



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963

December 8, 2020

7:00 PM Regular Meeting

TAB	AGENDA ITEMS
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REGULAR MEETING

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

2 – COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

3 – PUBLIC COMMENTS #1 (Limited to 3 minutes per speaker)

4 – APPROVAL OF DRAFT MINUTES

Minutes of November 10, 2020

5 – PUBLIC HEARINGS: Capital Improvement Plan FY 2022-26

Review and recommendation for the Capital Improvement Plan (CIP) for fiscal years 2022 through 2026 (FY2022 – FY2026) which is to be submitted in conjunction with the Fluvanna County Budget for fiscal year 2022 (FY2022). The CIP lists major construction and acquisition efforts planned for the next five (5) fiscal years and describes proposed methods of financing for each project.

6 – PRESENTATIONS: Colonial Circle Master Plan Preview – Douglas Miles, Community Development Director

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: Village Oaks – Phase IV Sketch Plan – Douglas Miles, Community Development Director

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: None

11 – PUBLIC COMMENTS #2 (Limited to 3 minutes per speaker)

12 – ADJOURNMENT

Douglas Miles

Community Development Director Review

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

*For the Hearing-Impaired – Listening device available in the Fluvanna County Library 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 434.591.1910.*

PLEDGE OF ALLEGIANCE

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

ORDER

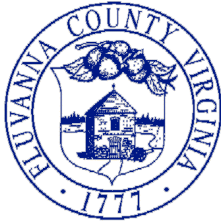
1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman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

PUBLIC HEARING RULES OF PROCEDURE

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

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COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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: December 8, 2020

Subject: Community Development Director's Report

November 12, 2020 – TRC Meeting

SUB 20:37 Village Oaks Phase IV Subdivision A Sketch Plan request for a Major Subdivision of twenty-nine (29) lots on 13.65 acres of Tax Map 9, Section 14, Parcels 1, 2, 3, 4, 5 and 6. The property is located along Lake Monticello Road (Route 618) at the intersection with River Run Drive. The property is within the Rivanna Community Planning Area and the Palmyra Election District.

SDP 20:11 Fluvanna Crossroads (Fluvanna Auto) – A Major Site Plan Amendment request for the completion of the parking lot, the lighting and landscaping improvements; and the related Erosion and Sediment Control Plan site improvements and the E&SC measures. The parcel is zoned B-1, General Business and is located along Richmond Road (US Route 250) and near the intersection of Memory Lane and known as Tax Map 4 Section A Parcel 11 and is located within the Zion Crossroads Community Planning Area and the Palmyra Election District.

November 16, 2020 – CARE Task Force Meeting

Eric Dahl, County Administrator he had Jack McClelland from the Thomas Jefferson Health District in Charlottesville to provide a Health Department enforcement update on the existing pump and haul permits and received complaints from area homeowners who had concerns with certain homes.

Central Virginia Regional Housing Partnership – Regional Housing Locator:

The CVA Regional Housing Partnership is launching the “Regional Housing Locator” which will feature For-Sale and For-Lease home listings within the region, along with the resource links by locality, in a one-stop shop format.

The Regional Housing Locator will feature the City of Charlottesville and the Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson on one website that was launched back on Thursday, November 12th by TJ PDC.

Community Development Department Staffing Update:

Jessica Rice, Human Resources Manager; Jason Overstreet, Senior Planner; and Douglas Miles, Community Development Director conducted the Planner / GIS Technician position interviews on Tuesday, December 1st and Thursday, December 3rd with eight (8) candidates for the opening.

Due to COVID-19 the interviews were conducted as Zoom interviews and it allowed for less travel time for the candidates to be selected for the job and for a secure and safe environment for all that were involved in the process. The person who is selected will more than likely start on January 4, 2021.

November 2020

November 2020

[illegible]

STATUS DEFINITIONS*				
Board - Case is pending Board Approval	Court Pending - Summons to be issued	Permit Pending - Applied for Permit to Abate Violation		
Cleared - Violation Abated	Extended - Extension Given/Making Progress to Abate Violations	Rezoning - Property is in Rezoning Process		
Court - Case is before Judge	Pending - Violation Notice Sent	SUP Pending - SUP Application made to Abate Violation		
MISCELLANEOUS ACTIONS / TASKS				
Biosolids Applied and Signs Displayed (Total – 229 Sites)				
Compliance with Tenaska Virginia Sound Levels 11/17/2020				
Signs Removed From Public Rights-Of-Way (Total – 31)				
Placed and removed "Public Hearing Signs" as needed				
Deliver packets to BOS, PC Members				
Planning / Zoning site plan evaluations for form (NOVEMBER 2020)				
SUB 20:38, TM: 39-(A)-9, Arthur & Sandra Besecker, Family Subdivision				
Planning / Zoning setback verifications for Building Dept. (NOVEMBER 2020)				
MSC20:0208, TM: 48-(11)-7	MSC20:0215, TM: 18A-(12)-328	MSC20:0216, TM: 9-(13)-65	MSC20:0217, TM: 9-(13)-64	MSC20:0218, TM: 31-(A)-9
MSC20:0219, TM: 12-(A)-34	MSC20:0221, TM: 22-9A)-16	MSC20:0222, TM: 18A-(11)-93	MSC20:0223, TM: 31-(A)-43	MSC20:0224, TM: 59-(A)-81
MSC20:0225, TM: 20-(210)-9	MSC20:0226, TM: 48-(A)-18	MSC20:0227, TM: 43-(8)-5	MSC20:0228, TM: 18A-(5)-388	MSC20:0229, 50-(21)-1
MSC20:0201-revised, TM: 40-(18)-24				
Farm Building or Structure Exemption Request (NOVEMBER 2020)				
MSC20:0214, TM: 51-(A)-51A				
Planning / Zoning materials to VDOT Louisa Residency (NOVEMBER 2020)				
Three Trips				

