultural and forestal lands for the production of food and other agricultural and forestal products...and to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open space for clear air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes.”

When evaluating proposed applications for a district or for an addition to an existing district, the county code has several criteria that are to be evaluated by the Agricultural and Forestal District Advisory Committee and the Planning Commission prior to making any recommendations. The criteria are as follows:

1. *The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto.*

Two of the subject parcels, Tax Map 41-A-45 and 41-A-45A, were formerly a part of the Carysbrook District and were withdrawn at request of the applicant during the 2009 renewal of the district. The applicant desires to add these parcels back into the district as part of her estate planning and is including one additional parcel, Tax Map 51-A-128A, with this request.

2. *The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production.*

Staff is not aware of any significant agricultural lands or significant forestal lands that are currently being used for other purposes.

3. *The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto.*

Most of the parcels in the district contain either residential or agricultural uses or are undeveloped. The subject parcels lie adjacent to one of the applicant's parcels (Tax Map 41-A-45A) that is already included in the Carysbrook District.

4. *Local developmental patterns and needs.*

Local development patterns suggest that property within this district will continue to remain rural and used for agriculture and forestry.

5. *The comprehensive plan and applicable provisions of the zoning ordinance.*

The subject parcels to be added to the Carysbrook District are zoned A-1 (Agricultural, General) and located within a Rural Preservation Planning Area. In accordance with the 2015 Comprehensive Plan, *"the rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development."*

6. *The environmental benefits of retaining the lands in the district for agricultural and forestal uses.*

The district contains several streams or creeks and Carys Creek and Martins Creek travel through the subject parcels. The eastern limits of the Carysbrook Agricultural and Forestal District borders the Rivanna River. Conservation of this area maintains the environmental integrity of the County and aids in the protection of ground and surface water, wildlife habitat, historic landscape, and open space.

7. *Any other matter which may be relevant.*

Staff suggests that the areas included in this district are appropriate for inclusion in Agricultural and Forestal Districts and conform to the general requirements of the current Comprehensive Plan. Staff does not anticipate any significant changes to county policy at this time. As the Carysbrook Agricultural and Forestal District was recently renewed in August 2019, the next review of the district is not scheduled until 2029.

Agricultural and Forestal District Committee Recommendation:

The Agricultural and Forestal District Advisory Committee reviewed this application at their meeting on February 4, 2020 and recommended approval 5-0.

Suggested Motion:

I move to recommend [approval/denial/deferral] of the proposed addition of Tax Map Parcels 41-A-45, 41-A-45B and 51-A-128A totaling 136.664 acres to the Carysbrook Agricultural and Forestal District.

Attachments:

- A – Application & APO Letter
- B – Aerial Map
- C – Map of Carysbrook Ag/For District
- D – Table of Carysbrook Ag/For District Parcels
- E – Resolution 13-2019

Copy:

Applicant/Owner: Patsy P. Griffin LE Et Al, 2658 Carys Creek Road, Fork Union, VA 23055
File



Application for the Creation of or Addition to an AGRICULTURAL/FORESTAL DISTRICT

FEES payable with application:

- Establishment of a new district = \$500.00**
- Additions and reviews to existing districts = \$500.00**
- Withdrawal from district = \$500.00**

A copy of this completed form and required maps shall be submitted by the applicant landowner(s) to the Planning and Zoning Department. This form shall be accompanied by:

- 1 - United States Geological Survey 7.5 minute topographic maps that clearly show the boundaries of the district or addition and boundaries of the property each applicant owns within the district or addition and
- 2 - A Department of Transportation general highway map for the locality that shows the general location of the district or addition
- 3 - Fluvanna County Land Map(s) showing the parcels or boundaries within the parcels included in the district.

Name of Existing or Proposed Agricultural/Forestal District: Carysbrook District

General Location of the District: West side of US Rt. 15

Total Acreage in the District or Addition: _____

Name	Address current legal address	Total Acreage owned in the District or <u>Addition</u>	Land Book Reference Tax Map/Parcel Number
Patsy P. Griffin	2658 Carys Creek Rd Fork Union, VA 23055	12 acres	41 (A) 45 B
Kim G. Pierce	2551 Old Dam Rd Goodland, VA 23063	61.400 acres	41 (A) 45
Gwen G. McNeely	109 Brook Circle Danville, VA 24541	63.263 acres	41 (A) 45 A
Gayle G. Noble	P.O. Box 597 Scottsville, VA 24590	63.267 acres	51 (A) 128 A

Received

25
JUL 10 2019

Planning Dept.

OFFICE USE ONLY

\$500.00 Fee: Date Received: 7/10/2019 Check# 1242 AFD: 190002 AFD Name: Carysbrook/Patsy Griffin

Submitted to Board of Supervisors: _____ Referred to Planning Commission: _____

Referred to Advisory Committee: 2/4/2020 Planning Commission Public Hearing Date: _____

Board of Supervisors Public Hearing Date: _____ Election District: Fork Union

Approved:

Modified:

Rejected:

0844 Tax Map 41-(A)-45,45A,45B
0271 Tax Map 51-(A)-128A

844 271
Confirmation

182

The attached Plat of Survey, dated January 14, 2011 with the metes and bounds description made by Bryan Chambers, Certified Land Surveyor, located in Palmyra, Va., of the Property Of Patsy P. Griffin lying and being situate in the county of Fluvanna, Va., and being the same land acquired by the said Patsy P. Griffin by will dated December 16, 2004 from Archer P. Griffin and by deed dated April 12, 2010 from Robert M. Griffin and of record in the Clerk's Office of the Circuit Court of Fluvanna, Virginia in WB 49 Pg. 691 and DB 816 Pg. 105 respectively is hereby CONFIRMED and SUBMITTED for record in the aforesaid Clerk's office.

Given under my hand this 15th day of March, 2011

Patsy P. Griffin
Patsy P. Griffin

Acknowledgment

Patsy P. Griffin
2658 Cays Creek Road
Fork Union, VA 23055

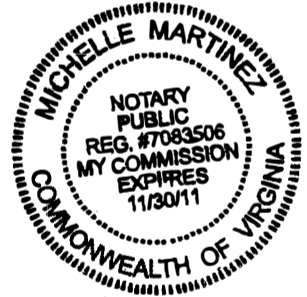
Original returned to:
6-13-11 SP

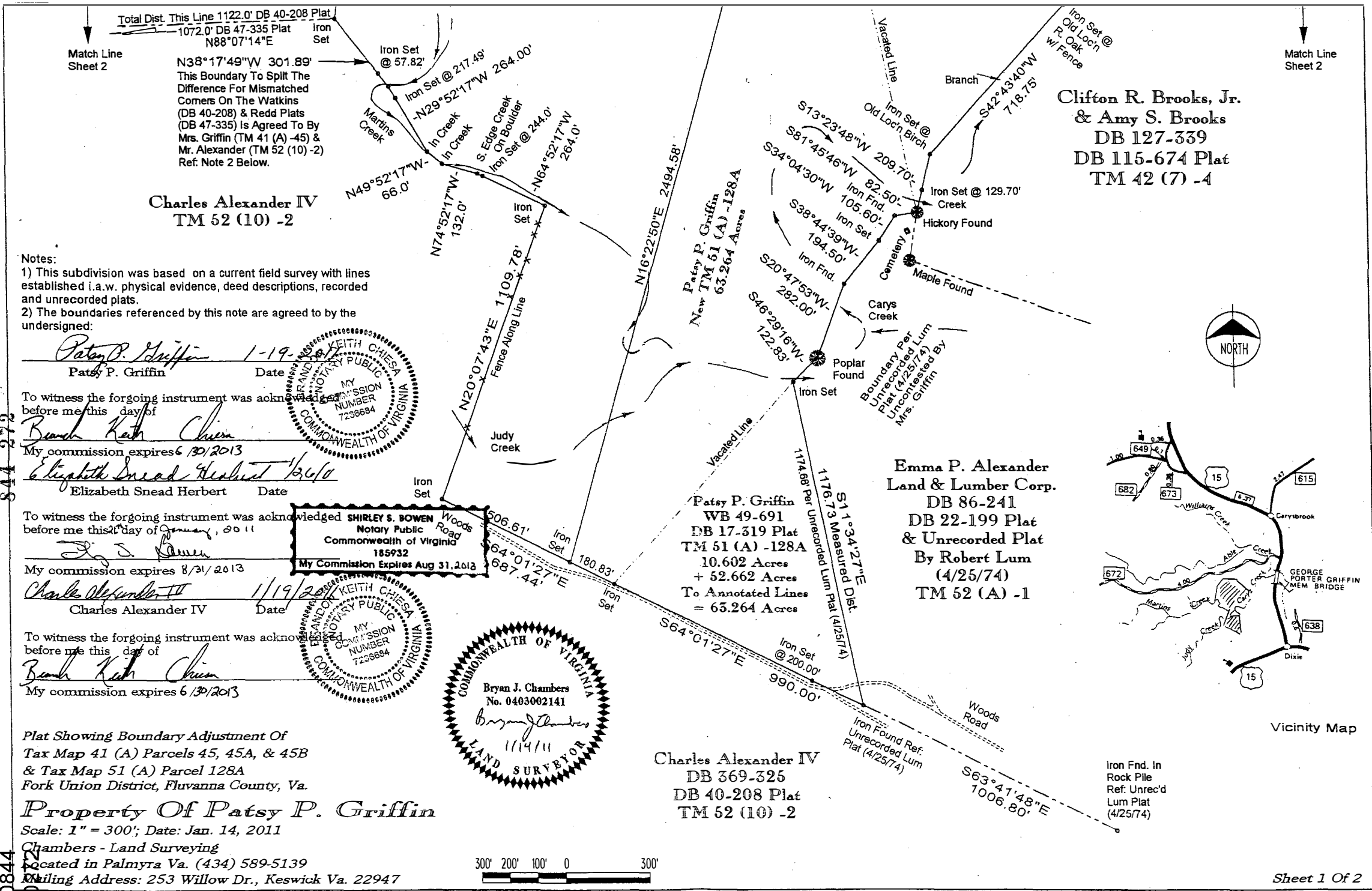
I, Michelle Martinez, a Notary Public for the said City/ County of Fluvanna, in the State of Virginia, do hereby certify that Patsy P. Griffin, whose name is signed to the foregoing Certificate of Confirmation as owner has acknowledged the same before me in my City/ County aforesaid.

My Commission expires: Nov. 30, 2011

Given under my hand this 15th day of March, 2011

Michelle Martinez
Notary Public Reg #7083506





Charles Alexander IV
TM 52 (10) - 2

Clifton R. Brooks, Jr.
& **Amy S. Brooks**
DB 127-339
DB 115-674 Plat
TM 42 (7) - 4

Notes:
1) This subdivision was based on a current field survey with lines established i.a.w. physical evidence, deed descriptions, recorded and unrecorded plats.
2) The boundaries referenced by this note are agreed to by the undersigned:

Patsy P. Griffin 1-19-2011
Patsy P. Griffin Date

To witness the forgoing instrument was acknowledged before me this day of *January*, 2011

Brenda Ruth Chism
My commission expires 6/30/2013

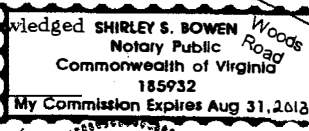
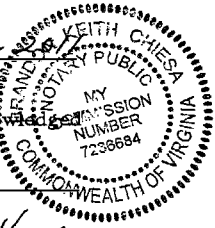
Elizabeth Snead Herbert 12/6/10
Elizabeth Snead Herbert Date

To witness the forgoing instrument was acknowledged before me this day of *January*, 2011

Charles Alexander IV 1/19/2011
Charles Alexander IV Date

To witness the forgoing instrument was acknowledged before me this day of *January*, 2011

Brenda Ruth Chism
My commission expires 6/30/2013



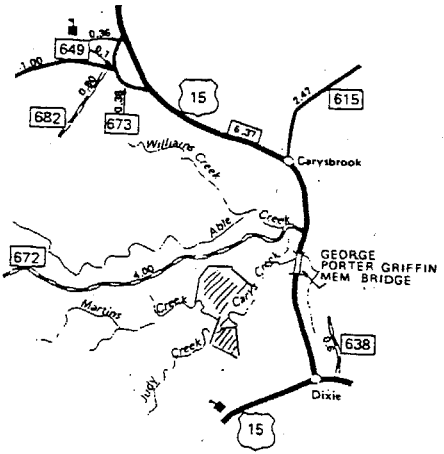
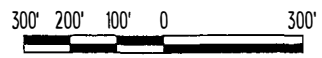
Charles Alexander IV
DB 369-325
DB 40-208 Plat
TM 52 (10) - 2

Plat Showing Boundary Adjustment Of
Tax Map 41 (A) Parcels 45, 45A, & 45B
& Tax Map 51 (A) Parcel 128A
Fork Union District, Fluvanna County, Va.

Property Of Patsy P. Griffin

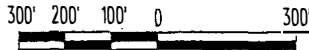
Scale: 1" = 300'; Date: Jan. 14, 2011

Chambers - Land Surveying
located in Palmyra Va. (434) 589-5139
Mailing Address: 253 Willow Dr., Keswick Va. 22947



Vicinity Map

Plat Showing Boundary Adjustment Of Tax Map 41 (A) Parcels 45, 45A, & 45B & Tax Map 51 (A) Parcel 128A Fork Union District, Fluvanna County, Va.



Property Of Patsy P. Griffin

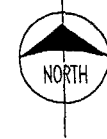
Scale: 1" = 300'; Date: Jan. 14, 2011
Chambers - Land Surveying
Located in Palmyra Va. (434) 589-5139
Mailing Address: 253 Willow Dr. Keswick Va. 22947

Monticello Forest L.L.C.
DB 769-643, DB 80-603 Plat
TM 42 (2) -B4

APPROVED BY FLUVANNA COUNTY PLATS OFFICER

Stewart Trammell
PLATS OFFICER

2/3/11
DATE OF APPROVAL



Joanne Snead Jones
Rosemary Snead Reardon
DB 285-306
DB 11-386 Plat
TM 42 (3) -A

Patsy P. Griffin
DB 816-105
DB 212-266
Composite Plat
TM 41 (A) -45A

These interior composite plat lines are vacated & adjusted to the annotated lines for a total of 63.263 acres in New TM 41 (A) -45A

This 50' road easement is for a private road. The County of Fluvanna and VDOT are not responsible for its maintenance.

Herbert Properties, L.L.C.
DB 448-713, DB 47-335 Plat
TM 41 (A) -44

This 50' RW from Rte. 672 to TM 41 (A)-45A is subject to a Deed of Easement in DB 819-206 with plat.

NO.	DELTA	RADIUS	ARC	TANGENT	C.BEARING	CHORD
1	17°04'53"	268.00'	79.90'	504°23'30"W	79.60'	
2	48°42'24"	60.00'	51.01'	S11°25'16"E	49.48'	
3	39°24'40"	169.00'	116.25'	S16°04'08"E	113.97'	
4	40°35'23"	174.10'	123.34'	S20°31'28"W	120.77'	
5	10°35'01"	532.20'	96.31'	S35°31'39"W	98.17'	
6	25°19'15"	110.85'	48.99'	S17°34'31"W	48.59'	
7	74°46'43"	60.00'	78.31'	S32°28'28"E	72.87'	
8	13°40'42"	398.00'	95.02'	S63°01'28"E	94.79'	
9	45°55'36"	195.70'	156.87'	S70°08'55"E	152.70'	
10	62°32'23"	141.90'	154.89'	S70°50'31"E	147.31'	
11	13°13'40"	509.45'	117.62'	S46°11'10"E	117.36'	

This Boundary To Split The Difference For Mismatched Corners On The Watkins (DB 40-208) & Reed Plats (DB 47-335) Is Agreed To By Mrs. Griffin (TM 41 (A) -45) & Mrs. Herbert (TM 41 (A) -44). Ref: Note 2 Sh. 1.

Patsy P. Griffin
WB 49-691
DB 212-266
Composite Plat
TM 41 (A) -45

These interior composite plat lines are vacated & adjusted to the annotated lines for a total of 61.400 acres in New TM 41 (A) -45

Griffin Family Cemetery 1208 SF
I.S. & Corners

Patsy P. Griffin
WB 49-691
DB 174-734 Plat
New TM 41 (A) -45B
2,000 Acres
+ 10,000 Acres
To Annotated Lines
= 12,000 Acres

Bryan Wright & Clara Colby
DB 298-13
DB 187-733 Plat
TM 42 (7) -2

0844
0273
Match Line Sheet 1

Match Line Sheet 1

0844
0274

844 274

INSTRUMENT #1101823
RECORDED IN THE CLERK'S OFFICE OF
FLUVANNA COUNTY ON
JUNE 13, 2011 AT 01:54PM

BOUSON E. PETERSON, CLERK
RECORDED BY: SAP



COUNTY OF FLUVANNA

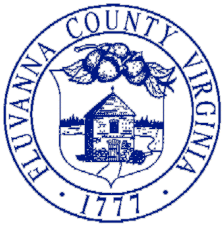
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Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: June 29, 2020
From: Valencia Porter
To: Douglas Miles
Subject: Planning Commission

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the July 14, 2020 Planning Commission meeting.



COUNTY OF FLUVANNA

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NOTICE OF PUBLIC HEARING

June 29, 2020

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

Re: Public Hearing on AFD 19:02

Dear «Name»:

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

Purpose:	Planning Commission Public Hearing
Day/Date:	Tuesday, July 14, 2020
Time:	7:00 PM
Location:	Fluvanna County Administration Building Morris Room, Palmyra, VA

AFD 19:02 Patsy P. Griffin LE Et Al – Addition to Carysbrook – Request to add Tax Map Parcels 41-A-45, 41-A-45B and 51-A-128A, totaling 136.664 acres, to the Carysbrook Agricultural and Forestal District. The Carysbrook Agricultural and Forestal District is located in the Fork Union Election District and consists of approximately 1,504.0676 acres.

You are further notified that (i) an application for this district has been filed with the program administrator pursuant to Chapter 3.1 of the Fluvanna County Code; (ii) the application will be on file open to public inspection in the office of the County Administrator; (iii) any owner of additional qualifying land may join the application within thirty days from the date of this notice or, with the consent of the governing body, at any time before the public hearing the governing body must hold on the application; (iv) any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the governing body, at any time before the governing body acts pursuant to Section 3.1-8; and (v) additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 3.1 of the Fluvanna County Code.

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

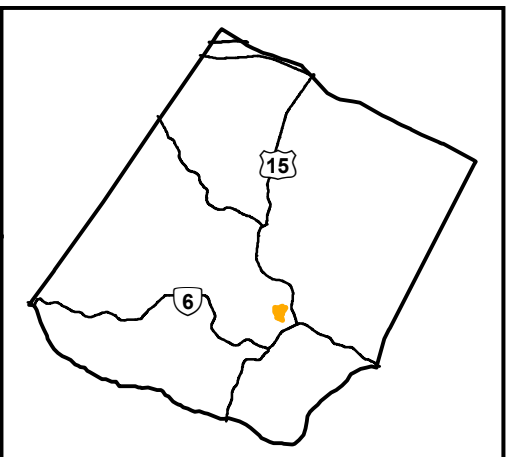
Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



CARYS CREEK RD

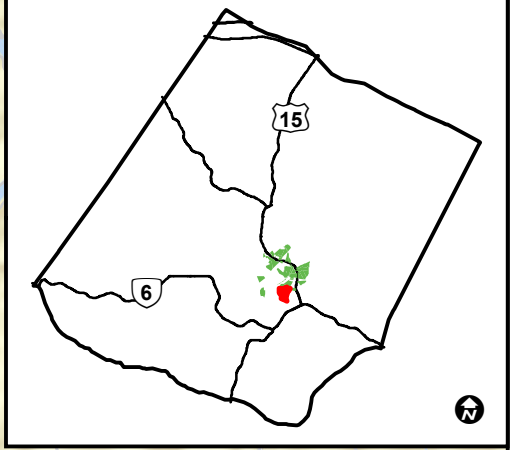
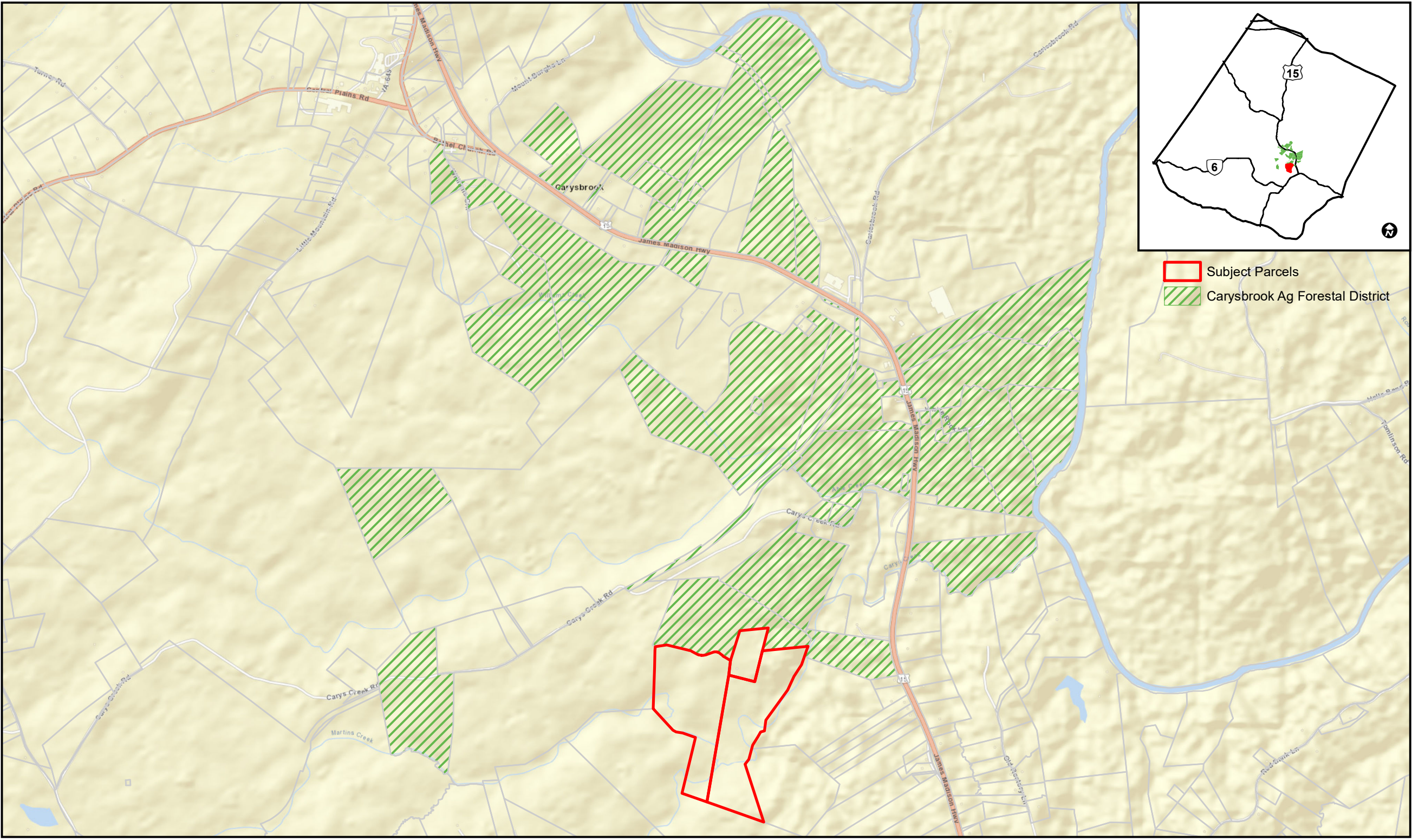


41-A-45B

2658 CARYS CREEK RD

41-A-45

51-A-128A



-  Subject Parcels
-  Carysbrook Ag Forestal District

Carysbrook Agricultural & Forestal District

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE
Landford, Robert A. & Joyce H.	41 3 3	77.6
Landford, Randolph E.	41 3 3A	12
Morris, Harry T., Jr.	41 5 A	28.185
Lester, Darius S. & Kathryn	41 5 D	55.22
Lester, Darius S. & Kathryn	41 5 D1	40
Lester, Darius S. & Kathy A.	41 5 D2	2.18
Lester, Darius S. & Kathryn	41 5 D3	5.94
May, James F III & Patricia	41 A 37	12.486
Blodgett, Sue M	41 A 39	70.992
May, John Richard	41 A 40	223.91
May, John R & Doris R	41 A 40A	22.552
May, James F III & Patricia	41 A 40AA	77.3
Blodgett, Steven F	41 A 40C	10
Blodgett, Sue M	41 A 40D	8.04
McGehee, Betty F. ET AL	41 A 42	60
Griffin, Patsy P Le Et Al	41 A 45A	63.362
May, James F., III Et Al	41 A 49	0.399
Lightfoot, Aubrey E. & Angela L.	41 A 50A	9.31
Jones, Joanne S & Reardon, Rosemary	42 2 A2	33.468
Jones, Joanne S.	42 2 A2A	1
Jones, Joanne S & Reardon, Rosemary	42 2 A3	68.37
Morris, Pamela	42 2 A3A	1
Reardon, Rosemary Snead	42 2 A3B	1
Jones, Joanne S & Reardon, Rosemary	42 2 A4	51.94
Holland, John Walter & Elizabeth G.	42 2 B1A	67.64
Holland, John Walter & Elizabeth G.	42 2 B2A	64.051
Jones, Joanne S & Reardon, Rosemary	42 2 B3	34.921
Reese, Darrell Lee & Doris	42 2 B3D	18
Jones, Joanne S & Reardon, Rosemary	42 3 A	37.90
Holland, John Walter & Elizabeth G.	42 3 D1	56.982
Holland, John Walter	42 6 1	13.289
Reardon, Rosemary S & Jones, Joanne	42 6 1B	0.36
Baker, Helen Holland	42 6 2	43.8
Wright, Bryan K ET. AL	42 7 2	20
Cobb, Cecil L.	42 9 4	2.4209
Cobb, Cecil L.	42 9 5A	2
Cobb, Cecil L.	42 9 5B	3.0368
Cobb, Cecil L.	42 9 6	2.0739
Reese, Darrell Lee & Doris	42 A 2	143.84
Reese, Darrell	42 A 2A	18.77
Reardon, Rosemary S & Jones, Joanne	42 A 3A	0.95
Reese, Darrell Lee & Doris	42 A 4	1
Jones, Franklin K & Julie K	42 A 11	36.878
Total		1504.0676



BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 13-2019

**A RESOLUTION TO AUTHORIZE RENEWAL OF THE CARYSBROOK
AGRICULTURAL/FORESTAL DISTRICT FOR AN ADDITIONAL TEN-YEAR
PERIOD TO EXPIRE JULY 21, 2029**

At a regular meeting of the Board of Supervisors of the County of Fluvanna held in the Fluvanna County Courts Building at 4:00 p.m. on the 7th day of August 2019, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

WHEREAS, the Fluvanna County Board of Supervisors approved the creation of the Carysbrook Agricultural/Forestal District on July 21, 1999 for a ten-year period; and

WHEREAS, the Fluvanna County Board of Supervisors approved the renewal of the Carysbrook Agricultural/Forestal District on July 1, 2009; and

WHEREAS, the district expired on July 21, 2019; and

WHEREAS, in accordance with Section 15.2-4311 of the Code of Virginia, the Fluvanna County Planning & Community Development Department contacted the current property owners of parcels identified in the Carysbrook Agricultural/Forestal District and advised them that the approved district would expire on July 21, 2019 and inquired whether the owners desired that the property remain in or be removed from the district.

NOW, THEREFORE BE IT RESOLVED on this 7th day of August 2019 that the Fluvanna County Board of Supervisors hereby renews the Carysbrook Agricultural/Forestal District for an additional ten-year period to expire on July 21, 2029.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at the regular meeting of the Board held on the 7th day of August, 2019;

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District	✓					✓
Patricia B. Eager, Palmyra District	✓					
Anthony P. O'Brien, Rivanna District	✓					
John M. Sheridan, Columbia District	✓					
Donald W. Weaver, Cunningham District	✓				✓	

Attest:



John M. Sheridan, Chair
Fluvanna County Board of Supervisors



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: AFD 19:03
Tax Map: 60, Section A, Parcels 21 & 21D

From: Brad Robinson
District: Fork Union
Date: July 14, 2020

General Information: This item is scheduled to be heard by the Planning Commission on Tuesday, July 14, 2020 at 7:00 p.m. in the Fluvanna County Administration Building Morris Room.

Applicant: Ronald J. & Allison W. Unnerstall

Owner: Allison White Unnerstall Trust

Requested Action: Request to add Tax Map Parcels 60-A-21 & 60-A-21D, totaling 140.65 acres, to the Glenarvon Farm Agricultural and Forestal District. (Attachment A)

Location: The subject property is located along Middle Farms Trace approximately 0.4 miles east of the intersection with Bremo Road (Route 656). (Attachment B)

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Residential and agricultural

Adjacent Land Uses: Adjacent properties are zoned A-1.

Comprehensive Plan: Rural Preservation Planning Area

Zoning History: None

Fiscal Implications:

The application fee has been paid by the applicant. If the proposed addition is approved, parcels within the district that are eligible for land use taxation will be guaranteed such taxation throughout the life of the district.

Policy Implications:

This application was referred to the Agricultural and Forestal District Advisory Committee in accordance with Section 3.1-6 of the County Code. The advisory committee made a recommendation to the Planning Commission who must hold a public hearing and then report its recommendations to the governing body. The governing body must then hold a public hearing after receiving after receiving the report of the planning commission and the advisory committee.

Any owner of additional qualifying land may join the application within thirty days from the date the notice is first published or, with the consent of the Board of Supervisors, at any time before the public hearing the Board of Supervisors must hold on the application. Additionally, any owner who joined in the application may withdraw his or her land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Section 3.1 of the County Code.

Staff Analysis:

The purpose of Agricultural and Forestal Districts, as outlined in the Virginia Agricultural and Forestal District Act (Virginia Code), is “...to conserve and protect and to encourage the development and improvement of the Commonwealth’s agricultural and forestal lands for the production of food and other agricultural and forestal products...and to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open space for clear air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes.”

When evaluating proposed applications for a district or for an addition to an existing district, the county code has several criteria that are to be evaluated by the Agricultural and Forestal District Advisory Committee and the Planning Commission prior to making any recommendations. The criteria are as follows:

1. *The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto.*

The subject parcels were formerly located within the Riverside AFD. This district was terminated by the Board of Supervisors on July 18, 2012 due to the district no longer meeting the minimum size requirements as set forth in Section 3.1-4 of the Fluvanna County Code. Thirteen parcels requested withdrawal from the Riverside AFD when the district was up for renewal in 2012 which caused the core of the district to fall below 200 acres. The subject parcels requesting to be added to the Glenarvon Farm AFD are contiguous to this district and therefore meet the requirements set forth in Section 3.1-4.

2. *The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production.*

Staff is not aware of any significant agricultural lands or significant forestal lands in this district that are currently being used for other purposes.

3. *The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto.*

Most of the parcels in the district contain either residential or agricultural uses or are undeveloped.

4. *Local developmental patterns and needs.*

Local development patterns suggest that property within this district will continue to remain rural and used for agriculture.

5. *The comprehensive plan and applicable provisions of the zoning ordinance.*

The subject parcels to be added to the Glenarvon Farm District are zoned A-1 (Agricultural, General) and located within a Rural Preservation Planning Area. In accordance with the 2015 Comprehensive Plan, *“the rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development.”*

6. *The environmental benefits of retaining the lands in the district for agricultural and forestal uses.*

The subject parcels as well as the Glenarvon Farm AFD adjoin the James River. Conservation of this area maintains the environmental integrity of the County and aids in the protection of ground and surface water, wildlife habitat, historic landscape, and open space.

7. *Any other matter which may be relevant.*

Staff suggests that the areas included in this district are appropriate for inclusion in Agricultural and Forestal Districts and conform to the general requirements of the current Comprehensive Plan. Staff does not anticipate any significant changes to county policy at this time. As the Glenarvon Farm Agricultural and Forestal District was recently renewed in January 2020, the next review of the district is not scheduled until 2029.

Agricultural and Forestal District Committee Recommendation:

The Agricultural and Forestal District Advisory Committee reviewed this application at their meeting on March 9, 2020 and recommended approval 5-0.

Suggested Motion:

I move to recommend [approval/denial/deferral] of the proposed addition of Tax Map Parcels 60-A-21 and 60-A-21D totaling 140.65 acres to the Glenarvon Farm Agricultural and Forestal District.

Attachments:

- A – Application & APO Letter
- B – Aerial Map
- C – Map of Glenarvon Farm Ag/For District
- D – Table of Glenarvon Farm Ag/For District Parcels
- E – Resolution 04-2020

Copy:

Applicant: Ronald J. & Allison W. Unnerstall, 578 Middle Farms Trace, Bremo Bluff, VA 23022
File

DEC 03 2019

Planning Dept.



Application for the Creation of or Addition to an AGRICULTURAL/FORESTAL DISTRICT

FEES payable with application:	Establishment of a new district = \$500.00
	Additions and reviews to existing districts = \$500.00
	Withdrawal from district = \$500.00

A copy of this completed form and required maps shall be submitted by the applicant landowner(s) to the Planning and Zoning Department. This form shall be accompanied by:

- 1 - United States Geological Survey 7.5 minute topographic maps that clearly show the boundaries of the district or addition and boundaries of the property each applicant owns within the district or addition and
- 2 - A Department of Transportation general highway map for the locality that shows the general location of the district or addition
- 3 - Fluvanna County Land Map(s) showing the parcels or boundaries within the parcels included in the district.

Name of Existing or Proposed Agricultural/Forestal District: Glen Arvon Farm

General Location of the District: Fluvanna County, on Route 656 in Brems Bluff

Total Acreage in the District or Addition: Addition of 141 acres to existing Glen Arvon Ag District

Name	Address <i>current legal address</i>	Total Acreage owned in the District or Addition	Land Book Reference <i>Tax Map/Parcel Number</i>
Ron and Allison Unnerstall	578 Middle Farms Trace, Brems Bluff, VA 23022		
Two parcels	1. 60-A-21 138.6 acres, 2. 60-A-21D 2 acres, Total = 140.6 acres		

OFFICE USE ONLY	
\$500.00 Fee: Date Received: <u>12/4/2019</u> Check# _____ AFD: <u>19</u> : <u>0003</u> AFD Name: _____	
Submitted to Board of Supervisors: _____ Referred to Planning Commission: _____	
Referred to Advisory Committee: _____ Planning Commission Public Hearing Date: _____	
Board of Supervisors Public Hearing Date: _____ Election District: <u>Forb Union</u>	
Approved: _____	Modified: _____
	Rejected: _____

**Please read below the Proposed Conditions to Creation of the District
Pursuant to Section 15.2-4309 of the Code of Virginia**

Conditions to Creation of the District

As a condition to creation of the district, no parcel within the district shall be developed to a use more intensive than that existing on the date of creation of the district, other than uses resulting in more intensive agricultural or forestal production, without the prior approval of the Board of Supervisors.


Except as provided below, a parcel shall be deemed to be developed to a more intensive use if: The proposed development would remove any portion of a parcel from agricultural or forestal production; or the proposed development would increase the population density of the level of activity on the parcel including, but no limited to, the rental of more than one dwelling unit on the parcel.

A parcel shall not be deemed to be developed to a more intensive use if: The proposed development is permitted by right in the Agricultural General (A-1) zoning district; the proposed development is permitted by special use permit in the A-1 zoning district and the Board of Supervisors, in considering the application for a Special Use Permit, determines that the development allowed by the permit is consistent with the purposes of this chapter; the proposed development is the proposed division of the parcel by subdivision and the minimum lot size of such division is twenty-two (22) acres or greater; the proposed development is the proposed division of the parcel by family division; or the proposed development is the occupation of dwelling units on the parcel by members of the immediate family of any of the owners of such parcel or by bona fide farm employees, together with their respective families, if any.

Current agricultural or forestal use of the property:	Farm 30 acres in low-grounds. The rest is forest or open plain.
Total number of existing dwellings including rental units:	6 buildings, 3 of them are living spaces
The Proposed period before the First Review (select 4 to 10 years):	10 years
Contact Person for District:	Bill Winston, 434-842-1922 , wwinston@glenarvon.com

Owner/Applicant Must Read and Sign

We the undersigned landowners have read the information and conditions on this page and request the property described above be designated an Agricultural/Forestal District.

Signature	Witness	Date
	Apulle Spencer	12-3-2019
Signature	Witness	Date
William W Ummerstall	Apulle Spencer	12-3-2019
Signature	Witness	Date
Signature	Witness	Date
Signature	Witness	Date

WITHDRAWAL FROM A DISTRICT:**By-right Withdrawal:**

1. A property owner may withdraw by written notice at any time before the Board of Supervisors act on the application.
2. A property owner may withdraw by written notice during the time of review.
3. Upon the death of a property owner, any heir or devisee of an owner of land within the district may withdraw such land upon inheritance by written notice within two years of the date of death of the owner. Such a withdrawal, regardless of the acreage or location of the parcel, has no effect on the continuation of the district until the following review time.
4. No fee is require for a by-right withdrawal.

Petition for Withdrawal:

1. Withdrawal from an established district may be permitted by the Board of Supervisors for "good and reasonable cause shown".
2. The property owner requesting withdrawal must make application to the Board of Supervisors and submit a fee of \$500.
3. Any petition to withdraw property from a district must meet the following criteria:
 - a. The proposed new land use will not have an adverse effect upon farming or forestry operations in the remaining portion of the district.
 - b. The proposed new land use is in compliance with the most recently approved Comprehensive Plan.
 - c. The proposed land use is consistent with the public interest of the County and not solely to serve the proprietary interests of the landowner requesting withdrawal.
 - d. The proposed land use was not anticipated by the landowner at the time the property was placed in the district, and there has been a change in conditions or circumstances since that time.
4. Such petition for withdrawal is referred to the Advisory Committee for recommendation to the Planning Commission.
5. The Planning Commission holds a public hearing and makes a recommendation to the Board of Supervisors.
6. The Board of Supervisors holds a public hearing and makes a determination.
7. If denied favorable action, the applicant may appeal the Board's decision to the Circuit Court.

To: Department of Planning and Community Development
Fluvanna County
132 Main Street
P.O. Box 540
Palmyra, VA 22963

11-17-2019

I would like to join an existing Agricultural and Forestal District named 'Glenarvon Farm' for the current term of 10 years.

The property address is

578 Middle Farms Trace
Bremo Bluff, VA 223022

Parcel ID # 60-A-21, 138.6 acres
Parcel ID #60-A-21D, 2 acres

Total Acres = 140.6 acres

To complete the application, I have included the following,

- \$500.00 check for application fee
- Tax Map showing tax parcels of property
- Topo map showing the location of the property
- VDOT Fluvanna County highway map showing the general location

Please let me know if you need any further information. I can be reached at 419-340-6279 or unnersr@yahoo.com.

Regards,



11/17/19

Ronald J Unnerstall

Signature witnessed by Michael A. Curtis



Received

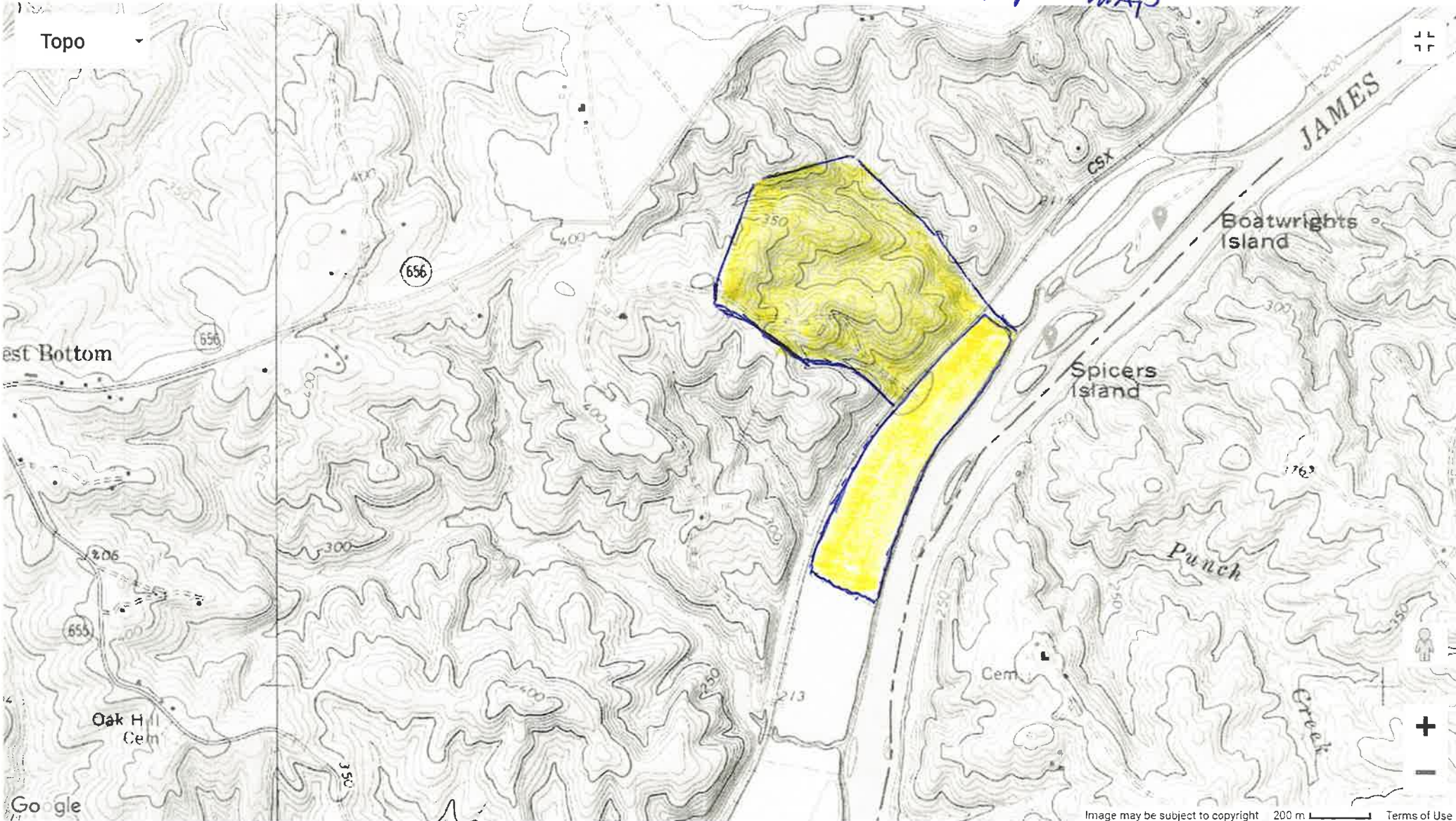
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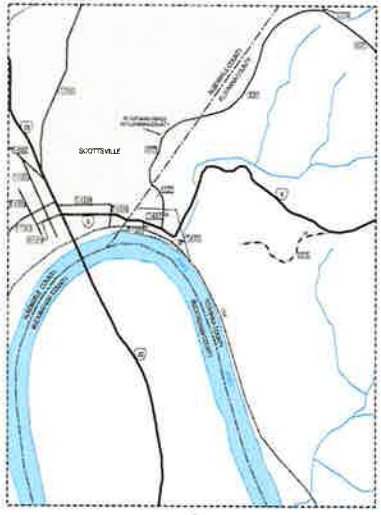
Received
DEC 03 2019
Planning Dept.
Planning Dept.

Tax Map
578 MIDDLE FARMS TRACE
BREMO BLUFF, VA
23022

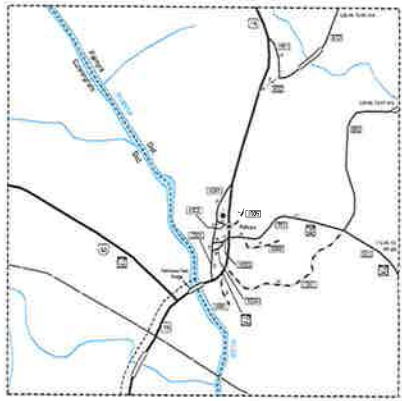


578 MIDDLE FARMS TRCE
BREMO BLUFF, VA 23002
"Topo MAP"

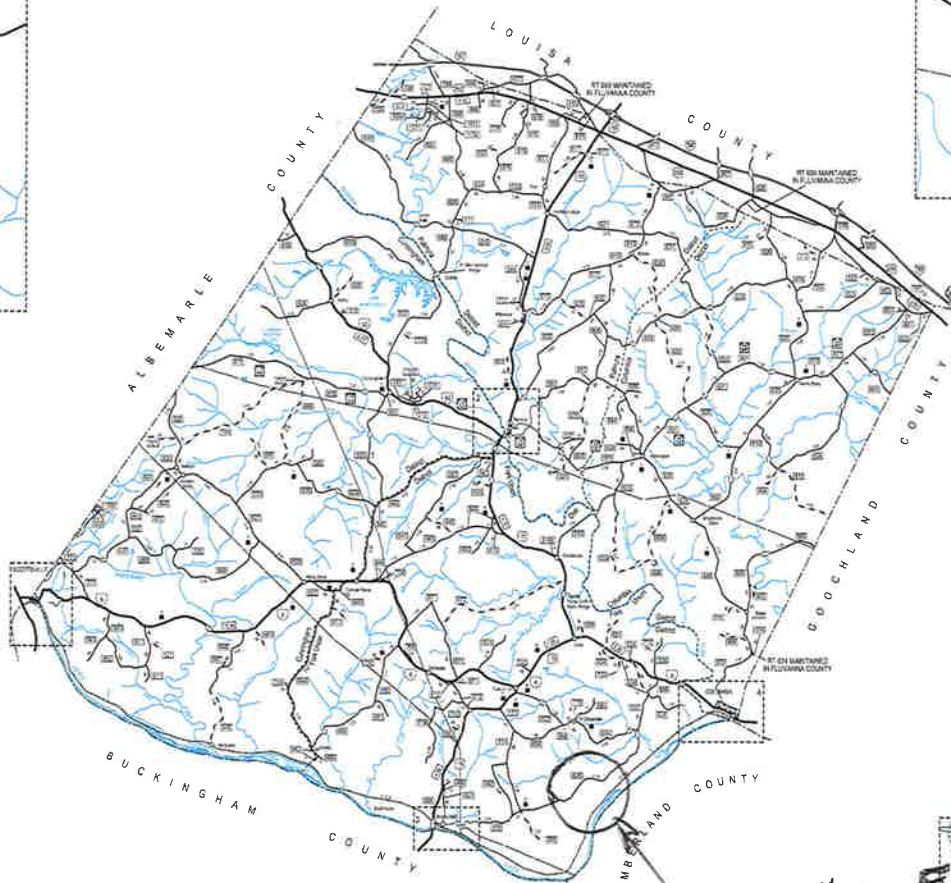




1 SCOTTSVILLE AREA
Six times map scale
see notation on map cover for distance annotation

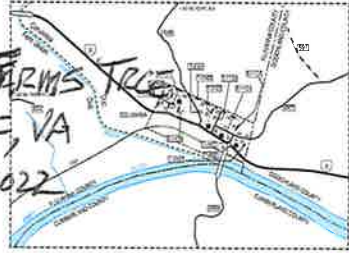
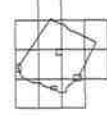


2 PALMYRA AREA
Six times map scale
see notation on map cover for distance annotation



578 MIDDLE FARMS TRAIL
BREMO BLUFF, VA
23022

INSET KEY



4 COLUMBIA AREA
Four times map scale
see notation on map cover for distance annotation



3 BREMO BLUFF AREA
Four times map scale
see notation on map cover for distance annotation

TOTAL PRIMARY MILEAGE IN COUNTY 120180.81 MI
SECONDARY MILEAGE TABULATION

TYPE	1970-80	1980-90	1990-00	TOTAL	1970-80	1980-90	1990-00	TOTAL
PAV. SURF. PAVED	2,811	19,204	20,742	42,757	14,891	199,775	1,06,811	325,467
GRAVEL SURF. PAVED	1,121	17,814	17,741	36,676	18,712	88,715	76,261	183,688
GRAVEL & DIRT	78,161	88,221	28,394	194,776	179,336	85,344	98,244	362,924
UNPAVED	119,877	88,792	13,871	222,540	18,236	5,281	8,151	28,668
TOTAL MILEAGE	242,970	343,831	240,848	827,649	221,175	309,125	193,467	723,767

ROAD CLASSIFICATIONS

- Divided Highway (Interstate)
- Hard Surface
- All Weather Surface
- Light Surface
- Unsurfaced

HIGHWAY ROUTE SIGNS

- Interstate Highway
- US Highway
- VA Primary Highway
- VA Secondary Highway
- Frontage Road
- Front Highway
- US Bicycle Route

RAILROADS

- Single Track
- Two or More Tracks
- Regional Metro

BOUNDARIES

- State Line
- County Line
- Magisterial District Line
- Incorporated Town or City
- Park, Reservation, or Forest Boundary

CITY AND VILLAGE CENTERS

- State Capital
- County Seat
- Town or Village

MISCELLANEOUS

- Place of Worship
- School
- Park & Ride Lot
- Transfer Point
- Bridge
- Primary Road Distances

PORTS

- Seaport
- Military Airport
- Commercial Airport
- Other Airport

Request for information or maps shown on this map should be addressed to
Collopy District Surveyors, Fluvanna County Department of Transportation
1001 College Road, Fluvanna, VA 22979
240-627-7562 (Toll-free call 1-877-)

DISTANCES SHOWN ON MAP MAY NOT BE OFFICIAL DISTANCES.
Distances shown on Primary Road and Frontage Road
Intersections or on County Road. Distances shown on Secondary
Roads are between interchanges and incorporate state or county lines.
Magisterial District boundaries shown when parallel to feature but as
roads, streams, etc. are on the same side of such features.
The accuracy or completeness of this map is not guaranteed or warranted.
Map and its information are hereby released as of January 1, 2001.
Copyright © 2000 by Commonwealth of Virginia
Department of Transportation. All Rights Reserved.