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	November, 2020

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits)	2016	11	11	8	15	9	18	6	5	9	2	6	8	108
	2017	3	2	16	6	4	10	6	5	14	5	7	13	91
	2018	8	3	15	11	13	17	13	10	8	8	6	9	121
	2019	8	10	14	9	12	9	10	14	13	2	11	7	119
	2020	12	13	22	14	8	18	19	17	15	20	12	0	170
NEW - Single Family Attached	2016	2	0	0	0	0	5	0	2	0	0	0	0	5
	2017	0	0	0	0	0	5	0	0	0	0	0	0	0
	2018	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	1	6	0	0	6	0	0	0	13
NEW - Mobil Homes	2016	0	1	0	0	0	0	0	1	0	0	0	0	2
	2017	0	0	0	0	2	1	0	1	0	0	0	0	4
	2018	0	0	1	1	0	0	0	0	0	0	0	0	3
	2019	0	0	0	0	0	0	0	0	1	1	0	1	2
	2020	0	0	1	0	0	1	0	0	1	0	0	0	3
Additions and Alterations	2016	13	10	31	27	29	29	15	32	31	28	27	27	299
	2017	29	20	29	43	20	29	32	18	23	27	43	28	341
	2018	19	6	10	19	8	13	26	25	32	42	22	21	243
	2019	35	33	37	27	38	38	44	34	34	36	35	31	422
	2020	37	38	23	30	30	22	27	20	30	34	35	0	326
* Trade permits count not in .														
Accessory Buildings	2016	3	4	4	6	2	2	1	2	1	3	3	6	37
	2017	0	4	2	3	2	2	2	4	2	0	2	2	25
	2018	2	3	3	6	2	1	4	2	1	2	2	2	30
	2019	2	4	6	4	4	3	3	8	2	8	4	4	52
	2020	2	4	4	4	5	5	1	7	8	3	5	0	48
Swimming Pools	2016	0	0	0	0	0	1	1	0	0	0	0	0	2
	2017	0	0	0	0	0	1	1	0	0	1	1	0	4
	2018	0	1	1	1	0	1	2	0	1	2	0	0	9
	2019	0	0	0	3	2	2	0	1	0	1	0	1	10
	2020	0	1	3	3	1	2	3	1	1	0	0	0	15
Commercial/Industrial Build/Cell Towers	2016	0	0	2	2	0	0	1	0	1	1	1	1	9
	2017	1	2	0	0	0	0	2	2	1	1	0	0	9
	2018	0	0	0	0	0	2	0	0	0	0	0	0	2
	2019	0	0	1	1	0	2	0	0	0	0	0	0	4
	2020	0	0	1	0	1	0	0	3	0	0	2	0	7
TOTAL BUILDING PERMITS	2016	27	26	45	50	40	55	24	40	42	34	37	42	462
	2017	33	28	47	52	28	43	43	30	40	34	53	43	474
	2018	29	13	30	38	23	34	45	37	42	54	30	33	408
	2019	45	47	58	44	56	54	57	57	50	48	50	43	609
	2020	51	56	54	51	46	54	50	48	63	57	54	0	584
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2016	\$1,817,981	\$2,555,455	\$5,542,458	\$3,711,821	\$2,447,891	\$5,181,921	\$3,611,179	\$1,817,783	\$3,089,971	\$1,889,279	\$2,028,590	\$2,937,783	\$ 36,632,112
	2017	\$857,767	\$827,724	\$4,859,777	\$2,066,132	\$1,512,789	\$3,676,118	\$1,904,915	\$2,359,988	\$2,846,545	\$1,957,646	\$1,897,110	\$3,479,285	\$ 28,245,796
	2018	\$2,541,433	\$1,075,551	\$3,544,096	\$2,153,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,729,005	\$3,637,992	\$1,791,222	\$2,169,284	\$2,421,169	\$ 37,107,929
	2019	\$1,991,054	\$2,502,719	\$5,639,238	\$4,695,173	\$3,057,597	\$3,228,152	\$3,360,952	\$3,926,015	\$3,457,214	\$2,636,194	\$3,148,369	\$2,960,579	\$ 40,603,256
	2020	\$2,292,161	\$3,202,055	\$7,238,708	\$2,997,448	\$2,245,441	\$4,389,903	\$3,644,002	\$5,555,492	\$5,271,906	\$4,201,357	\$3,513,834		\$ 44,552,307

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2016	12	11	8	14	10	17	7	6	11	3	9	9	117
	2017	3	2	17	7	7	9	6	6	15	8	7	14	101
	2018	10	4	16	13	11	17	13	7	9	6	7	8	121
	2019	8	12	16	9	14	10	12	14	13	2	11	8	129
	2020	11	10	26	13	8	24	13	19	20	19	13	0	176
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2016	116	91	153	157	155	214	249	230	197	181	184	172	2,099
	2017	159	144	171	141	177	152	202	182	153	183	181	169	2,014
	2018	163	148	173	186	215	176	164	220	144	221	154	141	2,105
	2019	237	207	232	297	305	246	324	332	295	298	204	216	3,193
	2020	213	197	302	369	371	304	434	368	439	464	407	0	3,868
FEES COLLECTED														
Building Permits	2016	\$11,850	\$11,954	\$11,576	\$14,889	\$8,447	\$18,588	\$12,947	\$7,537	\$11,285	\$12,548	\$8,361	\$11,213	\$ 141,195
	2017	\$4,060	\$3,660	\$22,692	\$9,249	\$6,703	\$11,948	\$9,494	\$7,790	\$13,169	\$6,895	\$9,022	\$12,886	\$ 117,568
	2018	\$8,988	\$4,311	\$9,939	\$14,765	\$13,796	\$23,633	\$14,993	\$8,748	\$10,826	\$12,613	\$9,556	\$14,570	\$ 146,738
	2019	\$11,377	\$13,617	\$14,005	\$14,308	\$11,228	\$16,260	\$13,778	\$18,772	\$14,375	\$8,468	\$14,747	\$11,059	\$ 161,994
	2020	\$12,863	\$15,468	\$18,152	\$16,803	\$13,147	\$28,068	\$23,193	\$28,887	\$24,237	\$19,359	\$15,359	\$0	\$ 215,536
Land Disturbing Permits	2016	\$3,200	\$2,575	\$1,700	\$1,950	\$2,250	\$2,200	\$4,020	\$875	\$28,074	\$2,000	\$1,450	\$1,100	\$ 51,494
	2017	\$475	\$800	\$7,000	\$1,523	\$2,366	\$2,425	\$1,733	\$7,784	\$2,100	\$2,050	\$1,000	\$1,625	\$ 30,881
	2018	\$1,450	\$5,975	\$1,890	\$1,625	\$1,625	\$2,850	\$1,625	\$1,175	\$1,125	\$875	\$10,675	\$2,150	\$ 33,040
	2019	\$1,000	\$1,500	\$1,625	\$1,125	\$3,553	\$1,250	\$2,975	\$6,556	\$1,920	\$250	\$1,375	\$1,125	\$ 24,251
	2020	\$1,375	\$1,250	\$6,365	\$1,625	\$1,000	\$3,000	\$2,125	\$8,369	\$2,500	\$2,375	\$4,294	\$0	\$ 34,278
Zoning Permits/ Proffers	2016	\$1,150	\$1,250	\$1,800	\$2,450	\$1,650	\$2,700	\$1,150	\$1,150	\$1,900	\$1,050	\$900	\$850	\$ 18,500
	2017	\$400	\$1,000	\$2,400	\$950	\$1,500	\$1,800	\$1,245	\$1,250	\$1,600	\$1,050	\$1,250	\$1,550	\$ 15,995
	2018	\$1,400	\$800	\$1,750	\$1,600	\$1,400	\$2,200	\$2,050	\$1,400	\$1,050	\$1,400	\$700	\$1,400	\$ 17,150
	2019	\$1,200	\$1,800	\$2,200	\$1,550	\$2,050	\$1,350	\$1,950	\$2,300	\$1,700	\$1,150	\$1,450	\$1,400	\$ 20,100
	2020	\$1,650	\$1,600	\$3,000	\$1,700	\$1,550	\$3,050	\$2,350	\$2,300	\$2,900	\$2,850	\$1,600		\$ 24,550
TOTAL FEES	2016	\$16,200	\$15,779	\$15,076	\$19,289	\$12,347	\$23,488	\$18,117	\$9,562	\$41,259	\$15,598	\$10,711	\$13,263	\$ 210,689
	2017	\$4,835	\$5,460	\$32,092	\$11,722	\$10,569	\$16,173	\$12,472	\$16,824	\$16,869	\$9,995	\$11,272	\$16,061	\$ 164,444
	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$18,668	\$11,323	\$13,001	\$14,888	\$20,931	\$18,120	\$ 196,928
	2019	\$13,577	\$16,917	\$17,830	\$16,983	\$16,831	\$18,860	\$18,703	\$27,628	\$17,995	\$9,868	\$15,028	\$13,584	\$ 203,804
	2020	\$15,888	\$18,318	\$27,517	\$20,128	\$15,697	\$34,118	\$27,668	\$39,556	\$29,637	\$24,584	\$21,253	\$0	\$ 274,364