FLUVANNA COUNTY, VA

VDOT
Department of Transportation

COUNTY ROAD MAP

FLUVANNA COUNTY

AN INVENTORY OF STATE-MAINTAINED ROADS
FLUVANNA COUNTY, VA

32



COUNTY OF FLUVANNA

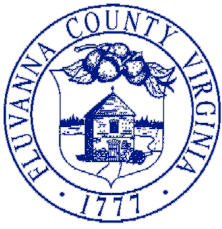
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(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: June 29, 2020
From: Valencia Porter
To: Douglas Miles
Subject: Planning Commission

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the July 14, 2020 Planning Commission meeting.



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NOTICE OF PUBLIC HEARING

June 29, 2020

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

Re: Public Hearing on AFD 19:03

Dear «Name»:

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

Purpose: Planning Commission Public Hearing
Day/Date: Tuesday, July 14, 2020
Time: 7:00 PM
Location: Fluvanna County Administration Building Morris Room, Palmyra, VA

AFD 19:03 Allison W. & Ronald J. Unnerstall – Addition to Glenarvon Farm – Request to add Tax Map Parcels 60-A-21 and 60-A-21D, totaling 140.65 acres, to the Glenarvon Farm Agricultural and Forestal District. The Glenarvon Farm Agricultural and Forestal District is located in the Fork Union Election District and consists of approximately 1,730.362 acres.

You are further notified that (i) an application for this district has been filed with the program administrator pursuant to Chapter 3.1 of the Fluvanna County Code; (ii) the application will be on file open to public inspection in the office of the County Administrator; (iii) any owner of additional qualifying land may join the application within thirty days from the date of this notice or, with the consent of the governing body, at any time before the public hearing the governing body must hold on the application; (iv) any owner who joined in the application may withdraw his land, in whole or in part, by written notice filed with the governing body, at any time before the governing body acts pursuant to Section 3.1-8; and (v) additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 3.1 of the Fluvanna County Code.

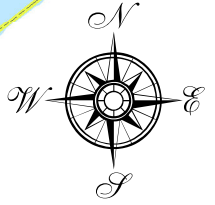
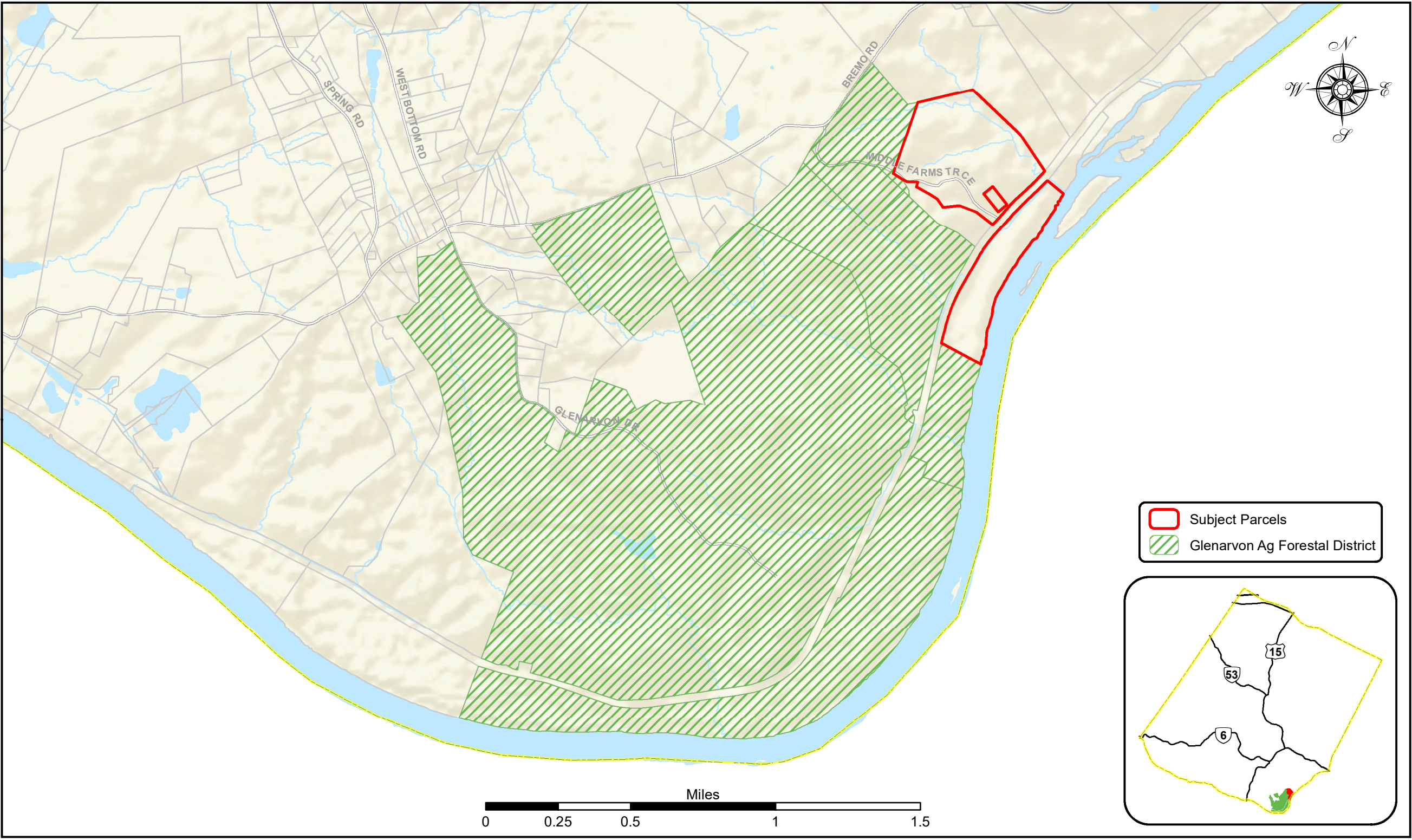
You are welcome to attend the public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this request will be available for public review on the County website at <http://fluvannacounty.org/meetings>. You can also contact the Fluvanna County Planning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



Sincerely,

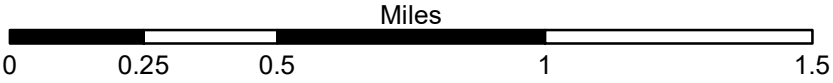
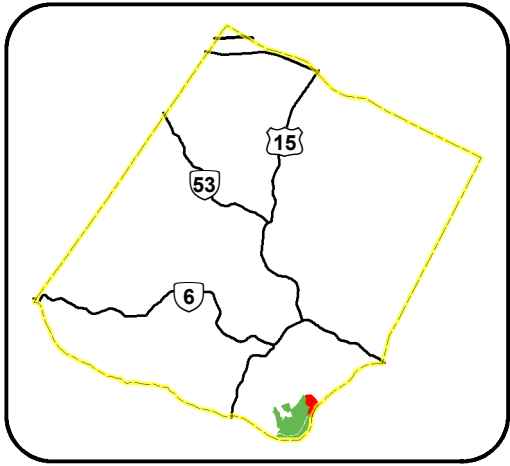
Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director





 Subject Parcels
 Glenarvon Ag Forestal District



Glenarvon Farm Agricultural & Forestal District

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE
Ayers, Joseph W. & Ann P.	59 A 78	108
Easter, John E. II	60 A 19	164
Easter, John E. II	60 A 20	24.883
Easter, John E. II	60 A 21B	50.328
Graves, Sayre O.	62 A 12	11.151
Graves, Sayre Oxford	63 A 1	1372
Total		1730.362



BOARD OF SUPERVISORS

County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 04-2020

A RESOLUTION TO AUTHORIZE RENEWAL OF THE GLENARVON FARM AGRICULTURAL/FORESTAL DISTRICT FOR AN ADDITIONAL TEN-YEAR PERIOD TO EXPIRE NOVEMBER 17, 2029

At a regular meeting of the Board of Supervisors of the County of Fluvanna held in the Fluvanna County Courts Building at 4:00 p.m. on the 8th day of January 2020, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

WHEREAS, the Fluvanna County Board of Supervisors approved the creation of the Glenarvon Farm Agricultural/Forestal District on November 17, 1999 for a ten-year period; and

WHEREAS, the Fluvanna County Board of Supervisors approved the renewal of the Glenarvon Farm Agricultural/Forestal District on October 7, 2009; and

WHEREAS, the district expired on November 17, 2019; and

WHEREAS, in accordance with Section 15.2-4311 of the Code of Virginia, the Fluvanna County Planning & Community Development Department contacted the current property owners of parcels identified in the Glenarvon Farm Agricultural/Forestal District and advised them that the approved district would expire on November 17, 2019 and inquired whether the owners desired that the property remain in or be removed from the district.

NOW, THEREFORE BE IT RESOLVED on this 8th day of January 2020 that the Fluvanna County Board of Supervisors hereby renews the Glenarvon Farm Agricultural/Forestal District for an additional ten-year period to expire on November 17, 2029.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at the regular meeting of the Board held on the 8th day of January, 2020;

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District	X					X
Patricia B. Eager, Palmyra District	X					
Anthony P. O'Brien, Rivanna District	X					
John M. Sheridan, Columbia District	X					
Donald W. Weaver, Cunningham District	X				X	

Attest:


 John M. Sheridan, Chair
 Fluvanna County Board of Supervisors



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STAFF REPORT

To: Fluvanna County Planning Commission
Case: SDP 20:05 Fluvanna Firearms
Tax Map: Tax Map 52, Section 8, Parcel 2

From: Douglas Miles, AICP, CZA
District: Fork Union
Date: July 14, 2020

General Information: This Sketch Plan request is scheduled to be heard by the Planning Commission on Tuesday, July 14, 2020 at 7:00 pm within the Fluvanna County Administration Building Morris Room.

Applicant: Prometheus Trust (Fluvanna Firearms)

Owner: Prometheus Trust (Michael and Gayla Brookman)

Representative: Jim Taggart, PE at Roudabush, Gale and Associates

Requested Action: Approval of a sketch plan request to locate and construct a 2800 square foot specialty retail store with respect to 10.5 acres of Tax Map 52, Section 8, Parcel 2. (Attachment A)

Location: The subject property is located off of James Madison Highway (US Route 15) approximately 0.1 mile west of the intersection with East River Road (State Route 6). (Attachment B)

Existing Zoning: A-1, General Agricultural / SUP 19:03 approved on May 15, 2019

Existing Land Use: Vacant

Adjacent Land Uses: Adjacent parcels surrounding the subject property are zoned A-1, General Agricultural; with the property to the north occupied by the Fork Union Animal Clinic at 6690 James Madison Highway; parcels to the east are vacant and owned by the applicants; and the property to the south and west is owned by Fork Union Military Academy.

Comprehensive Plan: Rural Residential Planning Area which includes land uses such as mixed-use development at a small, rural neighborhood scale with limited commercial uses.

Zoning History: Special Use Permit (SUP 19:03) to construct a specialty retail store for firearm sales and accessories was approved on May 15, 2019 by the Fluvanna County Board of Supervisors.

Site Request:

Roudabush, Gale and Associates is requesting Sketch Plan approval to construct a 2800 square foot specialty retail store, known as Fluvanna Firearms, with respect to 10.5 acres of Tax Map 52, Section 8, Parcel 2 that is zoned A-1, General Agricultural and is permitted by Special Use Permit.

Site Access / Parking:

The site will be accessed along the west line within a separate access easement parallel to the adjacent site access easement for the Fork Union Animal Clinic. VDOT – Louisa Residency staff determined that an Access Management Waiver was no longer necessary following the analysis provided by Jim Taggart, PE at Roudabush, Gale and Associates. The minimum amount of retail parking spaces have been provided in order to limited the amount of land disturbance on the site.

Landscaping / Screening:

All landscaping will have to comply with Article 24 of the Fluvanna County Zoning Ordinance. Parking lots consisting of five (5) spaces or more shall be screened in accordance with Section 22-24-6 Parking lot landscaping (3) Woody Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of thirty-five (35) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the Landscape Plan shall demonstrate techniques to be used for removing underbrush, pruning and protecting existing trees from any damage during the site development process. It is recommended that ornamental shrubs be installed in the front of the specialty retail store use that correspond with the existing mature vegetation found on the site.

Site Lighting:

The proposed use will be required to submit site lighting information as part of the final site plan. All lighting must be fully shielded and utilize full cut-off lighting fixtures per Section 22-25-5 of the Zoning Ordinance. Section 22-25-6 (C) states: All site lighting fixtures shall be turned off after the close of business, unless needed for safety and security, in which case the lighting shall be reduced to the minimum level necessary.

Stormwater Management:

An erosion and sediment control plan would be required for review and approval prior to issuance of a land disturbance permit. The applicant would simultaneously submit for VDEQ stormwater plan approval and have that VDEQ plans reviewer to copy Fluvanna County on their comments.

Technical Review Committee:

The following preliminary review comments were generated during the May 14, 2020 Technical Review Committee meeting along with the applicant and his local engineering firm representative:

Andy Wills, CBO, Building Official, awills@fluvannacounty.org and at 434.591.1935 provided his comments relative to the Building Code in anticipation of the architectural plans for the store:

We will need to determine if separate male and female bathrooms will be needed for customers and employees. Additional comments will be provided upon review of the completed site plans.

Roger Black, Erosion and Sediment Control Plans Reviewer, rblack@fluvannacounty.org and at 434.591.1935 provided his comments relative to erosion and sediment control measures and on-site retention purposes on this 10.5 acre parcel with a proposed, commercial retail firearms store:

Please indicate how the rooftop runoff will be routed and discharged for the proposed land use; ensure that there will be enough silt fence installed “on contour” to treated disturbed area and provide spot elevations along both sides of the gravel diaphragm to verify that stormwater will be released as sheet flow.

Douglas Miles, AICP, CZA, Community Development Director, dmiles@fluvannacounty.org and at 434.591.1910 has provided his comments based upon the Zoning Ordinance site plan, lighting and landscaping requirements and contact him with any additional questions on this new site plan:

Sheet 1: Zoning: A-1, General Agricultural with an SUP to permit a specialty retail store use under SUP 19:03, Approved May 15, 2019 with the SUP zoning case conditions provided on Sheet 6. Delete: Max Gross Residential Density: 1 DU / 2 Acres as this is a commercial site plan submittal. General Notes: 6. “Miss Utility” call 1.800.552.7001 or 811.

Sheet 4: Site Plan: Please label the two-way aisle width of twenty-four (24) feet or greater between the parking spaces shown; label the 53’ x 53’ building as the retail store; label the 45’ x 50’ building as private storage garage; and label the concrete sidewalk width between these two (2) buildings.

Sheet 6: The VDOT Low Volume Commercial Entrance Detail can be used to meet Section 22-26-3 (H) (2) Entrances to parking areas from public or private roadways shall be designed and constructed in accordance with VDOT standards. Therefore, the entrance from Route 6/15 and the entrance into the parking area would be in compliance with the Fluvanna Zoning Ordinance.

Add Sheet 9: Landscaping and Lighting Plan for Parking Lots consisting of five (5) or more spaces which are required to be landscaped and are required to have outdoor lighting under Section 22-26-4 (D) and (E) which directs you to each Ordinance section for site landscaping and site lighting.

John Wilson, PE, Land Use Engineer, VDOT – Louisa Residency, indicated that he will provide his VDOT review comments during the upcoming site plan review period and he can be reached at 540.321.8459 Mobile and John.C.Wilson@VDOT.virginia.gov with any questions for VDOT.

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 which include, but are not limited to, providing parking, landscaping, screening and outdoor lighting plans all on one set of site plans;
2. Meet all required Erosion & Sediment Control and VDEQ Stormwater regulations;
3. Meet all Virginia Department of Transportation (VDOT) required regulations.

Suggested Motion:

I move to approve/defer/deny SDP 20:05, a sketch plan request to construct a 2800 square foot specialty retail store with respect to 10.5 acres of Tax Map 52, Section 8, Parcel 2, subject to the conditions listed in the staff report.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Site Sketch Plan
- D – SUP 19:03 Approval Letter

Copy:

Applicant: Prometheus Trust (Mike Brookman) via email to mikebrookman@acfstore.com

Representative: Jim Taggart of Roudabush, Gale & Associates via email to jtaggart@roudabush.com

File

RECEIVED

APR 27 2020



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Fluvanna County
Planning Dept

Owner of Record: PROMETHEUS TRUST Applicant of Record: PROMETHEUS TRUST
E911 Address: James Madison HWY, Fork Union, VA 23041 E911 Address: James Madison HWY, Fork Union, VA 23041
Phone: 434-973 0300 Fax: Phone: Fax:
Email: MIKEBROOKMAN@ACFSTORE.COM Email:

Representative: Roudabush, Gale & Associates 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: 172 S Pantops Dr., Suite A, Charlottesville, VA Is property in Agricultural Forestal District? [X] No [] Yes
Phone: 434-979-8121 Fax: 434-979-1681 If Yes, what district:
Email: loday@roudabush.com

Tax Map and Parcel(s): 52-8-2 Deed Book Reference:
Acreage: 10.549 Zoning: A-1 Deed Restrictions? [X] No [] Yes (Attach copy)

Location: Off RT15/6 Adjacent to Fork Union Animal Hospital

Description of Property: FIREARMS STORE

Proposed Structure: 1-STORY BUILDING AND GARAGE

Dimensions of Building: Building- 53'x53", Garage- 45'x50' Lighting Standards on Site: [] No [] Yes

of Employees: 3-5 # of Parking Spaces: 12

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.

MICHAEL BROOKMAN Applicant Name (Please Print) [Signature] 4/27/2020 Applicant Signature and Date

Table with columns for Date Received, Fee Paid, Application #, Election District, Planning Area, and Total Fees Due at Time of Submittal. Includes sub-section for Additional Fees Due at Time of Review with items like Street Sign Installation, Amendment of Plan, etc.

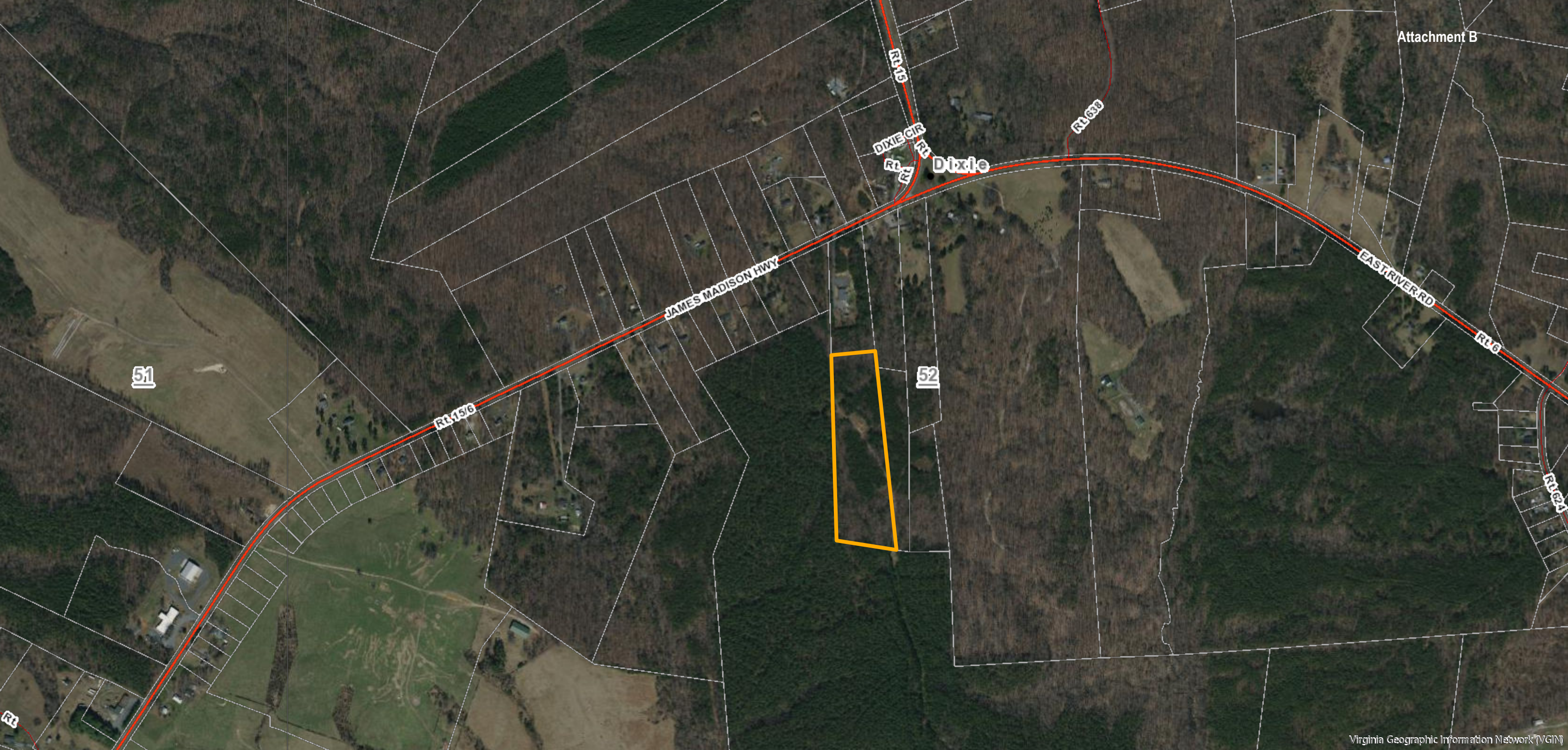
**RECEIPT (REC-001140-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT**