TRANSACTIONS BY USER REPORT (11/01/2020 TO 11/30/2020) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
BSP20:0008					
INV-00002356	Boundary/Physical Survey, Easement, Correction	11/12/2020	Fee Payment	Check #5931	\$50.00
MSC20:0220					
INV-00002351	Sign Permit	11/10/2020	Fee Payment	Check #012113	\$155.00
SDP20:0011					
INV-00002337	Site Plan Review: Sketch Plan	11/02/2020	Fee Payment	Check #472	\$150.00
SUB20:0037					
INV-00002336	Subdivision: GIS Fee (per lot)	11/02/2020	Fee Payment	Check #1633	\$1,850.00
	Subdivision: Major	11/02/2020	Fee Payment	Check #1633	\$1,000.00
SUB20:0038					
INV-00002338	Subdivision: Family	11/04/2020	Fee Payment	Check #1530	\$200.00
	Subdivision: GIS Fee (per lot)	11/04/2020	Fee Payment	Check #1530	\$100.00
SUB20:0039					
INV-00002350	Subdivision: GIS Fee (per lot)	11/10/2020	Fee Payment	Check #1391	\$100.00
	Subdivision: Minor	11/10/2020	Fee Payment	Check #1391	\$500.00
SUB20:0040					
INV-00002366	Boundary Adjustment	11/17/2020	Fee Payment	Check #122	\$100.00
SUB20:0041					
INV-00002377	Subdivision: GIS Fee (per lot)	11/17/2020	Fee Payment	Check #3141	\$250.00
	Subdivision: Minor	11/17/2020	Fee Payment	Check #3141	\$500.00
SUB20:0042					
INV-00002387	Subdivision: Family	11/24/2020	Fee Payment	Check #4455	\$200.00
	Subdivision: GIS Fee (per lot)	11/24/2020	Fee Payment	Check #4455	\$200.00
ZMP20:0003					
INV-00002380	Rezoning	11/19/2020	Fee Payment	Check #1049	\$910.00
		11/19/2020	Fee Payment	Check #1050	\$90.00
	Sign Deposit for Public Hearing	11/19/2020	Fee Payment	Check #1049	\$90.00
VALENCIA PORTER				TOTAL CHECK:	\$6,445.00
				NET TOTAL:	\$6,445.00
GRAND TOTALS				TOTAL CHECK:	\$6,445.00
				NET TOTAL:	\$6,445.00

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Fluvanna County Library, 214 Commons Blvd.
Palmyra, VA 22963
November 10, 2020
Work Session 6:00 pm
7:00 pm (Virtual Meeting)**

MEMBERS PRESENT:

Barry Bibb, Chairman
Ed Zimmer, Vice Chairman
Lewis Johnson
Gequetta "G" Murray-Key
Howard Lagomarsino
Patricia Eager, Board of Supervisors*

STAFF PRESENT:

Eric Dahl, County Administrator
Fred Payne, County Attorney
Don Stribling, FCPS Executive Director
Mary Anna Twisdale, Finance Director
Aaron Spitzer, Parks & Recreation Director
Calvin Hickman, Public Works Director
Douglas Miles, Community Development Director
Major David Wells, Fluvanna County Sheriff's Office
John Lye, Chief, Lake Monticello Water Rescue
Liz Mclver, Financial Management Analyst
Jason Overstreet, Planner / GIS Technician
Valencia Porter, Administrative Program Specialist

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

A. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 6:00 pm, Chairman Bibb called the Work Session to order, followed by the Pledge of Allegiance and a moment of silence.

B. FINANCE DEPARTMENT COMMENTS:

Liz Mclver, Financial Management Analyst, provided a brief overview of this year's CIP with The CIP's project rankings to follow throughout the Planning Commission Work Session.

C. PUBLIC COMMENTS:

At 6:04 pm, Chairman Bibb opened the Public Comments. With no one coming forward online, or on the conference call line wishing to speak, Chairman Bibb closed the Public Comments at 6:05 pm.

D. WORK SESSION:

Planning Commission CIP Rankings

The Planning Commission is being asked to rank projects in the CIP using a rating of 1 (High), 2 (Medium) or 3 (Low) as described below:

1. High

- Project is important to the current and continuing operations of the County.
- High importance to department, office or agency to expand/enhance services.

2. Medium

- County operations can continue, but some adverse impact could occur if not funded.
- Adds value to department, office or agency's services.

3. Low

- Project is not imminently necessary, but could become a higher priority in future.
- Long range objective, but not immediately necessary.

FY22-26 Request Report:

Department	Rankings	Projects
Parks & Recreation- Eric Dahl, County Administrator (representing Aaron Spitzer) Amount=\$191,000.00	1	Pleasant Grove Park Spray Ground
	1	Pleasant Grove Park Multi-Purpose Shelter
	1	Pleasant Grove Park Athletic Field Lighting
	2	New Pleasant Grove Park Athletic Fields (Baseball/Softball)
	2	Pleasant Grove Park Basketball and Tennis Courts
	1	Pleasant Grove Park Multi-Generational Center
	1	Pleasant Grove Park Outdoor Swimming Pool and Pool Hours
Public Works – Calvin Hickman, Public Works Director Amount= \$1,623,000.00	2	Renovate Exterior of Historic Courthouse
	1	Equipment Purchase & Replacement Plan
	3	Paving Administration-Public Safety Parking Lots
	2	HVAC Upgrade-Community Center & Social Services
	1	Carysbrook Equipment Storage Shed
	2	New Admin / DSS Building and Renovations
	1	Social Services Vehicles
	1	County Vehicles
Sheriff – Major David Wells Amount= \$362,000.00	1	Secure Courthouse Sally Port
	1	Replacement Vehicles
Fire & Rescue – John Lye, Chief	1	Fluvanna Fire and Rescue Apparatus

Lake Monticello Water Rescue Amount= \$1,193,900.00	1 Dismissed	Replacement Fluvanna Fire and Rescue Heart Monitor Replacement Upgrades to Ambulance 45
Schools – Don Stribling, FCPS Executive Director Amount=\$2,185,000.00	2 1 1 2 2 2 2 1 1	Technology-2 Carysbrook HVAC Upgrade- School Safety Vestibules Paving and Resurfacing FMS Athletic Field Lights (Football, Baseball, and Softball) FMS Annex Bleachers and Floor Abrams Abatement and Remodel School Buses Student Transport / Facilities Vehicles

Chairman Bibb closed the Work Session at 6:51 pm.

REGULAR MEETING:

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chairman Bibb called the November 10, 2020 regular Meeting to order, followed by the Pledge of Allegiance and a moment of silence.

2. DIRECTOR’S REPORT: Douglas Miles, Community Development Director

Board of Supervisors Actions:

October 21, 2020

AFD 20:01 Tara Colley Hourihan – Withdrawal from Stage Junction – Request to withdraw Tax Map Parcel 44-A-32, totaling 44.08 acres, from the Stage Junction Agricultural and Forestal District. The Stage Junction Agricultural and Forestal District is located in the Columbia Election District and consists of approximately 707.273 acres. **Approved Withdrawal 5-0**

ZMP 20:01 Sycamore Square LLC – A request to rezone, from A-1 Agricultural, General to R-3, Residential, Planned Community, 13.65 acres of Tax Map 9, Section 14, Parcels 1, 2, 3, 4, 5 and 6. The property is located along Lake Monticello Road (Route 618) at the intersection with River Run Drive. The property is within the Rivanna Community Planning Area and the Palmyra Election District. **Approved Conditional Rezoning with proffered conditions 5-0**

ZMP 20:02 Village Oaks Proffer Amendment – An ordinance to amend proffers associated with ZMP 04:02 of the Fluvanna County Zoning Map with respect to 38.869 acres of Tax Map 9, Section A, Parcels 13, 14, 14C1, and Tax Map 9, Section 13, Parcels A, B, C, D, 1 through 40 and 85 through 125, all zoned R-3, Residential, Planned Community. This amendment, if approved, would increase the number of locations for access to the property from three to four. The property is located along Lake Monticello Road (Route 618) between River Run Drive and Ashlawn Boulevard, and is within the Rivanna Community Planning Area and the Palmyra Election District. **Approved the**

Proffered Amendment 5-0

November 4, 2020:

Shepherds AFD Agricultural / Forestal District Renewal Request for an additional ten (10) year period of this AFD that was first approved on November 15, 2000, it was renewed on October 6, 2010 and is up for AFD renewal on November 15, 2020. There are fourteen (14) parcels that comprise the AFD district totaling 706 acres and generally they are located along Kent's Store Way and Parrish Lane within the Columbia Election District. **Renewed on the Consent Agenda until November 15, 2030**

Board of Zoning Appeals Actions:

There were no requests on October 20th Board of Zoning Appeals docket.

Community Development Director Virtual Meeting Attendance:

October 19, 2020: CARE Task Force Virtual Meeting

Eric Dahl, County Administrator, provided an enforcement update on TJ VDH Charlottesville Office staff's actions in the former Town of Columbia. The CARES Task Force is currently scheduled to go until June 30, 2021.

October 22, 2020: Ballinger Bluffs Subdivision – TRC Conference Call

Technical Review Committee members met with Tim Miller, PE, LS as the developer of Ballinger Bluffs Rural Cluster Subdivision that is proposed on Courthouse Road. Wastewater Treatment Units will require SUP approval.

October 22, 2020: TJ PDC Regional Housing Strategies & Policies Webinar

The Thomas Jefferson Planning District Commission facilitated the training session with regional housing partners. US Senator Tim Kaine was in the webinar and discussed housing successes as Governor and RVA Mayor.

October 29, 2020: Village Oaks Subdivision – Phase IV Zoom Meeting

Keith Lancaster, Southern Development Homes and their new engineer Timmons Group discussed preparing the Sketch Plans for the recently rezoned property for the single-family attached homes in Village Oaks.

October 30, 2020: VDOT VTRANS Mid-Term Prioritization Webinar

VTRANS Office of Intermodal Planning and Investment webinar topics covered were the I-64 Statewide Corridor Study from Virginia Beach to Staunton and ongoing I-81 Truck Traffic Study for goods and services.

Central Virginia Regional Housing Partnership – Regional Housing Locator:

The CVA Regional Housing Partnership is launching the “Regional Housing Locator” which will feature For-Sale and For-Lease home listings within the region, along with the resource links by locality, in a one-stop shop format.

The Regional Housing Locator will feature the City of Charlottesville and the Counties of Albemarle, Fluvanna, Greene, Louisa and Nelson on one website that will be launched on Thursday, November 12th by PDC staff.

Community Development Department Staffing Update:

Brad Robinson, Senior Planner his last day was on October 30th and he is now at the Spotsylvania County Planning Department in a similar position.

Jason Overstreet, Planner / GIS Technician he has accepted the Senior Planner position and he has started in that capacity on Monday, November 9th.

We are currently advertising for our Planner / GIS Technician position to work at the front counter area and be the GIS staff person for all mapping updates.

3. PUBLIC COMMENTS # 1:

At 7:08 pm, Chairman Bibb opened the first round of Public Comments. *Note: The Special Use Permit (SUP) for Ballinger Bluff Rural Cluster Subdivision was not on the scheduled agenda but there were several Fluvanna County residents who signed up to speak during Public Comments.*

William Talley, Jr at 14307 James Madison Hwy, he stated all of his concerns about the Rural Clustering provisions such as open space, wells and along with the shared resources and the developer’s limited costs. He stated that he felt Fluvanna County Staff members needed to review and potentially to rewrite the rural clustering provisions in the County Ordinances.

Tristana Treadway at 893 Courthouse Road: she stated she had Water table concerns and the number of the proposed wells in this development. She further stated knowing first hand that there are water capacity concerns she has had three attempts to stabilize her well. Water is an everyday need for eating, drinking, cleaning, and bathing and stated she has not been able to wash her car or water the lawn in years.

Rena Chiovaro at 1173 Courthouse Road: She had concerns about the water table and stated that with the 47 new homes coming and the new wells is a concern but how would this request affect the environmental drainage with existing steep slopes. Are there going to be an erosion issues? She suggested that if the site developer could reduce the number of lots that will help with their subdivision concerns as she and her family are surrounded by the new development.

Susan Scofield at 111 Fairview Lane: Her concern is with the 47 new wells. Once she bought her property they told her she had two wells already but did not tell her that only one well worked. She talked about the extended drought in the summer of 2002 when you could not even get a glass of water at a restaurant in Palmyra and area wells were dry or muddy during that period.