BILLING CONTACT

Michael & Gayla Brookman
Prometheus Trust
0 James Madison Highway
Fork Union, Va 23055



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SDP20:0005	Site Plan Review: Sketch Plan	Fee Payment	Check #23433	\$150.00
			SUB TOTAL	\$150.00
			TOTAL	\$150.00



SITE DATA

OWNER / DEVELOPER: PROMETHEUS TRUST MICHAEL & GAYLA BROOKMAN, TRUSTEES
PO BOX 699
FORK UNION, VA 23055

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES
914 MONTICELLO ROAD
CHARLOTTESVILLE, VA. 22902
(434)-977-0205

TAX MAP PARCEL No.: 52-8-2

PARCEL AREA: 10.549 ACRES

SOURCE OF SURVEY: PLAT DB 304 PG 235-
BY ROBERT LUM, OCTOBER 1996 (TMP 52-8-2,3,4,5)

TOPOGRAPHY: MOST RECENT LIDAR TOPOGRAPHY (2015),
DOWNLOADED/PROCESSED FROM VIRGINIA
GEOGRAPHICAL INFORMATION NETWORK

ZONING: A-1 (AGRICULTURAL, GENERAL)
w/ S.U.P. TO PERMIT SPECIALTY RETAIL STORE USE

USE: VACANT LAND

PROPOSED USE: COMMERCIAL RETAIL STORE (SEE SPECIAL USE PERMIT 19:03)

BUILDING HEIGHT: 35' MAXIMUM

SETBACKS: FRONT (MINIMUM SETBACK):
ROUTE 6, 15, 53, 250 AND 616: 200
SIDE (MINIMUM SETBACK): 50'
REAR (MINIMUM SETBACK): 75'

LOT AREAS: 10.549 ACRES
BUILDINGS: 1% (0.11 AC)
PARKING: 1% (0.18 AC)
OPEN SPACE: 98% (10.259 AC)

MAGISTERIAL DISTRICT: FORK UNION

WATERSHED: HUC 020802031502 - JM58 - JAMES RIVER - BEAR GARDEN CREEK

TOPOGRAPHY: VGIN LIDAR 2015, 2 FOOT CONTOUR INTERVAL

BENCHMARK: VDOT MONUMENT AT 37.7808, -78.2374. ELEVATION - 381.792'

DATUM: STATE PLANE COORDINATE SYSTEM NAD83 SOUTH

CRITICAL SLOPES: NO CRITICAL SLOPES EXIST ON SITE

FLOODPLAIN: THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA

PARKING REQUIRED: 11.2 SPACES (1 SPACE/ 250FT OF RETAIL SPACE)

PARKING PROVIDED: 12 SPACES

EXISTING IMPERVIOUS AREA: 0.08 AC

PROPOSED IMPERVIOUS AREA: 0.38 AC

PROPOSED TURF AREA: 0.29 AC

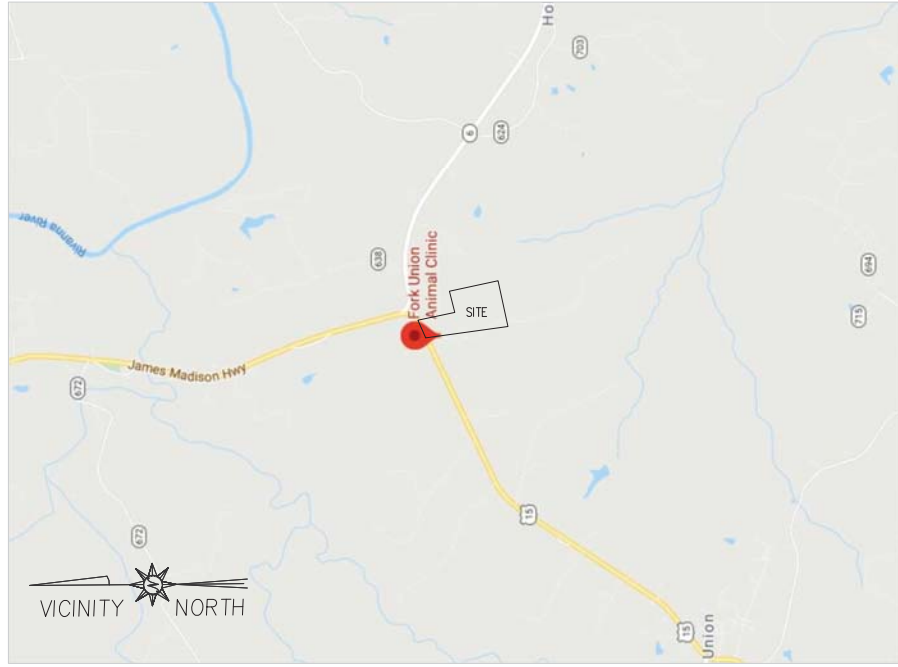
NO EVIDENCE OF A BURIAL SITE WAS FOUND ON THIS PORTION OF PARCEL

THIS SITE IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH LOCAL AND STATE POLICY. PRIOR TO COMMENCEMENT OF CONNECTION TO ANY EXISTING ROAD, A PERMIT FOR SAID CONSTRUCTION SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (HEREAFTER ABBREVIATED VDOT).
- ALL PAVING AND DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF VDOT UNLESS OTHERWISE NOTED.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT, THE VERTICAL DEPTHS AND LOCATION OF PRIVATE UTILITIES WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- DEVIATIONS FROM OR CHANGES TO THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
- THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF, OR THE NON-EXISTENCE OF, UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" CALL (1-800-552-7001) OR 811.
- THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. IF A UTILITY IS DAMAGED DURING CONSTRUCTION, STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER".
- ANY DAMAGE TO EXISTING PHYSICAL FEATURES (WALKS, LIGHTS, TREES, SHRUBS, ETC) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REPAIRS OR REPLACEMENT SHALL BE MADE AS NECESSARY AT NO COST TO THE OWNER.
- ALL TURF AREAS THAT ARE IMPACTED OR DISTURBED BY THE CONTRACTOR VEHICLES, EQUIPMENT OR ACTIVITY SHALL BE REPAIRED, REGRADED, AND RESEEDED.
- PARKING FOR THE CONTRACTOR'S VEHICLES SHALL BE COORDINATED THROUGH THE OWNER. THE OWNER IS NOT RESPONSIBLE FOR THE LOSS OF ANY MATERIAL STORED AT THE SITE. PARKING OF EMPLOYEE VEHICLES WILL BE ACCOMMODATED AT THE SITE.
- THE POSTED SPEED LIMIT SHALL BE 5 MPH BELOW DESIGN SPEED.
- ALL ROADWAYS WITHIN THIS DEVELOPMENT ARE TO REMAIN PRIVATE AND ARE NOT TO BE MAINTAINED BY VDOT OR LOUISA COUNTY.
- ALL PAVEMENT MARKINGS & SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT & MUTCD REGULATIONS.

FLUVANNA FIREARMS SITE PLAN & ESC PLAN TAX MAP PARCEL 52-8-2



VICINITY MAP
SCALE: 1"=2000 FEET

GENERAL EROSION CONTROL NOTES

WORK AREA PROTECTION & MAINTENANCE

- ALL FENCES REQUIRED TO BE REMOVED OR DISTURBED BY CONSTRUCTION SHALL BE SALVAGED, STORED, PROTECTED AND RE-INSTALLED BY CONTRACTOR AT THE DIRECTION OF AND LOCATION DESIGNATED BY THE PROJECT MANAGER. IF SUCH FENCE MATERIAL CANNOT BE REUSED DUE TO DAMAGE CAUSED BY CONTRACTOR, CONTRACTOR SHALL INSTALL NEW FENCE OF THE SAME TYPE OF MATERIAL. TEMPORARY FENCING REQUIRED BY PRIVATE PROPERTY OWNERS SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR IS ADVISED TO CONTACT PROPERTY OWNERS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF REMOVING ANY FENCE IN ORDER TO COORDINATE RELOCATION AND/OR PROTECTION OF ANY ANIMALS, AND TO ESTABLISH AND CONFIRM WITH THE OWNER THE PRE-CONSTRUCTION CONDITION OF ANY FENCE TO BE REMOVED, DISTURBED OR REPLACED.
- CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY (FOLLOWING ISSUANCE OF VDOT APPROVAL) AND ANY TEMPORARY OR PERMANENT EASEMENT (FOLLOWING VERIFICATION OF EXISTENCE OF EASEMENT) SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO GAIN AND COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH VDOT AND THE PROJECT MANAGER. CONTRACTOR'S FAILURE TO SO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE PROJECT MANAGER MAY RESULT IN DELAYS.
- CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
- EXISTING LAWNS, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL EMPLOY EROSION CONTROL DEVICES AND METHODS AS REQUIRED TO MEET THE REQUIREMENTS AND INTENT OF THE LOCAL EROSION CONTROL ORDINANCE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENuded FOR MORE THAN SEVEN (7) CALENDAR DAYS.

VEGETATION

- PRIOR TO REMOVING ANY VEGETATION, CONTRACTOR SHALL MEET WITH THE PROPERTY OWNERS AND THE PROJECT MANAGER TO REVIEW THE LIMITS OF CONSTRUCTION AND OBTAIN PERMISSION TO REMOVE VEGETATION REQUIRED TO DO THE WORK.
- TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE PROJECT MANAGER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.
- CONTRACTOR SHALL CLEAN UP, RESTORE, SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK ON EACH SITE. TOPSOIL, SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH ESC AUTHORITY STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STAND OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE.
- THE ACT OF RESEEDING SHALL NOT QUALIFY AS "STABILIZED". THE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH VEGETATION, NOT SIMPLY APPLY SEED AND MATERIALS.

SHEET INDEX

- SHEET 1 — COVER SHEET
- SHEET 2 — EXISTING CONDITIONS
- SHEET 3 — SITE PLAN OVERVIEW
- SHEET 4 — SITE PLAN
- SHEET 5 — ESC PLAN
- SHEET 6 — ESC NARRATIVE
- SHEET 7 — ESC NOTES AND DETAILS
- SHEET 8 — MS-19 COMPLIANCE SUMMARY
- SHEET 9 — LANDSCAPE PLAN
- SHEET 10 — LANDSCAPE DETAILS

STORMWATER MANAGEMENT COMPLIANCE SUMMARY:

SUMMARY: THIS PROPOSED DEVELOPMENT IS LESS THAN 1 ACRE AND IS NOT PART OF A LARGER PLAN OF DEVELOPMENT AND THEREFORE DOES NOT REQUIRE A DEQ PERMIT FOR GENERAL STORMWATER DISCHARGE. THIS PLAN IS STILL REQUIRED TO COMPLY WITH VIRGINIA DEQ WATER QUANTITY REQUIREMENTS PER 9VAC-840-40-19m.

WATER QUANTITY COMPLIANCE (CHANNEL AND FLOOD PROTECTION): PROPOSED GRADING AND SHORT FLOW PATHS ON THIS SITE ENABLE ALL FLOWS TO LEAVE THE SITE AS SHEET FLOW. THERE IS A GRAVEL DIAPHRAGM AND DEED RESTRICTED OPEN SPACE PROPOSED TO MITIGATE THE DOWNSTREAM EFFECTS OF THE INCREASED VOLUME OF SHEET FLOW. THERE ARE NO EXPECTED IMPACTS ON DOWN GRADIENT PROPERTIES OR RESOURCES FROM THESE INCREASED FLOWS. (EXCERPT FROM 9VAC25-870-66-D : IF ALL RUNOFF FROM THE SITE IS SHEET FLOW AND THE CONDITIONS OF THIS SUBSECTION ARE MET, NO FURTHER WATER QUANTITY CONTROLS ARE REQUIRED.)

WATER QUALITY COMPLIANCE: THIS PROJECT IS LESS THAN 1 ACRE OF TOTAL DISTURBANCE AND IS NOT REQUIRED TO COMPLY WITH STORMWATER MANAGEMENT REQUIREMENTS EXCEPT WHERE APPLICABLE UNDER 9VAC-840-40-19m (MS-19)

CONTRACTOR'S RECORD DRAWING REQUIREMENTS:

- CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY CHANGES SUBSTITUTIONS, ALTERATIONS, VARIATIONS OR UNUSUAL CONDITIONS ENCOUNTERED OR IMPLEMENTED WHILE ENGAGED ON THIS PROJECT. THESE RECORDS SHALL BE IN THE FORM OF "REDLINES". "REDLINES" SHALL REFER TO THE CONTRACTOR'S HAND ANNOTATIONS USING RED COLORED PEN/PENCIL TO DEPICT ACTUAL CHANGE, SUBSTITUTION, OR CONDITION.
- PRIOR TO CONTRACTOR REQUESTING PARTIAL OR FULL PAYMENT, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN UP-TO-DATE CONTRACTOR'S RECORD DRAWING. SPECIFICALLY, THIS SET OF PLANS, ISSUED TO THE CONTRACTOR AS FINAL CONSTRUCTION DRAWINGS, SHALL BEAR THE "REDLINE" MARKINGS LISTED BELOW AS WELL AS THE CONTRACTOR (AGENT OR SUPERINTENDENT) SIGNATURE AND CERTIFICATION BELOW.
- REDLINES SHOULD ALWAYS BE ACCURATE NEAT, LEGIBLE, DATED AND REASONABLY SCALED
- ADD LARGE RED LETTERS TO TITLE SHEET WITH "CONTRACTOR'S RECORD DRAWING" INCLUDING CONTRACTOR'S NAME, DATE, AND OTHER RELEVANT INFORMATION
- CONTRACTOR'S REPRESENTATIVE OR SUPERINTENDENT SHALL INITIAL EACH SHEET. IF A SHEET HAS NOT BEEN CHANGED AT ALL OR NO MARK HAS BEEN ADDED, LABEL THE SHEET ONLY "NO CHANGES"
- IF A SHEET HAS BEEN CHANGED OR MODIFICATIONS HAVE BEEN ADDED, LABEL IT "REVISED"
- USE WRITTEN EXPLANATION TO DESCRIBE CHANGES. REFER TO SPECIFIC ACTIONS INSTEAD OF REFERENCING CHANGE ORDER NUMBERS OR RELATED DOCUMENTS
- USE CLEAR LETTERING
- NEVER REMOVE OLD VALUES OR DETAILS. JUST REDLINE OR (X) THROUGH THEM. IF THERE IS NO ROOM FOR THE NEW VALUE, YOU CAN GO TO THE SIDE AND REDLINE THE REPLACEMENT VALUE.
- PROVIDE THE REDLINE DETAILS OF CHANGES OR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO FABRICATION, ERECTION, INSTALLATION, LOCATION, SIZING, MATERIAL, DIMENSION, ADDITIONS, RELOCATIONS, SUBSTITUTIONS, ETC
- BE SPECIFIC WHEN MAKING NOTES TO UNDERGROUND UTILITIES, SHOWING EXACT LOCATION, DEPTH, AND MATERIAL USED (EXAMPLE: SEWER LATERALS)
- PROVIDE ALL NECESSARY INFORMATION OF CONTRACTOR'S DESIGNED SYSTEMS OR SUBSTITUTIONS
- CROSS OUT ANY PLAN REFERENCE TO "APPROVED EQUAL;" AND REPLACE WITH ANY SPECIFIC INFORMATION OF VARIANCE USED DURING THE CONSTRUCTION PROCESS
- ANY CHANGES IN INVERT ELEVATIONS, GRADE MODIFICATIONS, SLOPES, AND RELATED INFORMATION ON PIPING UTILITIES, EARTHWORK, ETC. SHALL BE REDLINED.
- RECORD ALL UNEXPECTED OBSTRUCTIONS, COMPLICATING FACTORS, UNSUITABLE CONDITIONS FOUND IN THE PROJECT AREA INCLUDING ROCK, UNUSUAL TOPSOIL CONDITIONS, BURIED DEBRIS, ETC.
- ATTACH OR INCLUDE ANY SHOW DRAWINGS OR SUPPLEMENTAL INFORMATION TO THE CONTRACTOR'S RECORD DRAWING
- CHANGES MADE AS A RESULT OF ANY REGULATORY OR OWNER INSPECTION PROCESS

CERTIFICATION STATEMENT:
THIS HAND-MARKED SET OF DRAWINGS HAS BEEN "REDLINED" TO PROVIDE ACCURATE DETAILED RECORD OF ANY SUBSTANTIVE CHANGES TO THE APPROVED DESIGN DRAWINGS. ANY ITEM NOT "REDLINED" ON THIS PLAN SET OR SUBSEQUENT PAGES SHOULD BE CONSIDERED TO BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AS SHOWN...

NAME	TITLE	DATE
FOR: _____	(CONTRACTOR)	

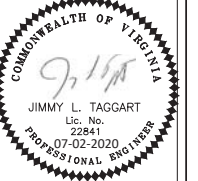
APPROVALS	
DEPARTMENT OF COMMUNITY DEVELOPMENT	DATE
PLANNING / ZONING	
EROSION AND SEDIMENT CONTROL	
VA. DEPARTMENT OF TRANSPORTATION	

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS

A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1968

914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

NO.	DATE	DESCRIPTION
1	07/17/20	COUNTY TRC COMMENTS DATED 18MAY20



SITE PLAN
FLUVANNA FIREARMS
TAX MAP 52 PARCEL 8-2
FORK UNION, COUNTY OF FLUVANNA, VIRGINIA

COVER SHEET

DATE:	07-01-2020
SCALE:	AS SHOWN
JOB:	19,0493
SHEET:	1 OF 10

ROUDABUSH, GALE & ASSOCIATES, INC.
 ENGINEERS, SURVEYORS AND LAND PLANNERS
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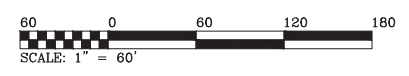
REVISIONS	
NO.	DESCRIPTION
1	COUNTY TRC COMMENTS DATED 18MAY20

DATE	DESCRIPTION
01JULY20	

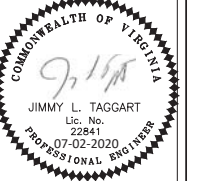
COMMONWEALTH OF VIRGINIA
 JIMMY L. TAGGART
 Lic. No. 22841
 07-02-2020
 PROFESSIONAL ENGINEER

SITE PLAN
FLUVANNA FIREARMS
 TAX MAP 52 PARCEL 8-2
 FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
 EXISTING CONDITIONS

DATE:	07-01-2020
SCALE:	AS SHOWN
JOB:	19,0493
SHEET:	2 OF 10

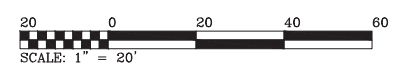
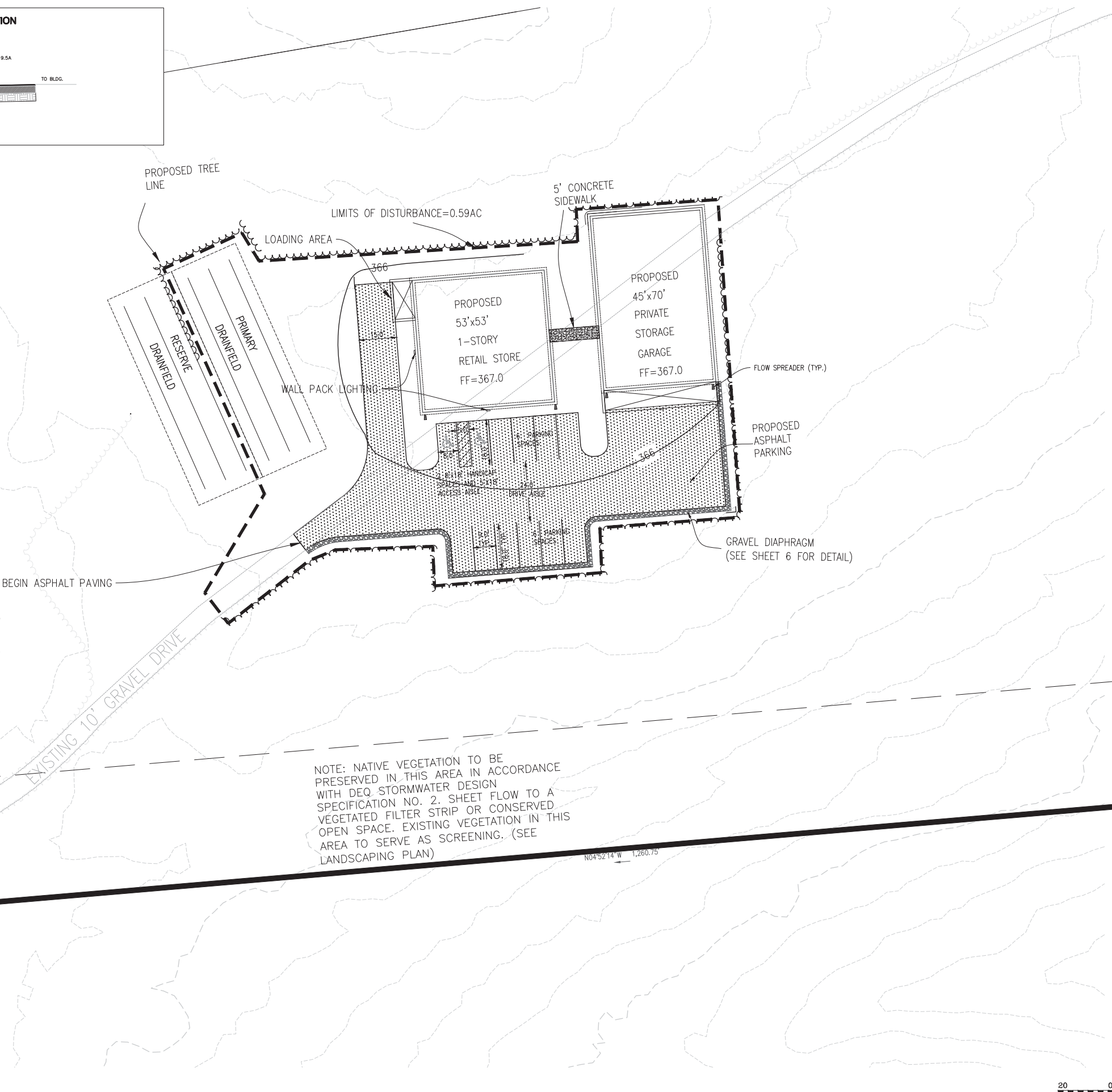
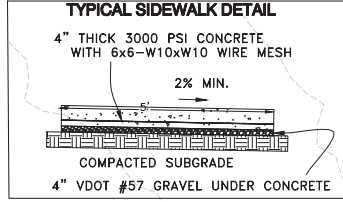
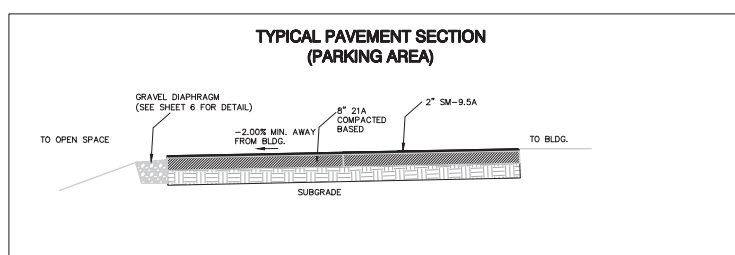


NO.	DATE	DESCRIPTION
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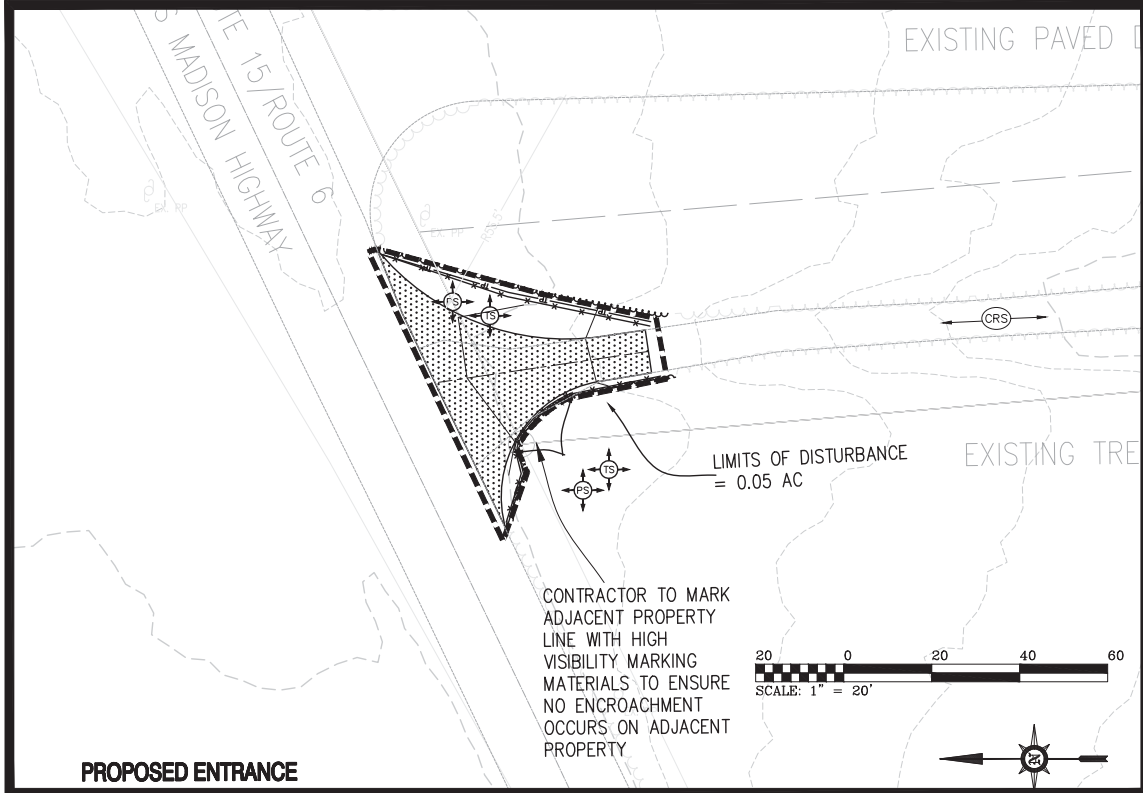
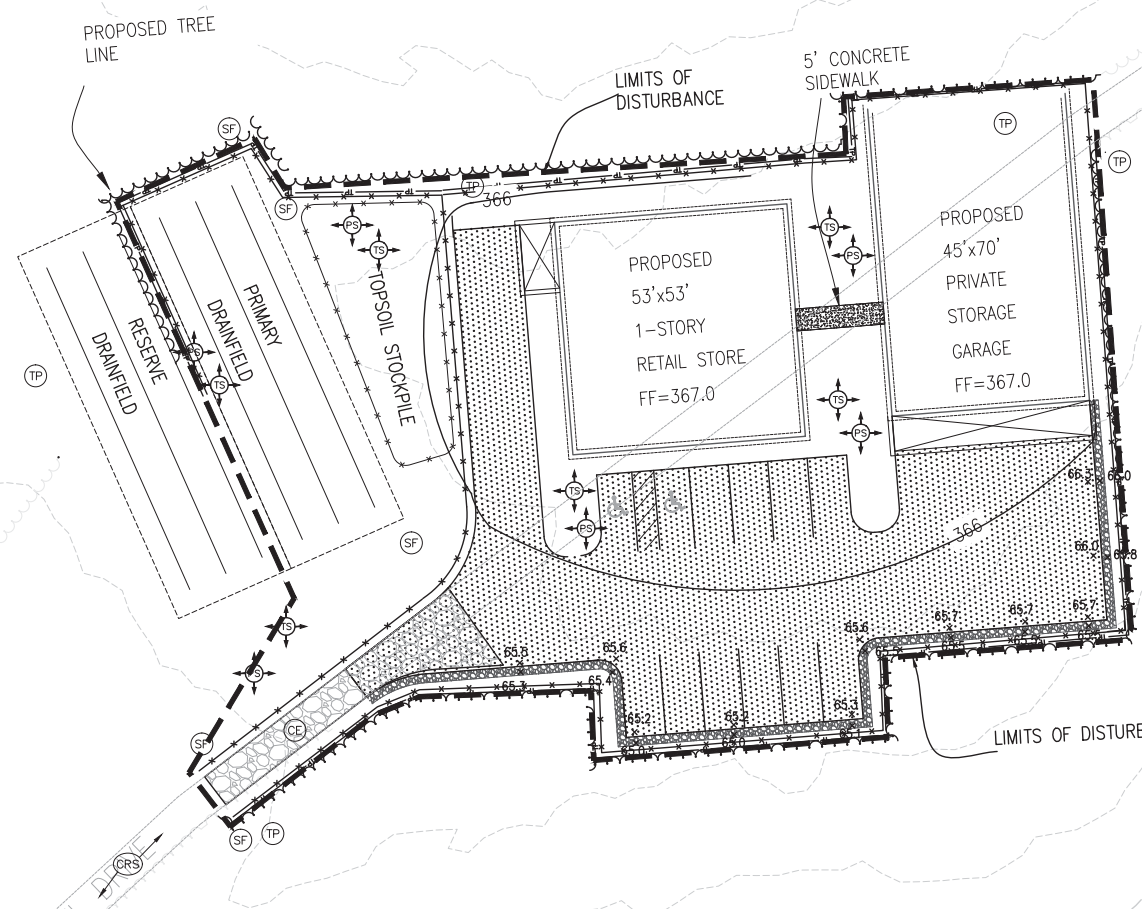


SITE PLAN
FLUVANNA FIREARMS
 TAX MAP 52 PARCEL 8-2
 FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
 SITE PLAN

DATE:	07-01-2020
SCALE:	AS SHOWN
JOB:	19,0493
SHEET:	4 OF 10



- CONSTRUCTION SEQUENCE**
- PHASE I:**
1. CLEAR AND GRUB ONLY THE AREAS NECESSARY TO INSTALL PERIMETER CONTROLS
 2. INSTALL CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE AND TREE PROTECTION
 3. CONDUCT CONSTRUCTION ROAD STABILIZATION OF ENTRANCE ROAD AS NECESSARY
- PHASE II:**
1. ONCE PARKING LOT IS STABILIZED (PAVED) INSTALL GRAVEL DIAPHRAGM.
 2. COORDINATE WITH FLUVANNA COUNTY ESC INSPECTOR TO CONDUCT FINAL INSPECTION
 3. ONCE ESC INSPECTOR DECLARES SITE STABILIZED, REMOVE ESC PERIMETER CONTROLS



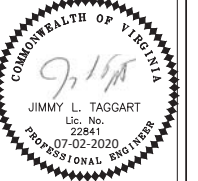
EROSION & SEDIMENT CONTROL LEGEND

CE	3.02		CONSTRUCTION ENTRANCE
CRS	3.03		CONSTRUCTION ROAD STABILIZATION
SF	3.05		SILT FENCE
TS	3.31		TEMPORARY SEEDING
PS	3.32		PERMANENT SEEDING
TP	3.38		TREE PROTECTION
DC	3.39		DUST CONTROL

LIMITS OF DISTURBANCE (TOTAL) = 0.71 AC

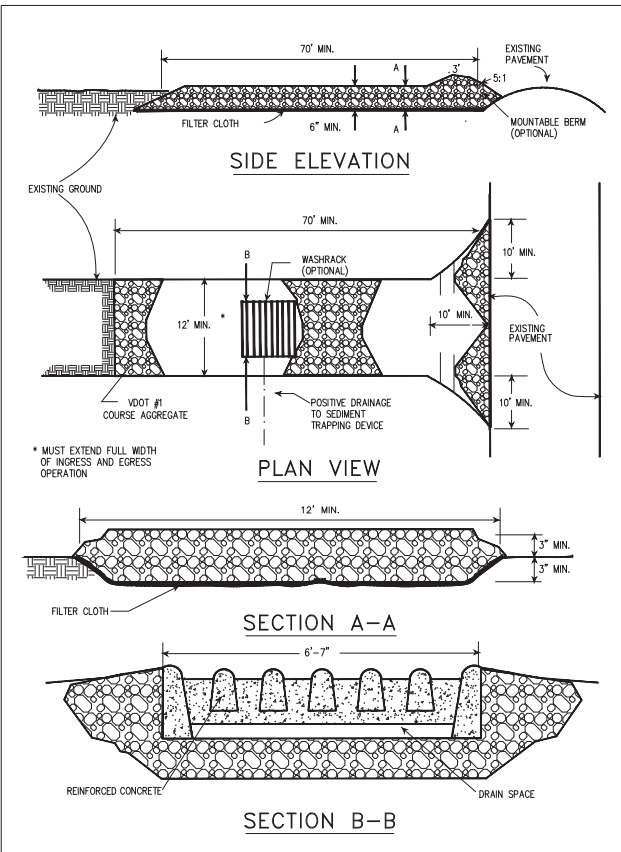
REVISIONS

NO.	DATE	DESCRIPTION
1	01JULY20	COUNTY TRC COMMENTS DATED 18MAY20

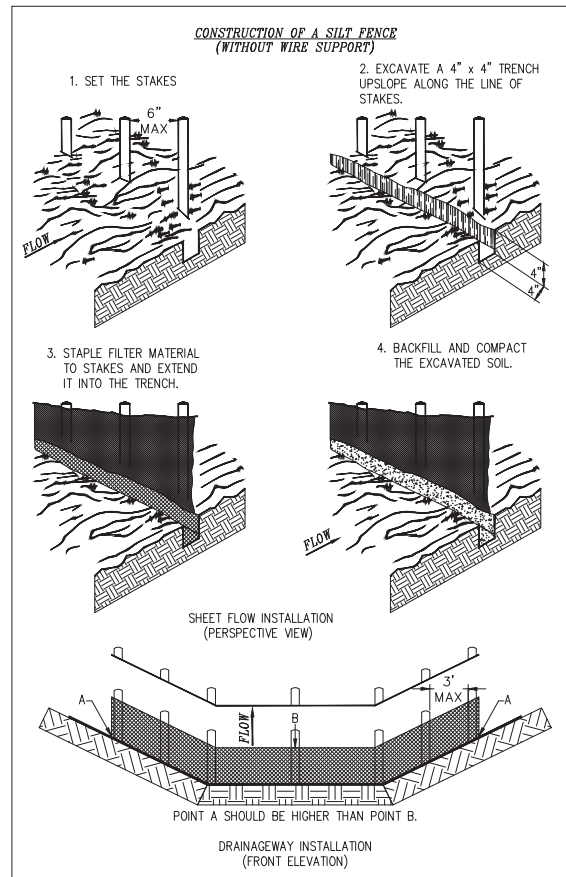


SITE PLAN
FLUVANNA FIREARMS
 TAX MAP 52 PARCEL 8-2
 FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
 EROSION & SEDIMENT CONTROL PLAN

CE CONSTRUCTION ENTRANCE



SF SILT FENCE



TS TEMPORARY SEEDING MIXTURES FOR THE PIEDMONT AREA

TABLE 26
TEMPORARY SEEDINGS BY RATES, DEPTHS, AND DATES

Species (1)	Seeding Rate Lbs/1000 Sq. ft.	Planting depth (1) (Inches)	Seeding zones (2) and Seeding Date (3)								
			7a and 7b		6b		5a and 5b		BY		
			2/1- 4/30	5/1- 8/14	8/15- 11/30	3/1- 4/30	5/1- 8/14	8/15- 11/15	3/15- 5/31	6/1- 7/31	8/1- 10/31
Choose one: Barley Oats Rye (4)	2.5 bu. 2.80 3 bu. 2.21 2.5 bu. 3.22	1-2 1-2 1-2	X X X	- - -	- - -	X X X	- - -	- - -	X X X	- - -	- - -
Barley or Rye Plus Foxtail millet (5)	150 lbs.	3.45	X	X	X	X	X	X	X	X	X
Weeping lovegrass (6)	4 lbs.	0.09	1/4-1/2	-	X	-	-	X	-	-	X
Annual ryegrass (8)	50 lbs.	1.15	1/4-1/2	X	-	11/1	X	-	11/1	X	-
Millet (7)	50 lbs.	1.15	1/2	-	X	-	-	X	-	-	X

- (1) Applicable on slopes of 3:1 or flatter
- (2) Refer to figure A - Adopted from USDA, ARS Miscellaneous Publication #1475, January 1990
- (3) Between fall and spring seeding dates, use mulch only if ground is frozen and reseed when thawed
- (4) May be used as a nurse crop for late fall/early winter permanent seedings, add 56 lbs/ac. to the permanent seeding mixture
- (5) Maryland State Highway Administration Temporary Seed Mix
- (6) May be used as a nurse crop for mid-summer permanent seedings. Add 2 lbs/ac to permanent seed mix.
- (7) May be used as a nurse crop for mid-summer permanent seedings. Add 10 lbs/ac. to the permanent seeding mix.
- (8) May be used as a nurse crop for mid-summer permanent seedings. Add 10 lbs/ac. to the permanent seeding mix.

PS PERMANENT SEEDING MIXTURES FOR THE PIEDMONT AREA

TABLE 25

	TOTAL LBS. PER ACRE
MINIMUM CARE LAWN - COMMERCIAL OR RESIDENTIAL	175-200 LBS.
- KENTUCKY 31 OR TURF-TYPE TALL FESCUE	95-100%
- IMPROVED PERENNIAL RYE GRASS	0-5%
- KENTUCKY BLUEGRASS	0-5%
HIGH MAINTENANCE LAWN	200-250 LBS.
- KENTUCKY 31 OR TURF-TYPE TALL FESCUE	100%
GENERAL SLOPE (3:1 OR LESS)	
- KENTUCKY 31 FESCUE	128 LBS.
- RED TOP GRASS	2 LBS.
- SEASONAL NURSE CROP*	20 LBS.
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	
- KENTUCKY 31 FESCUE	108 LBS.
- RED TOP GRASS	2 LBS.
- SEASONAL NURSE CROP*	20 LBS.
- CROWN VETCH**	20 LBS.
	TOTAL 150 LBS.

*USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:

- FEBRUARY 16TH THROUGH APRIL 30TH..... ANNUAL RYE
- MAY 1ST THROUGH AUGUST 15TH..... FOXTAIL MILLET
- AUGUST 16TH THROUGH OCTOBER 31ST..... ANNUAL RYE
- NOVEMBER 1ST THROUGH FEBRUARY 15TH..... ANNUAL RYE

*** SUBSTITUTE SERICEA LESPEDEZA FOR CROWN VETCH EAST OF FARMVILLE, VA (MAY THROUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA.) IF FLATPEA IS USED IN LIEU OF CROWN VETCH, INCREASE RATE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INNOCULATED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

PS PERMANENT SEEDING FERTILIZATION AND MAINTENANCE

TABLE 24
Maintenance Fertilization for Permanent Seedings
Use Soil Test Recommendation or Rates Shown Below

Seeding Mixture	Formulation	Lbs. per		Time	Mowing
		Acres	1000 SSF		
Tall fescue makes up 70% or more of cover.	10-10-10 or 30-10-10	500	11.5	Yearly, or as needed fall	*Not closer than 3" if occasional mowing is desired.
Crownvetch Service lespedeza BirdSSFoot trefoil	0-20-0	400	9.2	Spring the year following establishment and every 4-5 years thereafter.	Do not mow crownvetch
Fairly uniform stand of Tall Fescue & Service lespedeza, or BirdSSFoot Trefoil.	5-10-10	500	11.5	Fall the year following establishment and every 4-5 years thereafter.	Not required, not closer than 4" if occasional mowing is desired, and then in fall after seed has matured.

GRAVEL DIAPHRAGM

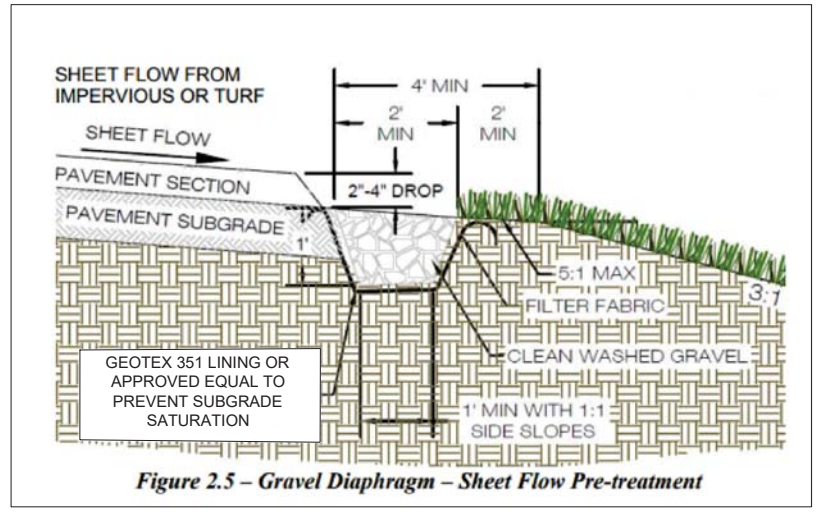


Figure 2.5 - Gravel Diaphragm - Sheet Flow Pre-treatment

VDOT LOW VOLUME COMMERCIAL ENTRANCE DETAIL

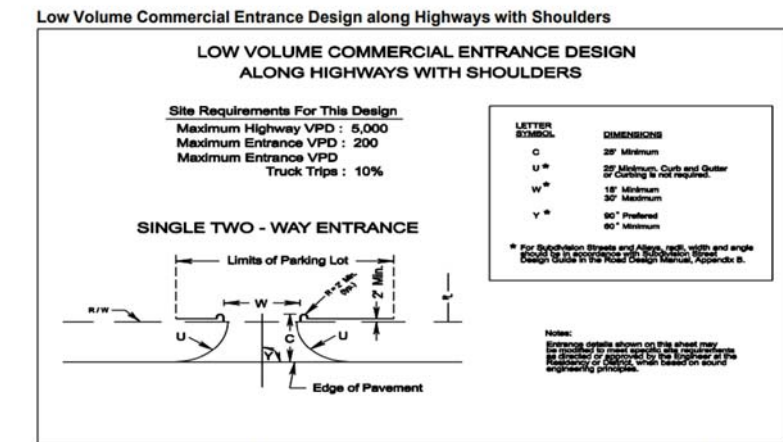


FIGURE 4-15 LOW VOLUME COMMERCIAL ENTRANCE DESIGN ALONG HIGHWAYS WITH SHOULDERS
Note: All entrance design and construction shall accommodate pedestrian and bicycle users of the highway in accordance with the Commonwealth Transportation Board's "Policy for Integrating Bicycle and Pedestrian Accommodations".

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REVISIONS

NO.	DATE	DESCRIPTION
1	01JULY20	COUNTY TRC COMMENTS DATED 18MAY20

COMMONWEALTH OF VIRGINIA
JIMMY L. TAGGART
Lic. No. 22841
07-02-2020
PROFESSIONAL ENGINEER

SITE PLAN
FLUVANNA FIREARMS
TAX MAP 52 PARCEL 8-2
FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
ESC NOTES AND DETAILS

EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

1. 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 DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. CONTRACTOR SHALL ESTABLISH A STABILIZED SITE, AND NOT ALLOW ANY EROSION WITHIN THE SITE OR ANY SEDIMENT TO EXIT. 2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. SOIL STOCKPILES WILL BE LOCATED ONSITE. EXCESS MATERIAL NOT USED FOR ON SITE GRADING TO BE HAULED TO AN APPROVED SITE WITH ADEQUATE EROSION CONTROL PROTECTION. 3. 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 IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. CONTRACTOR SHALL ESTABLISH A VEGETATIVE COVER ON ALL DENUDED AREAS. 4. 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 UPSLOPE LAND DISTURBANCE TAKES PLACE. CONTRACTOR TO ESTABLISH PERIMETER CONTROLS AS SHOWN ON ON THE PHASE 1 EROSION CONTROL PLANS AS THE FIRST STEP OF CONSTRUCTION. 5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. CONTRACTOR SHALL STABILIZE ALL EARTHEN STRUCTURES IMMEDIATELY AFTER INSTALLATION. CONTRACTOR SHALL INSPECT THOSE STABILIZATION AND EROSION CONTROL MEASURES AFTER EACH RAINFALL EVENT. 6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. THERE ARE NO PROPOSED SEDIMENT BASINS OR TRAPS A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE(3.0) ACRES. THERE ARE NO PROPOSED SEDIMENT BASINS OR TRAPS B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTY-FIVE YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED. SEDIMENT BASINS ARE NOT USED AS PART OF THE EROSION CONTROL MEASURES FOR THIS PROJECT. 7. 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. THIS APPLIES TO ALL DISTURBED AREAS. 8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE. SITE RUN-OFF WILL BE DIRECTED TO MAN-MADE DITCHES AND/OR TEMPORARY STORM SEWER PIPES, AND CONVEYED TO APPROVED EROSION CONTROL MEASURE(S). 9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED. CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OR OTHER PROTECTION IF THIS OCCURS. 10. ALL STORM SEWER INLETS THAT ARE INSTALLED 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. THERE ARE NO INLETS PROPOSED AS PART OF THIS PROJECT 11. BEFORE NEWLY CONSTRUCTED STORM WATER CONVEYANCE CHANNELS OR PIPES 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. THERE ARE NO CONVEYANCE CHANNELS DEVELOPED AS PART OF THIS PROJECT 12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NON-ERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NON-ERODIBLE COVER MATERIALS. THERE ARE NO LIVE WATERCOURSES WITHIN THE PROJECT SITE. 13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NON-ERODIBLE MATERIAL SHALL BE PROVIDED. THERE ARE NO LIVE WATERCOURSES WITHIN THE PROJECT SITE. 14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET. THERE ARE NO LIVE WATERCOURSES WITHIN THE PROJECT SITE. 15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED. THERE ARE NO LIVE WATERCOURSES WITHIN THE PROJECT SITE. 16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: A. NO MORE THAN ONE TRENCH MAY BE OPENED AT ONE TIME. B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. D. MATERIAL USED FOR BACK FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS. F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH. THIS APPLIES TO ALL UTILITY INSTALLATION OPERATIONS INCLUDING WATER, SEWER, POWER, CABLE OR GAS. 17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE 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. CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ADJACENT ROADS CLEAN FROM SOIL BUILD-UP. 18. 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 AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. CONTRACTOR SHALL STABILIZE SITE, AND OBTAIN INSPECTOR APPROVAL PRIOR TO REMOVING ANY EROSION CONTROL MEASURES. 19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORM WATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA: THE SITE HAS BEEN EVALUATED FOR IMPACTS ON DOWNSTREAM PROPERTIES AND WATERWAYS AND APPROPRIATE MITIGATION MEASURES HAVE BEEN PROPOSED (GRAVEL DIAPHRAGM TO OPEN SPACE.) A. CONCENTRATED STORM WATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED. ALL WATER LEAVES THE SITE AS SHEET FLOW UNDER PROPOSED CONDITIONS B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED USING THE VSPM CHANNEL PROTECTION CRITERIA. STORMWATER DISCHARGES ARE CLASSIFIED INTO ONE OF THREE TYPES OF CHANNEL. a. "MANMADE STORMWATER CONVEYANCE SYSTEM" MEANS A PIPE, DITCH, VEGETATED

SWALE, OR OTHER STORMWATER CONVEYANCE SYSTEM CONSTRUCTED BY MAN EXCEPT FOR RESTORED STORMWATER CONVEYANCE SYSTEMS OR, a.o. THE MANMADE STORMWATER CONVEYANCE SYSTEM SHALL CONVEY THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE TWO-YEAR EVENT WITHOUT CAUSING EROSION OF THE SYSTEM DETENTION OF THE STORMWATER OR DOWNSTREAM IMPROVEMENTS MAY BE INCORPORATED INTO THE APPROVED LAND-DISTURBING ACTIVITY TO MEET THIS CRITERIA AT THE DISCRETION OF THE STORMWATER PROGRAM ADMINISTRATIVE AUTHORITY. a.b. THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYANCE SYSTEMS SHALL BE MET. $Q_{Developed} \leq I.F. * (Q_{Pre-Dev} * RV_{Pre-Dev}) / RV_{Developed}$ I.F. = 0.8 FOR SITES > 1 ACRE; I.F. = 0.9 FOR SITES <= 1 ACRES UNDER NO CONDITION SHALL Q Developed > Q Pre-Dev NOR SHALL Q Developed BE REQUIRED TO BE LESS THAN THAT $Q_{Forest} * RV_{Pre-Dev} / RV_{Developed}$

OR IN ACCORDANCE WITH ANOTHER METHODOLOGY THAT IS DEMONSTRATED BY THE VSPM AUTHORITY TO ACHIEVE EQUIVALENT RESULTS AND IS APPROVED BY THE BOARD. b. "NATURAL STORMWATER CONVEYANCE SYSTEM" MEANS THE MAIN CHANNEL OF A NATURAL STREAM AND THE FLOOD-PRONE AREA ADJACENT TO THE MAIN CHANNEL OR, c. "RESTORED STORMWATER CONVEYANCE SYSTEM" MEANS A STORMWATER CONVEYANCE SYSTEM THAT HAS BEEN DESIGNED AND CONSTRUCTED USING NATURAL CHANNEL DESIGN CONCEPTS. RESTORED STORMWATER CONVEYANCE SYSTEMS INCLUDE THE MAIN CHANNEL AND THE FLOOD- c.o. THE DEVELOPMENT SHALL BE CONSISTENT, IN COMBINATION WITH OTHER STORMWATER RUNOFF WITH THE DESIGN PARAMETERS OF THE RESTORED STORMWATER CONVEYANCE SYSTEM THAT IS FUNCTIONING IN ACCORDANCE WITH THE DESIGN OBJECTIVES. c.b. THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYANCE SYSTEMS SHALL BE MET. SEE 19(B)(1)(b).