Overton McGehee - 924 Courthouse Road: He read the ordinance to the Planning Commission, and also stated that he felt that it would be unreasonable to have this property be developed based upon the lot yield, steep slopes, proposed wells and stated the developer needed to hire a certified hydrologist to test the capacity for the proposed number of wells in this subdivision.

Liz Palmer at 1384 Courthouse Road: she stated they are on their third well since she moved into her house. She is concerned if Louisa County experiences another earthquake and being near the existing fault line how will that affect new homes that are constructed on the slopes?
Note: She passed around several photographs of the existing steep slopes on these properties.

Lois Fulks at 331 Oak Creek Road: she stated she had concerns about the septic systems along with the wells potentially going dry. If the septic systems are going to be along the steep slopes that means that if something happens to the septic system it could easily enter into our well. Water runs downhill not uphill. We are the citizens and we are at the top of the organizational chart in Fluvanna County as is shown on the County's website and we would like to be heard.

With no one else coming forward, online, or on the conference call line wishing to speak, Chairman Bibb closed the Public Comments period at 7:35 pm.

4. MINUTES:

MOTION:	Planning Commission Minutes of October 13, 2020				
MEMBER:	Bibb (Chair)	Zimmer (Vice Chair)	Johnson	Murray-Key	Lagomarsino
ACTION:			Motion		Seconded
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

5. SITE DEVELOPMENT PLANS:

None

6. PRESENTATIONS:

None

7. PUBLIC HEARINGS:

None

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

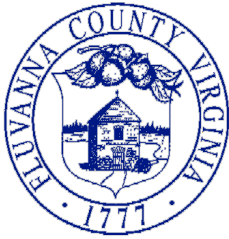
At 7:36 pm, Chairman Bibb opened the second round of Public Comments. With no one coming forward online, or on the conference call line wishing to speak, Chairman Bibb closed the Public Comments at 7:37 pm.

12. ADJOURNMENT:

Chairman Bibb adjourned the Planning Commission meeting of November 10, 2020 at 7:38 pm.

Minutes recorded by Valencia Porter, Administrative Program Specialist.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

MEMORANDUM

Date: November 6, 2020
From: Liz McIver, Management Analyst
To: Members of the Planning Commission
Subject: CIP Information

As you prepare to rank the projects that have been put forward in the CIP for FY22 I wanted to share some information that may be useful.

Fluvanna County Schools have received some funds that will be used towards two of the projects they have submitted. They are not removing these projects from their request as they will still need additional funding to complete. Utilizing funds from both the County and CARES they have purchased/will be purchasing five new school buses. In addition the County has given them \$200,000 in carry over funds to be used to address some of the most pressing concerns at the Abrams Academy.

The County has elected to use CARES funds that were received to place Power Loads on both Ambulance 45 and Ambulance 49. This item will no longer need to be considered for funding. In addition Ambulance 554 was in an accident in October and they are still waiting to hear from the insurance company whether or not the ambulance is considered totaled or can be repaired. The insurance company's decision could affect the need for funding of this item.

If have any questions or concerns regarding the above information please do not hesitate to contact me. Representative from all departments that submitted requests should be available to answer any specific questions you have or explain the projects further.

Planning Commission CIP Rankings

The Planning Commission is being asked to rank projects in the CIP using a rating of 1 (High), 2 (Medium) or 3 (Low) as described below:

1.High

- Project is important to the current and continuing operations of the County.
- High importance to department, office or agency to expand/enhance services.

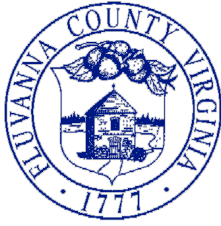
2. Medium

- County operations can continue, but some adverse impact could occur if not funded.
- Adds value to department, office or agency's services.

3. Low

- Project is not imminently necessary, but could become a higher priority in future.
- Long range objective, but not immediately necessary.

	A	B	C	D	E	F	G	H	I	K	L	M	N	O	P	Q	R	S
47	MRR List for planning purposes only. MRR projects will be considered by the Board of Supervisors on an individual basis, and approved projects will be funded from approved Capital Reserve Maintenance Funds.																	
48	MAINTENANCE, REPAIR, & RENOVATION (MRR) PLAN				FY2022-26		FY2022	FY2022 Proposed		FY2023 Plan		FY2024 Plan		FY2025 Plan		FY2026 Plan		FY22-26 Total
49	COUNTY							435,000	-	-	-	-	-	-	-	-	-	435,000
50	Security upgrade to county offices						30,000											30,000
51	Carysbrook Complex Exterior						55,000											55,000
52	Carysbrook Gym heat/cool						110,000											110,000
53	Community Center Exterior						45,000											45,000
54	Landfill upgrade						30,000											30,000
55	Utilities building upgrade						75,000											75,000
56	Misc. Painting						30,000											30,000
57	HVAC Upgrades						60,000											60,000
58	SCHOOLS							250,000	-	250,000	-	250,000	-	250,000	-	250,000	-	1,250,000
59	Safety and Security Cycle						25,000			25,000		25,000		25,000		25,000		125,000
60	Floor Covering Cycle						25,000			25,000		25,000		25,000		25,000		125,000
61	Building Paining Cycle						25,000			25,000		25,000		25,000		25,000		125,000
62	Asphalt/Pavement Repair, and Markings						25,000			25,000		25,000		25,000		25,000		125,000
63	Fence Repairs & Replacement						25,000			25,000		25,000		25,000		25,000		125,000
64	HVAC, Electrical, Plumbing						50,000			50,000		50,000		50,000		50,000		250,000
65	Sidewalks, Steps & Wall Repair						25,000			25,000		25,000		25,000		25,000		125,000
66	Bus Motors & Fleet Repairs						25,000			25,000		25,000		25,000		25,000		125,000
67	Custodial Equipment						25,000			25,000		25,000		25,000		25,000		125,000



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: SUB 20:37 Village Oaks – Phase IV
Tax Maps: Tax Map 9 Section 14 Parcels 1-6

From: Douglas Miles, AICP, CZA
District: Palmyra
Date: December 8, 2020

General Information: This Sketch Plan request is scheduled to be heard by the Planning Commission on Tuesday, December 8, 2020 at 7:00 p.m. in the Fluvanna County Library meeting room.

Proposed Name: Village Oaks Subdivision – Phase IV (Archer Tract)

Applicant: Southern Development

Owner: Sycamore Square LLC (Southern Development)

Representative: Keith Lancaster, Southern Development

Requested Action: Approval of a sketch plan request for an R-3, Residential Planned Community with proffered conditions subdivision lots layout. The applicant is proposing to record 29 building lots on 13.7 acres as a part of the existing Village Oaks development for 29 new homes.

Location: The property is located along Lake Monticello Road (Route 618) at the intersection with River Run Drive and it is located in the Palmyra District.