EROSION AND SEDIMENT CONTROL NARRATIVE PRIOR TO CONSTRUCTION

1. OWNER SHALL POST SURETY BONDS FOR CONSTRUCTION, EROSION & SEDIMENT CONTROL. 2. CONTRACTOR SHALL OBTAIN PERMITS TO WORK WITHIN STATE RIGHT-OF-WAY (VDOT LAND-USE PERMIT), BONDING FOR WORK WITHIN THE VDOT RIGHT-OF-WAY MAY BE REQUIRED TO OBTAIN THE PERMIT. 3. CONTRACTOR SHALL COORDINATE WITH OWNER TO OBTAIN VSPM PERMITS, AS REQUIRED BY THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). 4. CONTRACTOR SHALL OBTAIN LAND DISTURBANCE PERMIT FROM THE COUNTY OF ALBEMARLE PRIOR TO BEGINNING CONSTRUCTION. 5. A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, THE CERTIFIED LAND DISTURBER, AND THE ENVIRONMENTAL INSPECTOR MAY ALSO BE REQUIRED. ALLOW 72 HOURS FOR COORDINATION AND SCHEDULING OF PRE-CONSTRUCTION MEETING.

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO BUILD A 53'X53' FIREARMS RETAIL STORE AND RELATED PARKING AND STORAGE INFRASTRUCTURE ON A VACANT PARCEL OFF OF ROUTE 15/6 NEAR FORK UNION. THE SITE WILL ESTABLISH A PRIVATE ENTRANCE OFF OF RT 15 AND UTILIZE AN EXISTING GRAVEL ROAD TO ACCESS THE SITE.

EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY MOSTLY WOODED WITH GENTLY ROLLING HILLS. THERE IS AN EXISTING GRAVEL ROAD THAT CONNECTS THE PROPERTY TO RT 15. THE SITE IS CURRENTLY VACANT.

ADJACENT AREAS

TO THE EAST OF THE SITE IS THE FORK UNION ANIMAL HOSPITAL WITH TWO PARKING LOTS AND AN OFFICE/CLINIC BUILDING. THE SITE IS BORDERED TO THE NORTH BY VACANT WOODED PROPERTY OWNED BY FORK UNION MILITARY ACADEMY.

OFF-SITE AREAS

NO OFFSITE AREAS ARE REQUIRED FOR THE PROPOSED DISTURBANCE.

SOILS

AD - APPLING FINE SANDY LOAM, UNDULATING PHASE, 2 TO 8 PERCENT SLOPES

HYDROLOGIC SOIL GROUP B. GRADUAL SLOPING AND WELL DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM. SOIL LAYERS CONSIST OF FINE SANDY LOAM, CLAY, AND SANDY CLAY LOAM. PERMEABILITY IS MODERATELY HIGH TO HIGH WHILE AVAILABLE WATER CAPACITY IS MODERATE, SURFACE RUNOFF IS LOW, HAZARD OF EROSION IS MODERATE.

AK - APPLING SANDY LOAM, UNDULATING PHASE, 2 TO 8 PERCENT SLOPES

HYDROLOGIC SOIL GROUP B. GRADUAL SLOPING AND WELL DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM. SOIL LAYERS CONSIST OF SANDY LOAM, CLAY, AND SANDY LOAM. PERMEABILITY IS MODERATELY HIGH TO HIGH WHILE AVAILABLE WATER CAPACITY IS HIGH, SURFACE RUNOFF IS LOW, HAZARD OF EROSION IS MODERATE.

CG - COLFAX SANDY LOAM, 2 TO 8 PERCENT SLOPES

HYDROLOGIC SOIL GROUP C/D. GRADUAL SLOPING AND SOMEWHAT POORLY DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM. SOIL LAYERS CONSIST OF SANDY LOAM, SANDY CLAY LOAM, SANDY CLAY LOAM, CLAY LOAM, AND SANDY LOAM. PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH WHILE AVAILABLE WATER CAPACITY IS LOW, SURFACE RUNOFF IS MEDIUM, HAZARD OF EROSION IS MODERATE.

DA - DURHAM FINE SANDY LOAM, UNDULATING PHASE, 2 TO 8 PERCENT SLOPES

HYDROLOGIC SOIL GROUP C. GRADUAL SLOPING AND WELL DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM. SOIL LAYERS CONSIST OF FINE SANDY LOAM, SANDY CLAY LOAM, SILTY CLAY LOAM, AND FINE SANDY LOAM. PERMEABILITY IS MODERATELY HIGH WHILE AVAILABLE WATER CAPACITY IS MODERATE, SURFACE RUNOFF IS LOW, HAZARD OF EROSION IS MODERATE.

HA - HELENA FINE SANDY LOAM, ERODED ROLLING PHASE, 8 TO 15 PERCENT SLOPES

HYDROLOGIC SOIL GROUP C/D. MODERATE SLOPING AND MODERATELY WELL DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM. SOIL LAYERS CONSIST OF FINE SANDY LOAM, CLAY, AND CLAY LOAM, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH WHILE AVAILABLE WATER CAPACITY IS MODERATE, SURFACE RUNOFF IS LOW, HAZARD OF EROSION IS SEVERE.

HC - HELENA FINE SANDY LOAM, UNDULATING PHASE, 2 TO 8 PERCENT SLOPES

HYDROLOGIC SOIL GROUP C/D. GRADUAL SLOPING AND MODERATELY WELL DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM LAYERS CONSIST OF FINE SANDY LOAM, CLAY, AND CLAY LOAM, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH WHILE AVAILABLE WATER CAPACITY IS MODERATE, SURFACE RUNOFF IS LOW, HAZARD OF EROSION IS MODERATE.

LK - LOUISBURG SANDY LOAM, ERODED ROLLING AND HILLY PHASES, 8 TO 25 PERCENT SLOPES

HYDROLOGIC SOIL GROUP A. MODERATE TO SOMEWHAT STEEP SLOPING AND WELL DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM LAYERS CONSIST OF SANDY LOAM, SANDY LOAM, AND BEDROCK, PERMEABILITY IS VERY LOW TO MODERATELY LOW WHILE AVAILABLE WATER CAPACITY IS VERY LOW. SURFACE RUNOFF IS VERY LOW, HAZARD OF EROSION IS SEVERE.

LM - LOUISBURG SANDY LOAM, ROLLING AND HILLY PHASES, 8 TO 25 PERCENT SLOPES

HYDROLOGIC SOIL GROUP A. MODERATE TO SOMEWHAT STEEP SLOPING AND WELL DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM. SOIL LAYERS CONSIST OF SANDY LOAM, SANDY LOAM, AND BEDROCK, PERMEABILITY IS VERY LOW TO MODERATELY LOW WHILE AVAILABLE WATER CAPACITY IS VERY LOW, SURFACE RUNOFF IS VERY LOW, HAZARD OF EROSION IS SEVERE.

WE - WORSHAM SANDY LOAM, 0 TO 8 PERCENT SLOPES

HYDROLOGIC SOIL GROUP D. NO SLOPE TO GRADUAL SLOPING AND POORLY DRAINED, STARTING AT SURFACE LAYER TO SUBSTRATUM. SOIL LAYERS CONSIST OF SANDY LOAM, CLAY, AND SANDY LOAM, PERMEABILITY IS VERY LOW TO MODERATELY LOW WHILE AVAILABLE WATER CAPACITY IS LOW, SURFACE RUNOFF IS LOW, HAZARD OF EROSION IS MODERATE.

STRUCTURAL PRACTICES

TEMPORARY CONSTRUCTION ENTRANCE (3.02) - A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE SITE ENTRANCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.

SILT FENCE BARRIER (3.05) - SILT FENCE BARRIERS WILL BE INSTALLED TO FILTER RUNOFF FROM SHEET FLOW AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.

VEGETATIVE PRACTICES

- 6. TOPSOILING & STOCKPIILING (3.30) - TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILES ARE TO BE STABILIZED WITH TEMPORARY VEGETATION OR TO HAVE SILT FENCE INSTALLED ALONG THE LOWER PERIMETER TO PROTECT DOWNSTREAM AREAS.
- 7. TEMPORARY SEEDING (3.31) - AREAS NOT BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE ACCEPTABLE FOR THAT TIME OF YEAR. CRIMPING, PUNCH ROLLER-TYPE ROLLERS, OR TRACK WALKING MAY BE USED TO INCORPORATE STRAW MULCH INTO THE SOIL ON SLOPES IF STRAW IS TO BE USED.
- 8. PERMANENT SEEDING (3.32) - AREAS BROUGHT TO FINAL GRADE OR THOSE CONSTRUCTION AREAS THAT WILL REMAIN DORMANT FOR YEAR OR MORE SHALL BE STABILIZED WITH A PERMANENT SEED MIXTURE ACCEPTABLE TO THAT TIME OF YEAR. PREPARE SURFACE WITH APPROVED TREATMENT AND ADDITIVES PRIOR TO APPLYING SEED.
- 9. MULCH (3.35) - PLANT RESIDUES OR OTHER SUITABLE MATERIALS SHALL BE APPLIED TO DISTURBED SURFACES TO PREVENT EROSION AND REDUCE OVERLAND FLOW VELOCITIES. THIS PRACTICE SHOULD BE APPLIED TO ALL SEEDING OPERATIONS, OTHER PLANTER MATERIALS WHICH DO NOT PROVIDE ADEQUATE SOIL PROTECTION BY THEMSELVES, AND BARE AREAS WHICH CANNOT BE SEEDDED DUE TO THE SEASON BUT WHICH STILL NEED PROTECTION TO PREVENT SOIL LOSS. CRIMPING, PUNCH ROLLER-TYPE ROLLERS, OR TRACK WALKING MAY BE USED TO INCORPORATE STRAW MULCH INTO THE SOIL ON SLOPES IF STRAW IS TO BE USED.
- 10. TREE PROTECTION (3.38) - THE TREE FENCE BARRIER WILL BE INSTALLED TO PROTECT THE TREES OUTSIDE OF THE LIMITS OF DISTURBANCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
- 11. DUST CONTROL (3.39) - DUST CONTROL METHODS MUST BE USED TO REDUCE THE AMOUNT OF AIRBORNE DUST DURING ALL PHASES OF CONSTRUCTION WHERE SOIL IS EXPOSED OR DISTURBED.

MANAGEMENT STRATEGIES

CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.

THE CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROL MEASURES SUCH AS TREE PROTECTION AND SILT FENCE SHALL BE INSTALLED AS THE FIRST STEP OF DISTURBANCE.

SEDIMENT TRAPPING MEASURES SHALL BE INSTALLED WITH PERIMETER SILT FENCE PRIOR TO ANY GRADING AND SHALL BE SEEDDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.

TEMPORARY SEEDING OR OTHER STABILIZATION METHODS, SUCH AS BASE AGGREGATE WILL FOLLOW IMMEDIATELY AFTER REACHING FINAL GRADES. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED TO ESTABLISH GROWTH.

THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

AFTER BEING NOTIFIED BY THE EROSION AND SEDIMENT CONTROL ADMINISTRATOR, THE TEMPORARY EROSION AND SEDIMENT CONTROLS CAN BE CLEANED UP OR REMOVED, AND THE SEDIMENT TRAPS CAN BE FILLED IN AND SEEDDED, THEREBY REDIRECTING DRAINAGE TO THE PERMANENT FACILITIES.

THE STORMWATER MANAGEMENT FACILITIES SHOULD BE CHECKED REGULARLY BY THE HOMEOWNERS ASSOCIATIONS TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION. THE EMERGENCY SPILLWAY SHALL BE CHECKED REGULARLY TO ENSURE THAT ITS LINING IS WELL ESTABLISHED AND EROSION RESISTANT. GRASS SHALL BE KEPT MOWN BELOW A HEIGHT OF 15" AND THE OUTLET SHOULD BE CHECKED FOR CLOGGING. THE DAM SECTION SHALL BE KEPT FREE OF SAPLINGS OR TREES.(REFER TO THE ADDITIONAL MAINTENANCE SPECIFICATIONS)

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH STRAW & SEED IMMEDIATELY FOLLOWING FINISHED GRADE. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE IN ACCORDANCE TO STANDARD AND SPECIFICATION 3.32. PERMANENT SEEDING, OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ANY FERTILIZER AND LIME APPLICATIONS SHALL BE IN ACCORDANCE WITH SOIL TEST RESULTS. ALL SEEDED AREAS WILL BE STRAW MULCHED TO PROTECT AGAINST RILL EROSION AND TO PRESERVE SOIL MOISTURE THAT WILL ENHANCE SEED GERMINATION. CRIMPING, PUNCH ROLLER-TYPE ROLLERS, OR TRACK WALKING MAY BE USED TO INCORPORATE STRAW MULCH INTO THE SOIL ON SLOPES IF STRAW IS TO BE USED.

EROSION CONTROL MAINTENANCE

- 1. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR: 2. THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY FOR SOIL BUILDUP. IF THE ENTRANCE BECOMES CLOGGED WITH SOIL AND FAILS TO PREVENT TRANSPORTATION OF SOIL ONTO THE ROADWAY, ADDITIONAL STONE, REPLACEMENT OF STONE, OR A WASH-RACK MAY BE REQUIRED. 3. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDDED. 4. THE STORMWATER MANAGEMENT FACILITIES SHOULD BE CHECKED REGULARLY BY THE HOMEOWNERS ASSOCIATIONS TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION. 5. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.

SEQUENCE OF CONSTRUCTION

- 1. AFTER OBTAINING ALL REQUIRED PERMITS THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING, ALLOWING 72 HOURS FOR ITS COORDINATION. 2. CONTRACTOR INSTALL CONSTRUCTION ENTRANCE AND TREE PROTECTION AS FIRST STEP IN CONSTRUCTION. 3. CLEARING AND GRUBBING SHALL FIRST BE LIMITED TO AREA THAT NECESSARY TO INSTALL PERIMETER CONTROL DEVICES. 4. INSTALL ADDITIONAL PERIMETER CONTROLS: SUCH AS SILT FENCE, SUPER SILT FENCE AND DIVERSION DIKES. 5.

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1968
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

NO.	DATE	DESCRIPTION
1	01JULY20	COUNTY TRC COMMENTS DATED 18MAY20



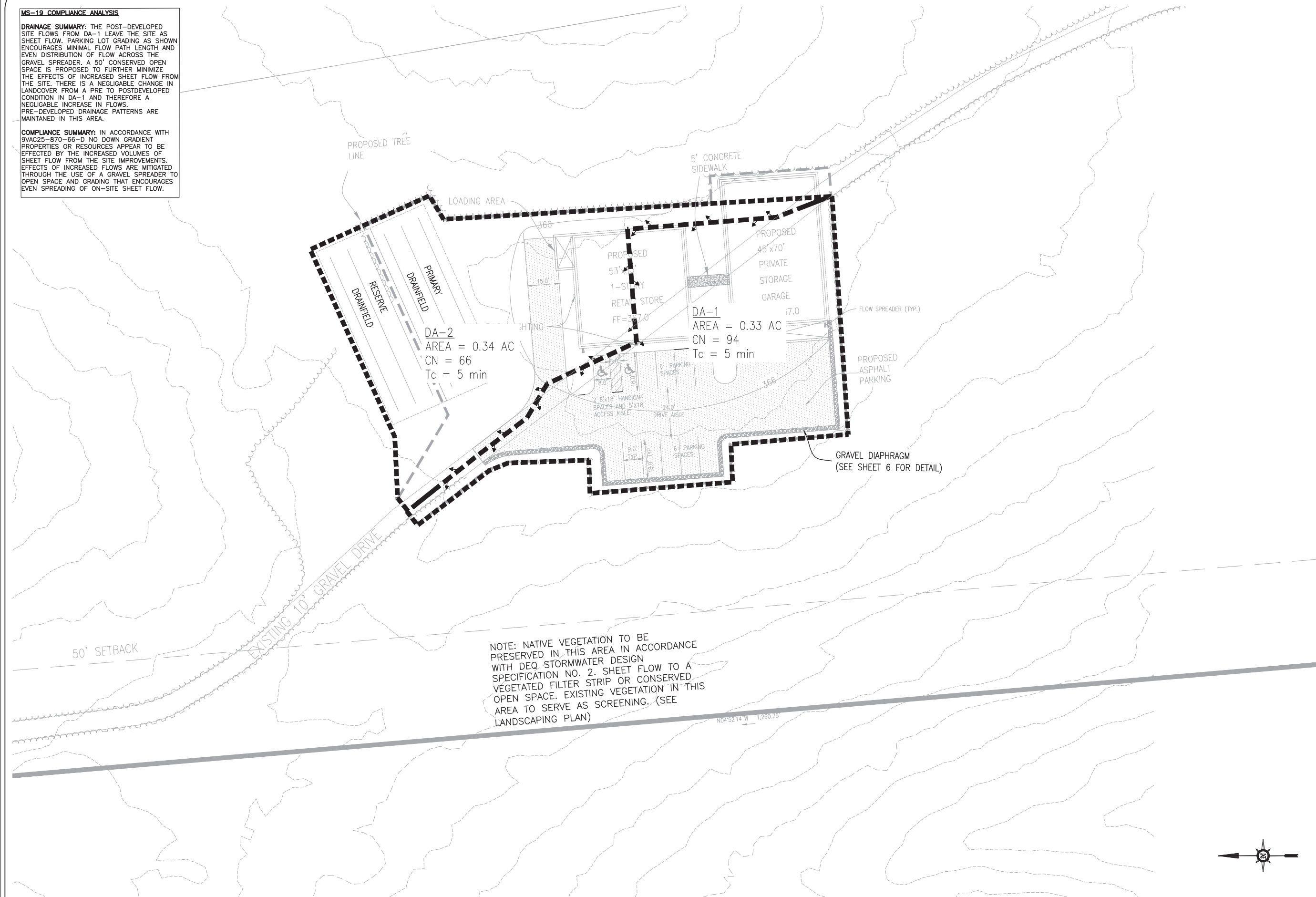
SITE PLAN
FLUVANNA FIREARMS
TAX MAP 52 PARCEL 8-2
FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
ESC NARRATIVE

DATE:	07-01-2020
SCALE:	AS SHOWN
JOB:	19,0493
SHEET:	7 OF 10

MS-19 COMPLIANCE ANALYSIS

DRAINAGE SUMMARY: THE POST-DEVELOPED SITE FLOWS FROM DA-1 LEAVE THE SITE AS SHEET FLOW. PARKING LOT GRADING AS SHOWN ENCOURAGES MINIMAL FLOW PATH LENGTH AND EVEN DISTRIBUTION OF FLOW ACROSS THE GRAVEL SPREADER. A 50' CONSERVED OPEN SPACE IS PROPOSED TO FURTHER MINIMIZE THE EFFECTS OF INCREASED SHEET FLOW FROM THE SITE. THERE IS A NEGLIGIBLE CHANGE IN LANDCOVER FROM A PRE TO POSTDEVELOPED CONDITION IN DA-1 AND THEREFORE A NEGLIGIBLE INCREASE IN FLOWS. PRE-DEVELOPED DRAINAGE PATTERNS ARE MAINTAINED IN THIS AREA.

COMPLIANCE SUMMARY: IN ACCORDANCE WITH 9VAC25-870-66-D NO DOWN GRADIENT PROPERTIES OR RESOURCES APPEAR TO BE EFFECTED BY THE INCREASED VOLUMES OF SHEET FLOW FROM THE SITE IMPROVEMENTS. EFFECTS OF INCREASED FLOWS ARE MITIGATED THROUGH THE USE OF A GRAVEL SPREADER TO OPEN SPACE AND GRADING THAT ENCOURAGES EVEN SPREADING OF ON-SITE SHEET FLOW.