Existing Zoning: R-3, Residential Planned Community (RPC) with proffers

Existing Land Use: Vacant/undeveloped land

Adjacent Land Uses: Adjacent properties are zoned A-1 and R-3, Residential, Planned Community and either contain a single-family dwelling or is vacant.

Comprehensive Plan: Rivanna Community Planning Area

Zoning History: On October 21, 2020 the Board of Supervisors approved a rezoning request from A-1 to R-3 with proffered conditions on 13.7 acres in conjunction with an Amendment of the Village Oaks Residential Planned Community (RPC) master plan case to increase the number of permitted site entrances from three (3) to four (4) entrances along Lake Monticello Road.

2015 Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population. According to this chapter, the area is traditionally neighborhood residential, with primarily single-family detached dwellings. Surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth and the applicant has been consistently providing for that.

In previous studies for this area, residents identified several priorities which included to provide housing choices for a variety of age groups and income levels, appropriate to the area. The Rivanna Community Planning Area is the most developed planning area in the county and it contains a mixture of residential and commercial uses, mainly found in the Lake Monticello development community that recently celebrated fifty years as a community.

Technical Review Committee:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, November 12, 2020 with Keith Lancaster, Southern Development and with Clint Shifflett, Timmons Group, the civil engineering firm that has prepared the Sketch Plan layout:

1. Terry Blankenship, PE, Aqua Virginia, discussed with Clint Shifflett, PE the proposed looped water system that would be serving the proposed 29 single-family lots which would be located at Lot 29 and connecting into the existing Village Oaks subdivision development for water service. There is an existing six (6) inch line in Phase III and sewer capacity is adequate to serve the proposed lots and the civil engineer stated that grinder pumps may be needed in the proposed cul-de-sac lots.
2. Richie Constantino, Lake Monticello Fire Chief, indicated that the proposed road width of twenty-four (24) feet is adequate to serve their fire apparatus and he and Mike Brent both discussed the recommended locations for fire hydrants at Lot 8 and Lot 18 and installing them with national standard threads for fire hose connections. The fire flow amount on the six (6) inch line seemed to be adequate and would work with the developer as they have been doing in the existing Village Oaks development. The twenty (20) foot emergency access easement area should not be used for site construction vehicle parking or storage.
3. Douglas Miles, Community Development Director, indicated that the pedestrian sidewalk system should be designed and comply with the VDOT SSAR standards for acceptance into the VDOT secondary road system. *Note: Village Oaks had been approved for sidewalks on one side of the road under the original 2005 R-3 RPC master plan layout.* Street Trees would be installed as part of the original master plan to match the street trees being utilized in Village Oaks Section III and to meet the VDOT SSAR road standards.

Sketch Plan Analysis:

The proposed Sketch Plan illustrates site access to Village Oaks Phase IV from Lake Monticello Road through an existing, approved VDOT entrance for the existing Archer Tract. Village Oaks currently contains three (3) entrances onto Lake Monticello Road (Route 618) including River Run Drive which is designated for emergency access. Phase IV will result in the fourth site entrance.

The R-3, Residential Planned Community (RPC) District is intended to permit compact village-style residential development and associated community-mixed uses, open space and creative design techniques in accordance with the approved master plan. Southern Development is keeping with the approved 2005 Master Plan with the proposed Sketch Plan for the 29 new residential lots.

Conclusion:

The proposed Sketch Plan has been prepared in conformance with the 2020 Zoning Case proffered conditions, most importantly with the original 2005 Village Oaks Master Plan and the R-3, Residential Planned Community (RPC) Zoning District requirements for new residential homes.

Recommended Conditions:

If approved, staff recommends the following conditions:

1. Prior to final plat approval, meeting all VDOT requirements;
2. Prior to final plat approval, meeting all Aqua Virginia requirements.
3. Prior to Preliminary plat review, site development plan approval.
4. Preliminary and final subdivision plat review and approval.
5. Village Oaks Residential Planned Community master plan compliance.

Suggested Motion:

I move that the Planning Commission approve SUB 20-37, Village Oaks – Phase IV Sketch Plan, a request for twenty-nine (29) residential lots on Tax Maps 9 Section 14 Parcels 1-6 and subject to the five (5) conditions listed in the staff report.

Attachments:

Village Oaks Phase IV Application
Village Oaks Phase IV Sketch Plan
Fluvanna County Existing Zoning Map

Copy: Keith Lancaster, Southern Development – klancaster@southern-development.com



COMMONWEALTH OF VIRGINIA COUNTY OF FLUVANNA Subdivision Application

Owner of Record:

Sycamore Square LLC

E911 Address: 142 South Pantops Drive

Phone: 434-245-0894 Fax: 434-245-0895

Email: klancaster@southern-development.com

Tax Map and Parcel(s): 9-14-1,2,3,4,5,6

Acreage: 13.65 Zoning: R3 Number of Lots: _____

Surveyor: Timmons Group

Subdivision Name: Village Oaks Phase 4

E911 Address of Parcel: _____

Description of Property: Rt. 618 + River Run Drive

Applicant of Record:

Southern Development

E911 Address: 142 S. Pantops Drive

Phone: 434-245-0894 Fax: 434-245-0895

Email: klancaster@southern-development.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: _____

Deed Book Reference: PB958, pg 514 PK3, pg 218 + 219
Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Please check appropriate box:

RECEIVED

11/17/02 2020

**Fluvanna County
Planning Dept**

Type	Forms Required
<input type="checkbox"/> Minor - 2-5 Lots	Sketch Plan Checklist Preliminary Subdivision Checklist Final Subdivision Checklist
<input checked="" type="checkbox"/> Major - 6+ Lots	Sketch Plan Checklist Preliminary Subdivision Checklist Final Subdivision Checklist

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.

Keith Lancaster

Applicant Name (Please Print)

Applicant Signature

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

OFFICE USE ONLY

Date Received: 11/2/2020	Fee Paid:	Application #: SUB 20:0031
Election District: Palmyra	Planning Area: Rivanna Community	Number of Lots:
Minor (2-5 Lots)	Major (6 or more Lots)	
\$ 500.00 + GIS Fee	\$1,000.00 + GIS Fee	Approval/Denial Date:
Resubmission of Preliminary or Final Plat: \$100.00		Approval/Denial Date:
GIS Fee: \$ 50.00 per lot (residue is considered a lot)		
Additional Fees Due at Time of Review		
Road Maintenance Agreement Review: \$200.00	Revisions: \$50.00	
Dedication Common Lands Document Review: \$200.00	Revisions: \$50.00	
Homeowner Association Document Review: \$200.00	Revisions: \$50.00	
Health Department Subdivision Review: \$250.00 + \$25.00 per lot	Existing System Review: \$50.00	
Street Sign Installation: \$200.00 Per Intersection		

FLUVANNA COUNTY, VIRGINIA

SUBDIVISION: SKETCH PLAN CHECKLIST

Developed from Fluvanna County Subdivision Ordinance

August 2012

This checklist must be completed and submitted when the sketch plan is submitted. Any subdivision submitted for review not accompanied by the completed checklist will be *promptly* returned to the submitter.

Project Name: VILLAGE OAKS PHASE IV

Subdivision Type: RESIDENTIAL (SINGLE FAMILY DETACHED)

Tax Map(s) and Parcel Number(s): 9-14-2

Individual and Firm Completing Checklist: JEREMY FOX-TIMMONS GROUP

Signature of Person Completing Checklist:

Date: 10/30/2020

Administration & Form

Number of Copies Required

- ☒ For minor subdivisions, three (3) folded copies of the sketch plan must be submitted for staff review.
- ☒ For major subdivisions, twenty (20) copies of the sketch plan must be submitted. After review by the Technical Review Committee (TRC), revisions and additional copies may be required [Sec. 19-3-2(b)].

Plan Form

- ☒ Sketch plans must be drawn with black or blue lines on white paper [Sec. 19-4-2].
- ☒ Each page shall be no larger than 42" wide x 30" high [Sec. 19-4-2].
- ☒ Sketch plans must be drawn to a scale of 1" = 50', 100', or 200', whichever is most convenient for the subject parcel [Sec. 19-4-2].

County Staff Only

Staff:

Date Received:

Date Reviewed:

Additional Notes:

Staff Review Only
Sketch Plan (Continued)

-
-
-
-

-
-

Sketch Plan Information [Sec. 19-4-3]

- [illegible]

Proposed Development [Sec. 19-4-4]

X Schematic layout indicating a general concept for land conservation and development.

- ☒ Proposed general street and lot layout.
- ☒ Proposed location of buildings, major structures, parking areas, driveways, and other improvements.
- ☒ General description of proposed method of water supply, sewage disposal, and stormwater management.

An applicant seeking approval of any cluster subdivision must submit a yield plan to determine the number of lots which could be developed on the subject property as a conventional subdivision.

Is the applicant seeking approval of a cluster subdivision?

- If yes, a yield plan must be submitted with the sketch plan, and shall be in similar detail to the sketch plan, together with any additional data which may be necessary. If a yield plan is required, the following provisions must be met:

- ☐ Density ☐ Road Frontage
 - ☐ Lot Size ☐ Yard Requirements
 - ☐ Building Setbacks

Staff Review Only
Sketch Plan (Continued)

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and is set against a dark background.

- Staff Review Only**
Sketch Plan (Continued)

Riparian Protection Areas [Sec. 19-7-7.1] SEE NOTES #6 & #7

☒ The riparian protection area shall be at least 50' wide along both sides of all intermittent streams, at least 75' wide along both sides of all perennial streams, and at least 100' wide along both sides of the Hardware River, Rivanna River, and James River.

- X** A building or structure which existed on August 1, 2012.

- ☒ On-site or regional stormwater management facilities and temporary erosion and sediment control measures.
- ☒ Water-dependent facilities; water wells; passive recreation areas, such as pedestrian trails and bicycle paths; historic preservation; archaeological activities, provided all applicable federal, state, and local permits are obtained.
- ☒ Stream crossings for roads, streets and driveways.

Modifications to the riparian protection area requirements may be granted by the Subdivision Agent in certain instances.

Landscape Preservation Buffers [Sec. 19-8-10]

All reverse frontage lots within all zoning districts shall provide a landscape preservation buffer along all interstate, arterial, and collector roads and all scenic byways, as designated by the Virginia Department of Transportation.

- ☒ The minimum width of landscape preservation buffers shall be forty feet (40') measured from the edge of the existing or reserved right-of-way. Along all scenic byways, the landscaped buffer shall be no less than one-hundred feet (100') in width.
- ☒ The preservation of existing trees and shrubs within the required landscape preservation buffers shall be maximized to provide continuity and improved screening. All trees located within the buffer shall be retained, unless removal is necessary to accommodate utilities that run generally perpendicular to the buffer. Where necessary, the buffer shall be supplemented with a combination of trees and shrubs, both evergreen and deciduous. Berms constructed within the landscape preservation buffer shall be no taller than five feet (5') in height; have a slope no steeper than 2:1; disturb as little existing vegetation as possible; and have a non-linear, undulating form.

- ☒ The preservation of existing trees and shrubs within the required landscape preservation buffers shall be maximized to provide continuity and improved screening. All trees located within the buffer shall be retained, unless removal is necessary to accommodate utilities that run generally perpendicular to the buffer. Where necessary, the buffer shall be supplemented with a combination of trees and shrubs, both evergreen and deciduous. Berms constructed within the landscape preservation buffer shall be no taller than five feet (5') in height; have a slope no steeper than 2:1; disturb as little existing vegetation as possible; and have a non-linear, undulating form.

Modifications to the landscape preservation buffer requirements may be granted by the Subdivision Agent in certain instances.

SEE NOTES ON COVER SHEET

- ☒ Determine if the property is within an Agricultural & Forest District (AFD)
- ☒ Determine if there are any legal restrictions on the property, such as covenants and/or deed restrictions.

- X** Determine if there are any legal restrictions on the property, such as covenants and/or deed restrictions.

Staff Review Only
Sketch Plan (Continued)

[illegible]

VILLAGE OAKS PHASE IV SUBDIVISION

SKETCH PLAN

COUNTY OF FLUVANNA, VIRGINIA

11/02/2020

SITE DATA:

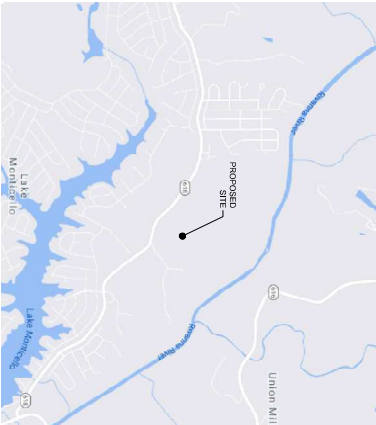
TAX MAP PARCEL: PFM440
STONEMORE SQUARE LLC
ZONING: R-3
DB SM PG 28
MASTER PLAN DISTRICT: QUINNOMAH
PROJECT AREA: 13.8 ACRES
SOURCE OF BOUNDARY AND TOPOGRAPHY: HODOLASH, GALE & ASSOC., INC.
88 SECOND ST, SUITE 201
608 PRESTON AVENUE, SUITE 200
CHARLOTTEVILLE, VA 22903
(644) 977-0295

DATE: 11/02/2020
HORIZONTAL BASED ON NAD83
VERTICAL BASED ON NAVD 83

BUILDING SETBACKS: FRONT 10 FT
REAR 10 FT
SIDE 5 FT

PROPOSED USES: 25 SINGLE FAMILY DETACHED UNITS
MAXIMUM GROSS DENSITY ALLOWED: 2.8 D.U. / ACRE, (R-3 ZONING)
GROSS DENSITY PROVIDED: 29 LOTS / 13.8 ACRES = 2.1 D.U. / ACRE
PARKING: ALL PARKING SHALL BE LOCATED OFF STREET IN DRIVEWAYS AND GARAGES.
THIS PARCEL IS NOT LOCATED WITHIN AN AGRICULTURAL & FOREST DISTRICT (A-FD).
THERE ARE NO KNOWN LEGAL RESTRICTIONS ON THE PROPERTY.