DA-2
AREA = 0.34 AC
CN = 66
Tc = 5 min

DA-1
AREA = 0.33 AC
CN = 94
Tc = 5 min

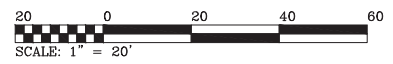
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914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
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NO.	DATE	DESCRIPTION
1	01JULY20	COUNTY TRC COMMENTS DATED 18MAY20

COMMONWEALTH OF VIRGINIA
JIMMY L. TAGGART
Lic. No. 22841
07-02-2020
PROFESSIONAL ENGINEER

SITE PLAN
FLUVANNA FIREARMS
TAX MAP 52 PARCEL 8-2
FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
MS-19 COMPLIANCE ANALYSIS SUMMARY

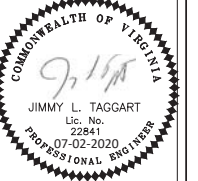
DATE:	07-01-2020
SCALE:	AS SHOWN
JOB:	19,0493
SHEET:	8 OF 10



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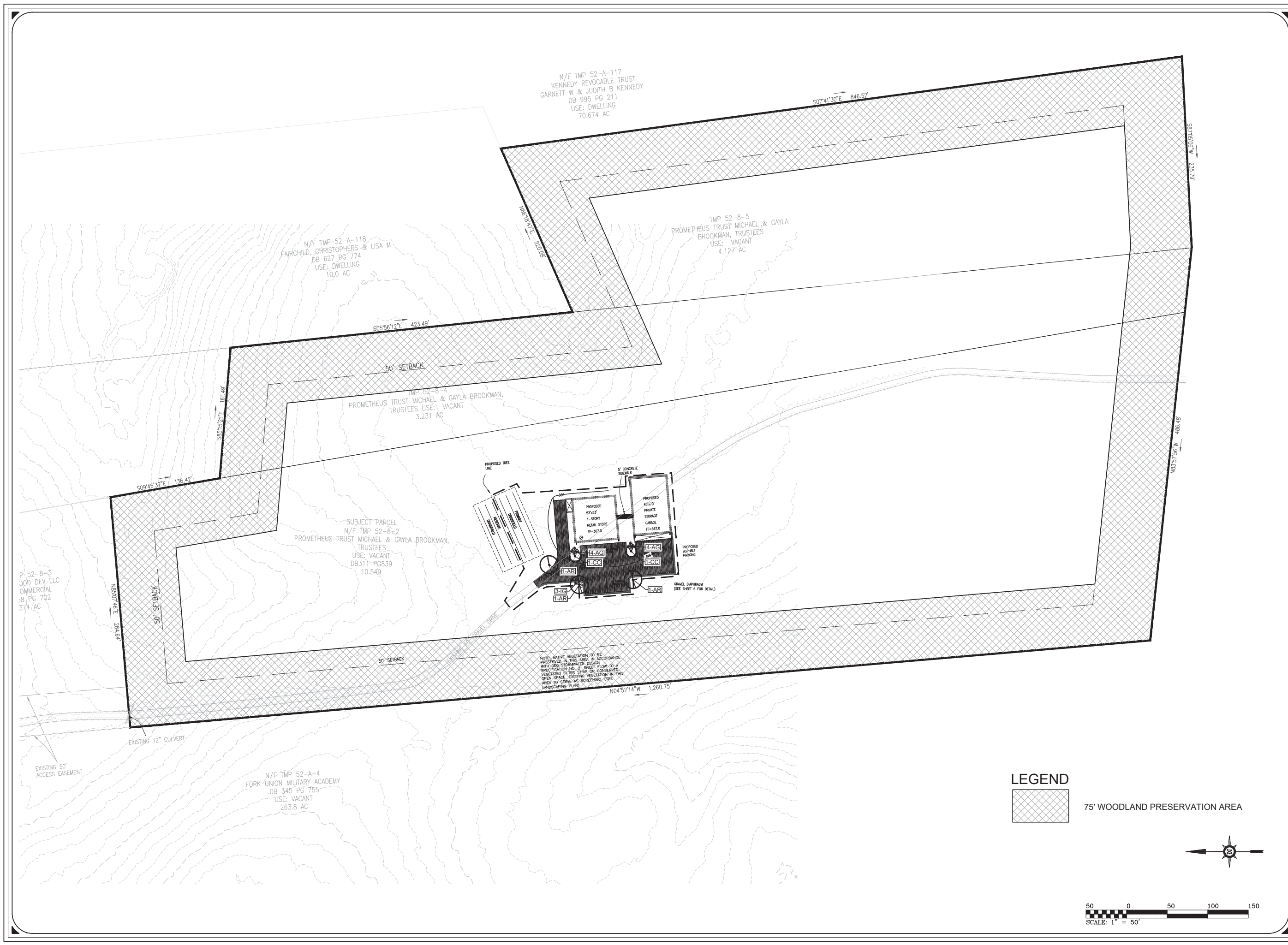
REVISIONS	
NO.	DATE
1	01/17/20

DESCRIPTION
 COUNTY TRC COMMENTS DATED 18/MAY/20



SITE PLAN
FLUVANNA FIREARMS
 TAX MAP 52 PARCEL 8-2
 FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
 LANDSCAPE PLAN

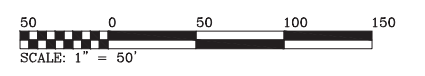
DATE:	07-01-2020
SCALE:	AS SHOWN
JOB:	19,0493
SHEET:	9 OF 10



LEGEND



75' WOODLAND PRESERVATION AREA



N/F TMP 52-A-117
 KENNEDY REVOCABLE TRUST
 GARNETT W & JUDITH B KENNEDY
 DB 995 PG 211
 USE: DWELLING
 70.674 AC

N/F TMP 52-A-118
 FAIRCHILD, CHRISTOPHERS & LISA M
 DB 627 PG 774
 USE: DWELLING
 10.0 AC

TMP 52-8-5
 PROMETHEUS TRUST MICHAEL & GAYLA
 BROOKMAN, TRUSTEES
 USE: VACANT
 4.127 AC

TMP 52-8-4
 PROMETHEUS TRUST MICHAEL & GAYLA BROOKMAN,
 TRUSTEES USE: VACANT
 3.231 AC

SUBJECT PARCEL
 N/F TMP 52-8-2
 PROMETHEUS TRUST MICHAEL & GAYLA BROOKMAN,
 TRUSTEES
 USE: VACANT
 DB311 PG839
 10.549

P-52-8-3
 000 DEV LLC
 COMMERCIAL
 DB PG 702
 374 AC

N/F TMP 52-A-4
 FORK-UNION MILITARY ACADEMY
 DB 345 PG 755
 USE: VACANT
 263.8 AC

NOTE: NATIVE VEGETATION TO BE
 PRESERVED IN THIS AREA IN ACCORDANCE
 WITH THE DETERMINATION DESIGN
 SPECIFICATION NO. 22. SHEET #100 TO A
 VEGETATED FILTER STRIP OR CONSERVED
 OPEN SPACE. EXISTING VEGETATION IN THIS
 AREA TO BE MAINTAINED. SEE
 LANDSCAPING PLAN

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NO.	DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA
 JIMMY L. TAGGART
 Lic. No. 22841
 07-02-2020
 PROFESSIONAL ENGINEER

SITE PLAN
FLUVANNA FIREARMS
 TAX MAP 52 PARCEL 8-2
 FORK UNION, COUNTY OF FLUVANNA, VIRGINIA
LANDSCAPE DETAILS

DATE:	07-01-2020
SCALE:	AS SHOWN
JOB:	19,0493
SHEET:	10 OF 10

GENERAL NOTES & MINIMUM STANDARDS

- TREES SHOWN HEREON WERE SELECTED FROM FLUVANNA COUNTY'S RECOMMENDED PLANT LIST. SUBSTITUTIONS MUST BE APPROVED BY THE FLUVANNA COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE LANDSCAPE ARCHITECT.
- PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN CONDITIONS IN THE FIELD AND THE APPROVED PLANS.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
- TREES SHALL BE 1.5" MINIMUM CALIPER MEASURED 6" ABOVE GROUND LEVEL WHEN PLANTED.
- TIMING OF INSTALLATION: ALL REQUIRED LANDSCAPING SHALL BE PLANTED BETWEEN SEPTEMBER 15 AND JUNE 30, PROVIDED THAT THE GROUND IS NOT FROZEN.
- TIMING OF INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. WHEN THE OCCUPANCY OF A STRUCTURE IS DESIRED PRIOR TO THE COMPLETION OF THE REQUIRED LANDSCAPING, A CERTIFICATE OF OCCUPANCY MAY BE ISSUED ONLY IF THE OWNER OR DEVELOPER PROVIDES A PERFORMANCE BOND OR OTHER FORM OF SECURITY SATISFACTORY TO THE ZONING ADMINISTRATOR IN AN AMOUNT EQUAL TO THE COSTS OF COMPLETING THE REQUIRED LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED AND APPROVED BY THE END OF THE FIRST PLANTING SEASON FOLLOWING ISSUANCE OF A CERTIFICATE OF OCCUPANCY, OR THE SECURITY DESCRIBED ABOVE MAY BE FORFEITED TO FLUVANNA COUNTY.
- ALL PLANT MATERIAL TO BE PLANTED SHALL MEET THE SPECIFICATION OF THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS OR THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT.
- PLANTS SHALL REMAIN UPRIGHT DURING TRANSPORT/STORAGE. PLANTS STORED ONSITE MUST BE PLANTED WITHIN THREE DAYS OF DELIVERY. IN ADDITION, THE PLANTS SHOULD BE STORED IN A PROTECTED AREA UPON ARRIVAL IN ORDER TO SHADE THEM FROM EXPOSURE TO THE SUN AND DRYING WIND. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT WELL SHADED, PROTECTED, AND WATERED. ALL DAMAGED PLANTS SHALL BE REMOVED FROM STORAGE WHEREUPON THEY MAY BE USED AS MULCH UNLESS THEY ARE DISEASED.
- ALL PLANT MATERIAL TO BE GUARANTEED DURING INSTALLATION AND UNTIL FINAL PROJECT ACCEPTANCE. ANY PLANT MATERIAL WHICH DIES, IS DAMAGED OR DISEASED, OR IS UNHEALTHY AND IN UNSIGHTLY CONDITION, OR OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF HERBIVORY.
- HOLES EXCAVATED FOR THE TREES AND SHRUBS SHALL BE 3-TIMES THE CONTAINER DIAMETER OR AT LEAST 6" WIDER THAN THE BARE ROOT DIAMETER. THE HOLES MAY BE EXCAVATED EITHER BY HAND SHOVEL OR BY POWER AUGER. THE PLANTS SHALL BE SET AT THE SAME DEPTH THAT THEY WERE GROWN IN AND SHOULD BE SITUATED NEARLY PLUMB.
- CONTRACTOR SHOULD AVOID PLANTING IN EXTREMELY DRY, HOT OR WINDY CONDITIONS. HEAT AND WIND CAN QUICKLY DRY OUT LEAVES AND ROOTS. WATER THE SOIL AROUND THE SEEDLINGS IMMEDIATELY AFTER PLANTING.
- MAINTAINING AND REPLACING PLANTINGS: ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY CONDITION AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED PLAN.
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT MATURE HEIGHT. THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

PLANT SCHEDULE

QNTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	10-YEAR CANOPY COVERAGE (SF)	TOTAL CANOPY COVERAGE	COMMENT
CANOPY/SHADE TREES							
3	AR	Acer rubrum "Brandywine"	Brandywine Red Maple	1.5" Cal.	113	339	
2	CC	Cercis canadensis	Eastern Redbud	1.5" Cal.	78	156	
SHRUBS							
8	AG	Azalea x "Girard Rose"	Girard's Rose Azalea	18" Ht.			
3	IG	Ilex glabra "Shamrock"	Shamrock Inkberry Holly	18" Ht.			
TOTAL						495 SF	

CANOPY COVERAGE

10% MINIMUM CANOPY COVERAGE REQUIRED
 TOTAL SITE AREA - 17,907 AC
 CANOPY COVERAGE REQUIRED - 1,791 AC
 CANOPY COVERAGE PROVIDED - 6,476 AC (AREA WITHIN THE 75' WOODLAND PRESERVATION AREA)

PARKING LOT LANDSCAPING

INTERNAL PARKING LOT LANDSCAPING
 1 LARGE SHADE TREE PER 200 SF (OR 2 MEDIUM SHADE TREES)
 4 SHRUBS PER 200 SF

570 SF IN PARKING ISLANDS
 570/200 = 2.85

2.85*1 = 3 LARGE SHADE TREES REQUIRED
 3 LARGE SHADE TREES PROVIDED
 2 MEDIUM SHADE TREES PROVIDED

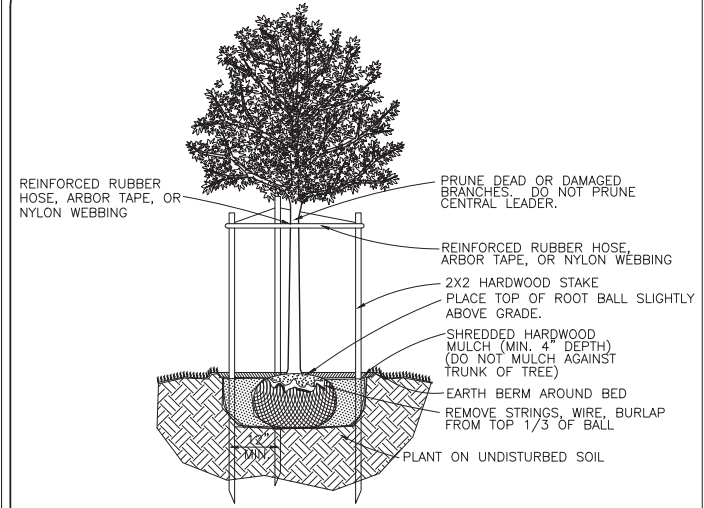
2.85*4 = 11 SHRUBS REQUIRED
 11 SHRUBS PROVIDED

PARKING LOT SCREENING

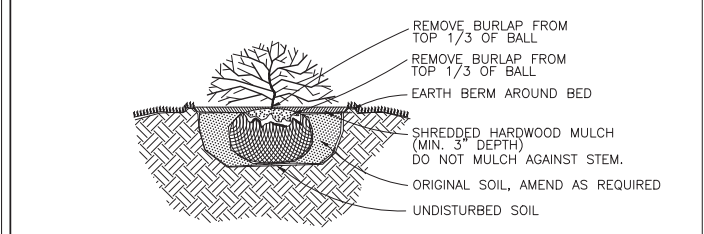
WOODLAND STRIP 35' MINIMUM WIDTH REQUIRED
 WOODLAND STRIP 75' PROVIDED

SCREENING

WOODLAND STRIP 75' MINIMUM WIDTH REQUIRED
 WOODLAND STRIP 75' PROVIDED

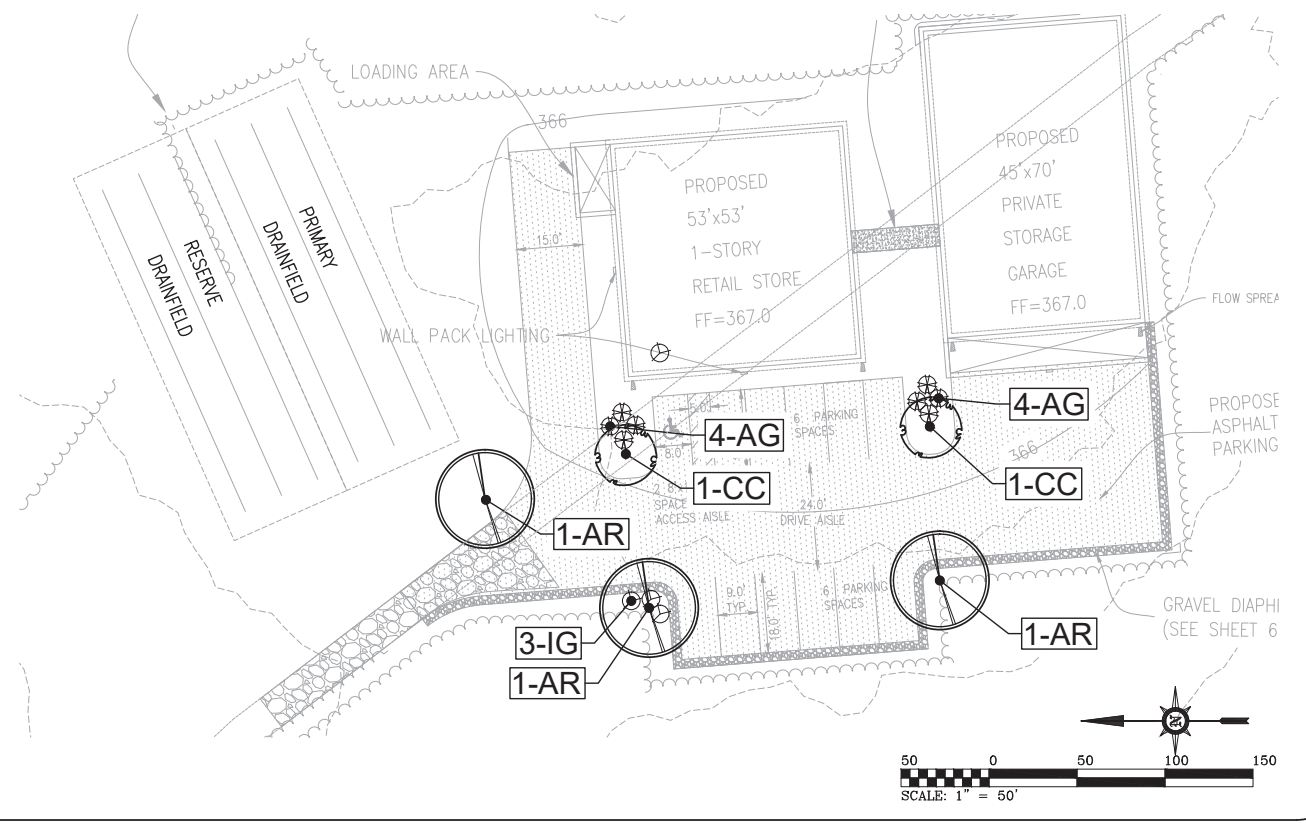


DECIDUOUS TREE PLANTING DETAIL
 NO SCALE



NOTE : REMOVE ALL DEAD, BROKEN, DISEASED AND WEAK BRANCHES.
SHRUB PLANTING DETAIL
 NO SCALE

DETAILED LANDSCAPE PLAN OF PROJECT AREA



50 0 50 100 150
 SCALE: 1" = 50'



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

May 16, 2019

Delivered via email to mike@acfstore.com

Michael Brookman
6690 James Madison Highway
Fork Union, VA 23055

Re: SUP 19:03 – Michael Brookman
Tax Map: 52, Section 8, Parcel 2

Dear Mr. Brookman:

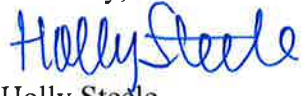
Please accept this letter as notification of the action taken on May 15, 2019 by the Board of Supervisors with regard to SUP 19:03. The request for a Special Use Permit to construct a specialty retail store for the sale of firearms, with respect to 10.549 acres of Tax Map 52, Section 8, Parcel 2 was **approved 5-0** with the following nine (9) conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance, must be submitted for review and approval.
2. The site must meet all Virginia Department of Transportation requirements.
3. The site must meet the requirements set forth by the Virginia Department of Health.
4. 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.
5. Hours of operation shall be between 10:00 am and 6:00 pm Monday through Saturday.
6. The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time.
7. All outdoor storage of materials shall be screened from the view of public roads, rights-of-way, and adjacent properties as required by Sec. 22-24-7 3. iii of the zoning ordinance.
8. The facility shall be constructed and receive final inspection from the Fluvanna County Department of Building Inspections within two (2) years of the date of approval of the special use permit or the SUP approval will expire and require a new SUP;
9. 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."

As your special use permit has been approved, you may now submit a Site Development Plan application.

If you have any questions or concerns, please do not hesitate to call me at (434) 591-1910, or email me at hsteele@fluvannacounty.org.

Sincerely,

A handwritten signature in blue ink that reads "Holly Steele". The signature is written in a cursive style with a large, prominent "H" and "S".

Holly Steele

Planner

Dept. of Planning & Zoning

Copy: 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

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 20:07
Tax Map: 41, Section A, Parcel 16

From: Brad Robinson
District: Fork Union
Date: July 14, 2020

General Information: This item is scheduled to be heard by the Planning Commission on Tuesday, July 14, 2020 at 7:00 p.m. in the Fluvanna County Administration Building Morris Room.

Applicant: Sun Tribe Solar LLC

Owner: Fluvanna County School Board

Representative: Noah Carter, Sun Tribe Solar

Requested Action: Approval of a sketch plan request to construct a solar array with respect to 31.1 acres of Tax Map 41, Section A, Parcel 16. (Attachment A)

Location: The affected property is located along Central Plains Road (Route 649). (Attachment B)

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Educational facility/public use

Adjacent Land Uses: Adjacent properties are zoned A-1

Comprehensive Plan: Rural Preservation Planning Area

Zoning History: A site development plan (SDP 98:10) for additions and renovations to Central Elementary School was approved in 1998.

Analysis:

The applicant is requesting sketch plan approval to construct a solar array to serve West Central Primary on Tax Map 41-A-16 which is zoned A-1 and 31.1 acres in size. The property also contains Fluvanna Middle School on the opposite side of Central Plains Road (Route 649) for which a similar solar project was previously reviewed by the Planning Commission via site development plan SDP 20:02. The proposed solar array will not connect to the local electrical grid and is considered an accessory use to the school instead of a major utility use which requires approval of a special use permit in the A-1 zoning district. The solar array will involve an area of disturbance more than 10,000 square feet which requires approval of a major site plan in accordance with Sec. 22-23-8 of the zoning ordinance.

According to the submitted sketch plan, the solar array will be located on a field south of the school and will contain nine rows of panels. A PV electrical trench will run from the PV equipment at the solar array to a connection point at the rear of the school.

(Attachment C)

Parking/Roads

The solar array will be accessed via an access road that runs behind and around West Central Primary to Central Plains Road (Route 649). No additional parking is required or proposed for this project and VDOT did not have any comments.

Landscaping/Screening

Landscaping and screening requirements are not applicable to this project. No clearing or grading is anticipated since the field is already graded and does not contain any vegetation.

Outdoor Lighting

All outdoor lighting must be fully shielded and utilize full cut-off lighting fixtures per Sec. 22-25-5 of the zoning ordinance. The applicant has not indicated whether any outdoor lighting is proposed.

Stormwater Management

An erosion and sediment control plan will need to be approved prior to issuance of a land disturbance permit.

Technical Review Committee:

The following comments were generated from the June 11, 2020 Technical Review Committee meeting:

1. Planning staff had general questions about the schedule for construction of the project.
2. Building Inspections did not have any comments.
3. Department of Forestry did not have any comments.
4. Economic Development did not have any comments.
5. Erosion & Sediment Control stated comments would be reserved for the plan.
6. Fire Chief stated there are no issues with the proposed site and had questions regarding the width of the proposed access road and the gate. The applicant stated the access road width would be 12 feet and the gate width would be 16 feet. Both are adequate for apparatus access to the solar panel site.
7. VDH did not have any comments.
8. VDOT did not have any comments.

(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 Articles 23–26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meet all final site plan requirements;
2. Meet all VDOT requirements;
3. Meet all required Erosion and Sedimentation Control regulations.

Suggested Motions:

I move to approve SDP 20:07, a sketch plan request to construct a solar array with respect to 31.1 acres of Tax Map 41, Section A, Parcel 16, subject to the conditions listed in the staff report.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Sketch Plan
- D – TRC Comment Letter
- E – Zoning letter dated December 6, 2019

Copy:

Applicant: Sun Tribe Solar LLC via email to noah.carter@suntribesolar.com

Owner: Fluvanna County School Board via email to cwinkler@apps.fluco.org

File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

RECEIVED

JUN 01 2020

Fluvanna County
Planning Dept

Owner of Record: Fluvanna County School Board **Applicant of Record:** Sun Tribe Solar, LLC
 E911 Address: PO Box 419, Palmyra, VA HWY 22963 E911 Address: 300 East Main Street, Suite 200, Charlo
 Phone: 434-589-8208 Fax: 434-589-5393 Phone: 800-214-4579 Fa 434-245-4904
 Email: cwinkler@apps.fluco.org Email:

Representative: Noah Carter

E911 Address: 300 East Main Street Suite 200, Charlottesville, VA 22902

Phone: 434-964-7530 Fax:

Email: noah.carter@suntribesolar.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

Is property in Agricultural Forestal District? No Yes

If Yes, what district: _____

Tax Map and Parcel(s): 41 A 16

Deed Book Reference: 2-OS, Pg: 579

Acreeage: 31.1 **Zoning:** A-1

Deed Restrictions? No Yes (Attach copy)

Location: 3188 Central Plains Rd, Palmyra, VA 22963

Description of Property: Fluvanna West Central Primary School, open field south of school

Proposed Structure: Ground mount solar array

Dimensions of Building: N/A

Lighting Standards on Site: No Yes

of Employees: _____

of Parking Spaces: _____

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.

NOAH CARTER
Applicant Name (Please Print)

Noah Carter
Applicant Signature and Date

OFFICE USE ONLY		
Date Received: 6-1-2020	Fee Paid: #4593 \$150.00	Application #: SDP 20:00071
Election District: Fork Union	Planning Area: Rural Preservation	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		

RECEIPT (REC-001220-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

BILLING CONTACT

Sun Tribe Solar
 Sun Tribe Solar
 300 East Main Street, Suite 200
 Charlottesville, Va 22903



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SDP20:0007	Site Plan Review: Sketch Plan	Fee Payment	Check #4593	\$150.00
			SUB TOTAL	\$150.00
			TOTAL	\$150.00



FLUVANNA COUNTY PUBLIC SCHOOLS

OFFICE OF THE SUPERINTENDENT

14455 JAMES MADISON HIGHWAY
PALMYRA, VIRGINIA 22963
(434) 589-8208

October 24, 2019

Commonwealth of Virginia
County of Fluvanna
Planning Department
Attn: Brad Robinson

Mr. Robinson,

Please allow this letter to serve as confirmation that the Fluvanna County School Board has granted to Sun Tribe Solar, LLC permission to submit all permit applications as required by Fluvanna County Government for construction of solar photovoltaic systems on the following properties:

Carysbrook Elementary School
Central Elementary School
West Central Primary
Fluvanna Middle School
Fluvanna High School

Respectfully Submitted,

Chuck Winkler
Superintendent
Fluvanna County Public Schools



Building Solar. Reimagining Tomorrow.