Sheet Index	
Sheet Number	Sheet Title
C1.0	COVER
	SUBDIVISION
TOTAL: 2 SHEETS	



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPER:
SOUTHERN DEVELOPMENT HOMES
142 PANTOPS DR.
CHARLOTTEVILLE, VA 22911
CONTACT: KEITH LANCASTER
TELEPHONE: (434) 245-0894X106
EMAIL: KLANCASTER@SOUTHERN-DEVELOPMENT.COM

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVE, SUITE 200
CHARLOTTEVILLE, VA 22903
CONTACT: CLINT SHIFFLETT, PE
TELEPHONE: (434) 295-5624
EMAIL: CLINT.SHIFFLETT@TIMMONS.COM

PROFFER STATEMENT FOR ZMP 20.01 & ZMP 20.02:

WITH REFERENCE TO THE APPROVED RECORDING FOR ASHLEY VILLAGE PHASE 4), THE FOLLOWING PROFFERS FROM VILLAGE OAKS SHALL APPLY:

1. ACCESS TO THE PROPERTY FROM THE MAIN GATE SHALL BE LIMITED TO 100 FEET FROM THE MAIN GATE. THE PROPOSED DRIVEWAY SHALL BE LIMITED BY DESIGN TO 100 FEET FROM THE MAIN GATE. THE PROPOSED DRIVEWAY SHALL BE LIMITED BY DESIGN TO 100 FEET FROM THE MAIN GATE.
2. BETWEEN RIVER RUN DRIVE AND THE PROPOSED DRIVEWAY, THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY. THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY.
3. THE PROPOSED DRIVEWAY SHALL BE 20 FEET WIDE, MEASURED FROM THE PROPOSED DRIVEWAY. THE PROPOSED DRIVEWAY SHALL BE 20 FEET WIDE, MEASURED FROM THE PROPOSED DRIVEWAY.
4. BETWEEN THE PROPOSED DRIVEWAY AND THE PROPOSED DRIVEWAY, THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY. THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY.
5. ALONG RIVER RUN DRIVE, THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY. THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY.
6. ALONG THE PROPOSED DRIVEWAY, THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY. THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY.
7. PRESERVATION AREAS, WITH MINIMUM DISTANCE, SHALL BE ALONG THE PROPOSED DRIVEWAY. PRESERVATION AREAS, WITH MINIMUM DISTANCE, SHALL BE ALONG THE PROPOSED DRIVEWAY.
8. A MINIMUM OF 35% OF THE HOUSING SHALL BE DESIGNED WITH AT LEAST ONE BEDROOM ON THE FIRST FLOOR. SUCH THAT ALL TYPICAL LIVING FUNCTIONS CAN BE ACCOMMODATED ON THE FIRST FLOOR OF THE HOME.
9. THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY. THERE SHALL BE A MINIMUM BUILDING SETBACK OF 125 FEET, MEASURED FROM THE PROPOSED DRIVEWAY.
10. THE PROPOSED DRIVEWAY SHALL BE 20 FEET WIDE, MEASURED FROM THE PROPOSED DRIVEWAY. THE PROPOSED DRIVEWAY SHALL BE 20 FEET WIDE, MEASURED FROM THE PROPOSED DRIVEWAY.
11. CONSTRUCTION SHALL NOT BEGIN UNTIL PUBLIC WATER AND SEWER IS AVAILABLE.
12. PUBLIC WATER SHALL PROVIDE ADEQUATE PRESSURE.
13. ONCE STORMWATER MANAGEMENT SHALL BE DESIGNED IN CONSULTATION WITH THE THOMAS JEFFERSON SOIL AND WATER CONSERVATION DISTRICT, THE PROPOSED DRIVEWAY SHALL BE 20 FEET WIDE, MEASURED FROM THE PROPOSED DRIVEWAY.
14. THE PROPOSED DRIVEWAY SHALL BE 20 FEET WIDE, MEASURED FROM THE PROPOSED DRIVEWAY. THE PROPOSED DRIVEWAY SHALL BE 20 FEET WIDE, MEASURED FROM THE PROPOSED DRIVEWAY.
15. THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED AT THE ENTRANCE OF THE PROPOSED DRIVEWAY. THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED AT THE ENTRANCE OF THE PROPOSED DRIVEWAY.
16. ALL IMPROVEMENTS REFERENCED IN THIS STATEMENT SHALL BE CONSTRUCTED PRIOR TO THE START OF CONSTRUCTION. ALL IMPROVEMENTS REFERENCED IN THIS STATEMENT SHALL BE CONSTRUCTED PRIOR TO THE START OF CONSTRUCTION.
17. A COMPLETE COPY OF A COMPREHENSIVE TRAFFIC ANALYSIS OF THE LAKE MONTICELLO AREA OF FLUVANNA COUNTY, VIRGINIA, SHALL BE PROVIDED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FOR REVIEW AND APPROVAL. A COMPLETE COPY OF A COMPREHENSIVE TRAFFIC ANALYSIS OF THE LAKE MONTICELLO AREA OF FLUVANNA COUNTY, VIRGINIA, SHALL BE PROVIDED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FOR REVIEW AND APPROVAL.
18. FUTURE TRAFFIC IMPROVEMENT DESIGN IN THE LAKE MONTICELLO AREA PAVEMENT SHALL OCCUR IN CONJUNCTION WITH THE FIRST RESIDENTIAL BUILDING PERMIT.

TIMMONS GROUP

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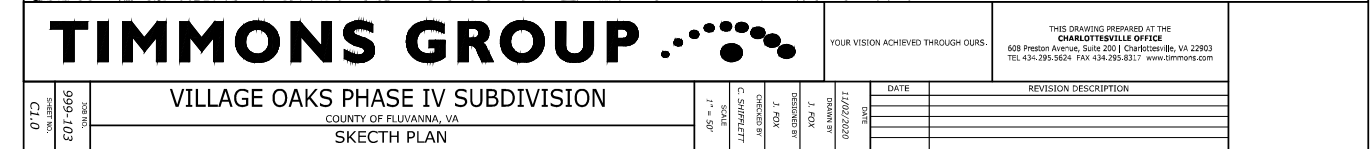
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REVISION DESCRIPTION

DATE	DESCRIPTION
11/02/2020	DESIGNED BY J. FOX
	CHECKED BY C. SHIFFLETT
	SCALE 1" = 2,000'

VILLAGE OAKS PHASE IV SUBDIVISION
COUNTY OF FLUVANNA, VA
COVER

999-103
SHEET NO.
C1.0



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