Rich Allevi
Sun Tribe
300 East Main Street, Suite 200
Charlottesville, VA 22902

Douglas Miles
Director of Community Development
County of Fluvanna
132 Main Street
Palmyra, VA 22963

Dear Mr. Miles,

Sun Tribe (STS) is writing to provide the County of Fluvanna with a summary of the Fluvanna County Public Schools' (FCPS) solar project. This proposed project has a wide array of benefits to the County and its Schools, the most significant being a substantial cost reduction due to the purchase of electricity from STS at a blended 30-year rate that is discounted with respect to that offered by the local utility provider. In addition to the ability of FCPS to save an estimated \$7M over the course of the agreement by procuring renewable energy from STS, FCPS will pay no money upfront for these systems and will be provided with grant funding from STS for the provision and training of FCPS teachers on renewable energy curriculum. Please read further to find details on the power purchase agreement between STS and FCPS, preliminary design estimates, the project development process and the current status of the portfolio.

Power Purchase Agreement Overview

In May of 2019, STS and FCPS mutually executed a power purchase agreement (PPA) through which STS plans to provide on-site solar generated power to (5) of FCPS' facilities for an initial term of between 25 and 35 years with 5-year extension options. The facilities to be served as part of this agreement are: Carysbrook ES, West Central Primary School, Central ES, Fluvanna MS and Fluvanna HS. STS will provide power to the first four facilities at a rate of \$0.084/kWh and to Fluvanna HS at a rate of \$0.0968 with no increase in cost over the course of the PPA. As a result of this PPA, it is estimated that FCPS could save at least \$7M that would otherwise have been paid to the utility company to supply the same power over the course of the term. In order to facilitate the construction of the solar generating facilities, FCPS has executed lease agreements with STS to allow STS to use a portion of FCPS' property at each school site to

operate and maintain the solar array for the length of the PPA term. In the event of the termination of the PPA through any legal mechanism as allowed by the contract, or as otherwise indicated in the contract, STS will (and is contractually required to) remove the system from the property and return the property to its original condition.

Net Metering Explanation

Solar arrays are not always producing electricity on a schedule that perfectly matches the schools' demand for electricity. Therefore, the schools will be connected to both the solar array as well as the local utility grid. The solar arrays will be "net-metered", which is a billing mechanism that allows the school to receive a credit for any electricity that it sends back to the utility grid when the solar array is producing more power than the school needs (e.g. in the summer months when not much activity is going on at the school, but the solar array is producing at its maximum potential). The needle on the electrical meter will physically move backwards when this occurs. The school can then use that credit when it needs more power than the solar array is producing at any given time in the future.

When referring to a system as providing "100% offset", this means that approximately 100% of the school's annual electricity needs will be provided by the solar array on an annual basis. At any given point in time, the meter may be ahead or behind, but at the end of the year it is expected to be hovering around zero. **At no point in time will power ever be sold by STS to the local utility company or any other entity other than Fluvanna County Public Schools.** If for any reason more power were to be produced than the school needed on a long-term basis, it would simply accrue as a credit that the school could use at a later date.

Grant Funding Details

As part of this agreement, Sun Tribe Solar is offering a grant for solar education programming in support of Fluvanna County Public Schools. The grant can be used with the National Energy Education Development (NEED) Project with the amount to be determined based on teacher and student participation in each school. Sun Tribe has a successful history of partnering with the NEED Project to support and improve science and energy education in participating schools, improve environmental sustainability at the local level, and broaden and improve the teaching of energy and environmental issues and content in classrooms of all grades and learning abilities.



System Designs

The initial projected system sizes and estimated usage offsets for each of the schools, prior to the performance of a detailed analysis to identify existing conditions and site constraints, are shown below. After wetlands delineation, threatened & endangered species studies, cultural & historical resources studies, environmental site assessments, topographical surveys, roof structural analyses and assessment of the existing electrical systems, project sizes are adjusted to accommodate site constraints.

Project Name	Original Size (kWdc)	Usage Offset	Updated Size (kWdc)	Usage Offset
Carysbrook ES	596	100%	582	98%
West Central PS	446	100%	315	TBD
Central ES	182	100%	192	100%
Fluvanna MS	1,050	100%	1,060	100%
Fluvanna HS	1,090	61%	750	TBD

Project Development Process & Status

Sun Tribe's project development process is governed by the following major phases: (1) Preconstruction, (2) Engineering, (3) Construction and (4) Operations & Maintenance. STS is currently in the following phases for the projects listed below.

Project Name	Current Status	Exp Start	Exp Operation
Carysbrook ES	Construction	3/11/2020	6/4/2020
West Central PS	Preconstruction	TBD	TBD
Central ES	Construction	3/3/2020	4/27/2020
Fluvanna MS	Engineering	Sep 2020	Dec 2020
Fluvanna HS	Engineering	June 2020	August 2020

For further information on the current status of these projects or the details of the power purchase agreements, please contact me directly using the information below.



Sincerely,



Rich Allevi

Vice President of Preconstruction



T 800.214.4579 | F 434.345.4909 | SunTribeSolar.com
300 East Main Street, Suite 200 | Charlottesville, VA 22902



CENTRAL PLAINS RD

41

LITTLE MOUNTAIN

BETHEL CHURCH RD

RL 673

RL 649 JAMES MADISON HWY

RL 649

12



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

June 12, 2020

Delivered via email to noah.carter@suntribesolar.com

Noah Carter
Sun Tribe Solar, LLC
300 E. Main Street, Suite 200
Charlottesville, VA 22902

Subject: SDP 20:07 Sun Tribe Solar LLC / West Central Primary
Tax Map: 41, Section A, Parcel 16

Dear Mr. Carter:

The following comments were received for the Technical Review Committee meeting on June 11, 2020:

1. Planning staff had general questions about the schedule for construction of the project.
2. Building Inspections did not have any comments.
3. Department of Forestry did not have any comments.
4. Economic Development did not have any comments.
5. Erosion & Sediment Control stated comments would be reserved for the plan.
6. Fire Chief stated there are no issues with the proposed site and had questions regarding the width of the proposed access road and the gate. The applicant stated the access road width would be 12 feet and the gate width would be 16 feet. Both are adequate for apparatus access to the solar panel site.
7. VDH did not have any comments.
8. VDOT did not have any comments.

This item will be scheduled for review by the Planning Commission on a future date to be determined. Your attendance will be 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

Copy: File
Chuck Winkler, Fluvanna County School Board via email – cwinkler@apps.fluco.org
Rich Allevi, Sun Tribe Solar via email – rich.allevi@suntribesolar.com



COUNTY OF FLUVANNA

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

December 6, 2019

Fluvanna County Public Schools
14455 James Madison Highway
Palmyra, Virginia 22963
Attn: Chuck Winkler, Superintendent

Sun Tribe Solar, LLC
300 East Main Street, Suite 200
Charlottesville, Virginia 22902

DE Fluvanna Solar, LLC
120 Tredegar Street
Richmond, VA 23219

RE: West Central Primary / 3188 Central Plains Road / Tax Maps 41 A 6A and 16 (the "Property")

You have asked us to confirm certain matters regarding the zoning with a permitted land use and accessory use to be located on the above-referenced Property. The subject Property is located within the A-1, General Agricultural zoning district which permits all Public uses by right. Fluvanna County permits roof and/or ground-mounted solar energy facilities, as permitted accessory uses to a Public use, provided that such solar energy facilities only generate energy for the Public use on the Property. The solar energy facilities which are proposed to be located on the Property to serve the existing Public use are therefore permitted as accessory uses.

Please be advised that a Site Plan and a Building Permit are required to be approved by Fluvanna County prior to the installation and operation of the proposed solar energy facility. Other than the referenced Site Plan and Building Permit, no other land use permits or approvals are required, prior to construction. Upon the termination of the solar energy facility lease between Fluvanna County Public Schools and the solar energy facility operator, the operator shall remove all the solar energy facility equipment from the Property.

The proposed solar energy facility accessory use is deemed to be in general accordance with the Fluvanna County adopted Comprehensive Plan in accordance with the Code of Virginia Section 15.2-2232 H that states "such proposed solar facility is designed to serve the electricity or thermal needs of the Property upon which such facility is located" in this case, the Public Use property.

You are hereby advised that you have thirty (30) days from the date of this letter in which to appeal this decision to the Board of Zoning Appeals, in accordance with 15.2-2311 of the Code of Virginia or this decision shall be final and it shall be unappealable. Such appeal must be in writing and it must be filed with the Secretary to the Board of Zoning Appeals along with a \$550.00 filing fee. Please be advised that this letter is being provided to the property owner, as required by Virginia State Code, as an official letter written by the Zoning Administrator. Please contact me at dmiles@fluvannacounty.org or 434.591.1910 with any further questions.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director
Secretary to the Board of Zoning Appeals



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

MEMORANDUM

Date: July 14, 2020
To: Fluvanna County Planning Commission
From: Brad Robinson, Senior Planner
Subject: SDP 19:08 Lane Self Storage – Sidewalk Waiver Request

The Planning Commission reviewed a sidewalk variation request for the above referenced project on June 9, 2020 and voted 5-0 to defer the request in order to gather additional information from VDOT.

The subject property (TM 5-A-59) is zoned I-1 (Industrial, Limited). Sections 22-11-11 and 22-23-6.6.A of the County Code state that sidewalks shall be required on both sides of all roadways, public and private. A variation to the sidewalk regulations may be granted by the Planning Commission for projects where:

- 1) The Virginia Department of Transportation prohibits the construction of sidewalks;
- 2) The physical conditions on the lot or adjoining lots, including but not limited to, existing structure and parking areas, existing utility easements, environmental features, or the size and shape of the lot, make it impossible or unfeasible to provide the required sidewalks;
- 3) The application of the aforementioned requirements would not further the goals of the Comprehensive Plan or otherwise serve the greater public's health, safety, and welfare.

The applicant has consulted VDOT who has indicated that sidewalks are not required nor is there any particular preference for or against them. Staff notes the speed limit along the property is not conducive for pedestrians and that more compact development with sidewalks is probable in other areas of Zion Crossroads in the future. Staff therefore recommends approval of the request.

The applicant's request and sketch plan are enclosed for your convenience.

SUGGESTED MOTION

I move to approve/deny/defer a sidewalk waiver to SDP 19:08, a sketch plan request to construct a self-storage facility with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59, pursuant to County Code Sections 22-11-11 and 22-23-6.6.A.

ATTACHMENTS

- A. Sidewalk Waiver Request
- B. SDP 19:08 Sketch Plan



April 8, 2020

Fluvanna County Planning Commission
132 Main Street
PO Box 450
Palmyra, VA 22963

Project: Troy Self Storage Facility, Tax Map Parcel 5-A-59

Subject: Sidewalk Exception

Please consider this letter as an official request for an exception from the Planning Commission to waive the requirement for sidewalks along the parcel's road frontage per Zoning Ordinance Section 22-23-6(A).

The proposed site development Plan is zoned I1 and its proposed use will be in accord with the zoning designation. The applicant believes that installing small sections of sidewalk that will not be connected to existing sidewalks or trails within an area that is not highly populated or interconnected is not ideal for pedestrian traffic or sidewalks.

The applicant respectfully requests the Planning Commission to approve this exception based on the information as outlined herein.

Sincerely,

Racey Engineering, PLLC

A handwritten signature in blue ink, appearing to read "Joshua P. Turner".

Joshua P. Turner, PE
Engineering Development Manager

PRELIMINARY SITE PLAN FOR LANE SELF STORAGE TAX MAP 5 SECTION A PARCEL 59 FLUVANNA COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=1000'

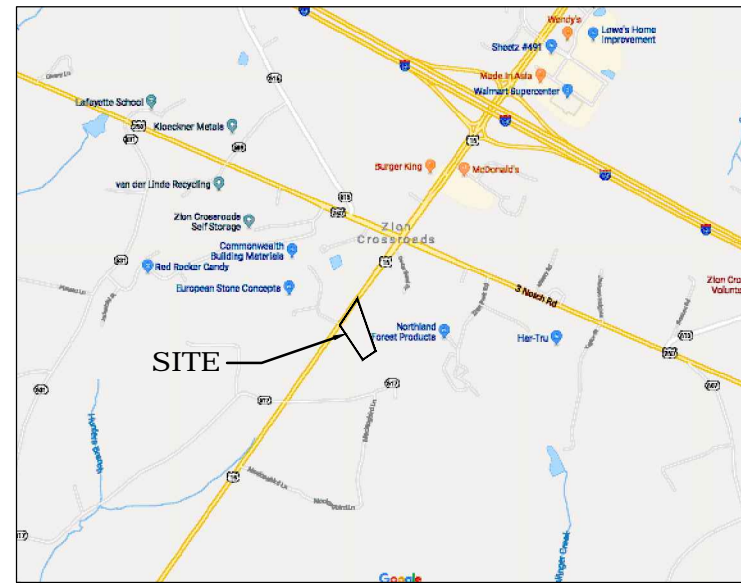


IMAGE PROVIDED BY GOOGLE MAPS

OWNER / DEVELOPER

William E. II & Ann E. Figgins
11496 Monteford Rd.
Orange, VA 22960

ZONING

I-1

LEGAL REFERENCE

INST 180001389
DB 699-996
DB 18-362 PLAT
4.337 AC

DISTRICTS

Magisterial Palmyra

SOURCE OF BOUNDARY & TOPO

Boundary provided by: Bryon J. Chambers
Existing Topography provided by: Fluvanna County GIS

EXISTING USE

Vacant Lot

PROPOSED USE

Indoor Self-Storage Facility
Seven (7) Storage Buildings
54,270 SF Total Storage Area

LIGHTING

Wall mounted fixtures to be provided along each building.

TRIP GENERATION

Per: ITE Trip Generation Manual, 9th Edition
Trip Generation Code 151
Expected Daily Trip is 82 trips/day
AADT (Route 15) = 6500
RTE 15 Design Speed = 55 mph

SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - SITE PLAN
- SHEET C3 - FIRE TRUCK ACCESS EXHIBIT

Lane Self Storage - Trip Generation

ITE	QTY	Daily	AM			PM		
			IN	OUT	Total	IN	OUT	TOTAL
151	54,270	82	5	6	11	6	5	11
IV=	1000 Sq-ft GFA	54.27						

EXISTING 5-FT CONTOURS SHOWN ARE PER FLUVANNA COUNTY GIS

SWM RUNOFF MANAGED BY UNDERGROUND DETENTION

SWM RUNOFF RELEASED PER ENERGY BALANCE EQUATION

T.M 5-A-57D
MELTON, HORACE E., JR. & KAREN
DB 77-253
ZONED: A-1
0.94 ACRES

T.M 5-A-58
MELTON, HORACE E., JR. & KAREN
DB 77-253
ZONED: A-1
0.64 ACRES

T.M 5-A-59
FIGGINS, WILLIAM E. III & ANN E
INST 180001389
ZONED: I-1
4.337 ACRES

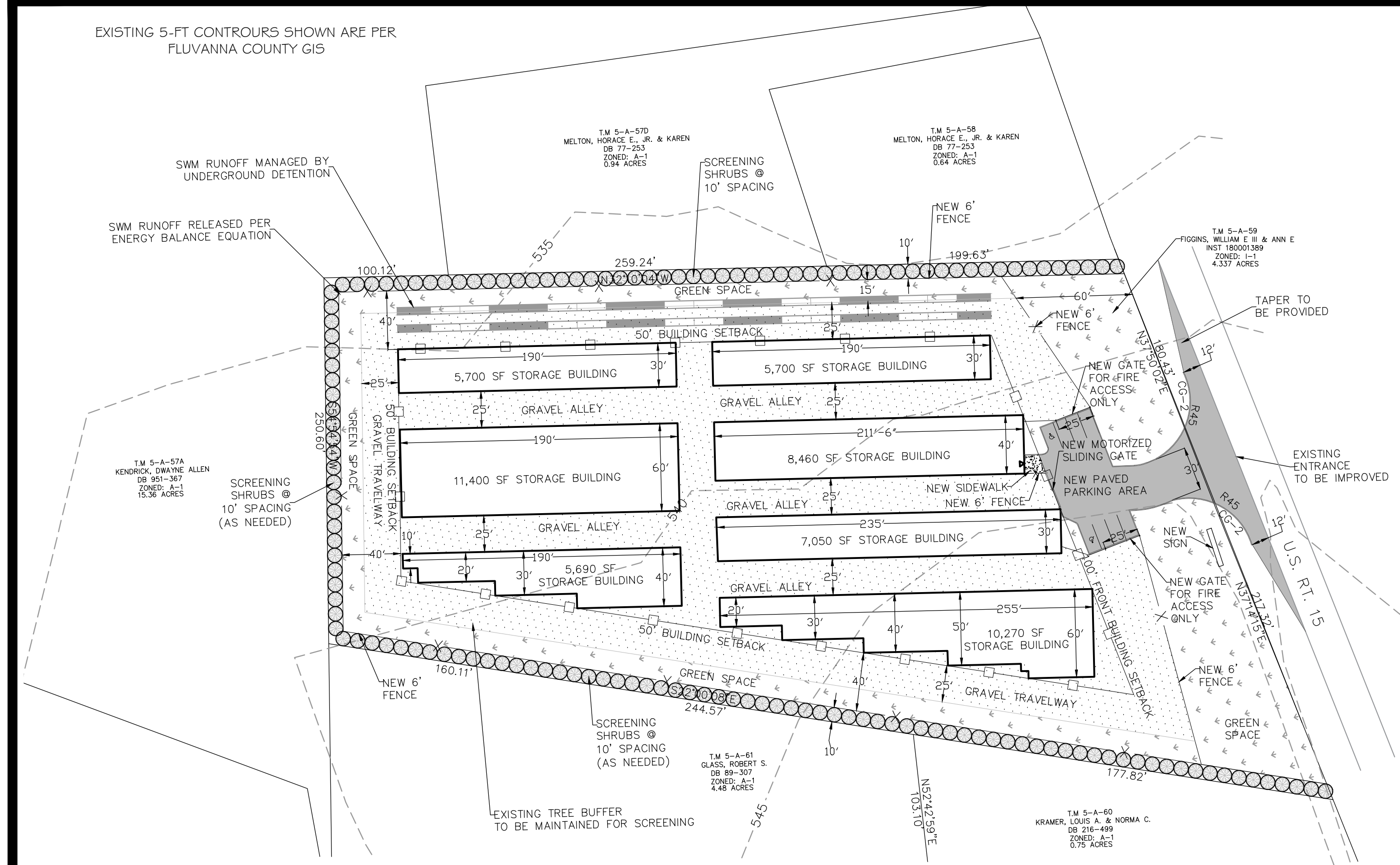
T.M 5-A-57A
KENDRICK, DWAYNE ALLEN
DB 951-367
ZONED: A-1
15.36 ACRES

SCREENING SHRUBS @ 10' SPACING (AS NEEDED)

T.M 5-A-61
GLASS, ROBERT S.
DB 89-307
ZONED: A-1
4.48 ACRES

T.M 5-A-60
KRAMER, LOUIS A. & NORMA C.
DB 216-499
ZONED: A-1
0.75 ACRES

EXISTING TREE BUFFER TO BE MAINTAINED FOR SCREENING



LANE SELF-STORAGE: PRELIMINARY SITE PLAN

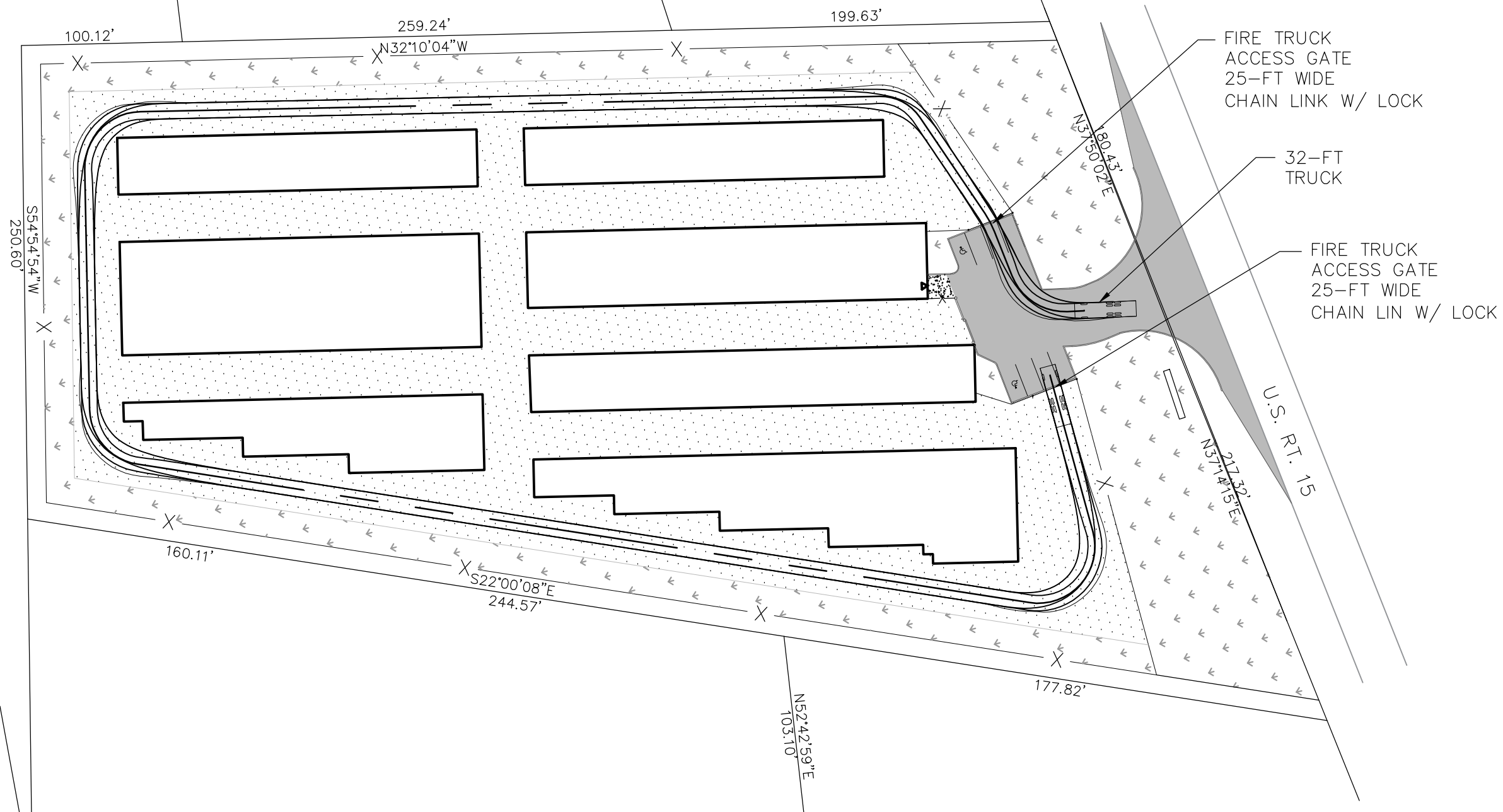
Revised: 6-25-2019

Sheet C2

SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

912 E HIGH ST CHARLOTTEVILLE, VA 22902 PHONE: (434) 227-5140 JUSTIN@SHIMP-ENGINEERING.COM



LANE SELF-STORAGE: FIRE TRUCK ACCESS EXHIBIT
 Revised: 6-25-2019
 Sheet C3