

FLUVANNA COUNTY PLANNING COMMISSION

WORK SESSION AND REGULAR MEETING AGENDA

Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963

March 9, 2021

6:00 pm Work Session

7:00 pm Regular Meeting

TAB AGENDA ITEMS

WORK SESSION

A – Call to Order, Pledge of Allegiance to the Flag and Moment of Silence

B – Public Comments (Limited to 5 minutes per speaker)

C – WORK SESSION – 2040 Fluvanna County Comprehensive Plan Series

American Planning Association – Age Friendly Rural Planning in Fluvanna County

REGULAR MEETING

1 – Call to Order, Pledge of Allegiance to the Flag and Moment of Silence

2 – Community Development Director’s Report – Douglas Miles, AICP, CZA

3 – PUBLIC COMMENTS #1 (Limited to 5 minutes per speaker, not for the scheduled Public Hearings)

4 – Approval of Draft February 9, 2021 Minutes

5 – PUBLIC HEARINGS:

SUP 20:03 Steven L. & Codie C. Peters – A Special Use Permit request in the R-3, Residential, Planned Community District to permit both car wash and gas station uses with respect to 60.9 +/- acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 21:01 Christian & Associates Excavating – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business District on 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

SUP 21:01 Christian & Associates Excavating – A Special Use Permit request in the B-1, Business, General District to permit a contractor’s storage yard with respect to 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

SUP 20:04 Cunningham Solar, LLC – A request for a Special Use Permit in the A-1, Agricultural, General District to construct a utility, major use (solar energy facility) on 62.4 +/- acres, Tax Map 18, Section A, Parcel 44. The property is located on the east side of South Boston Road (SR 600), approximately 0.2 miles north of its intersection with Thomas Jefferson Parkway (Route 53). The subject parcel is within the Rivanna Community Planning Area and the Fork Union and Palmyra Election Districts.

6 – Presentations: None

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*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.*

7 – Site Development Plans: None

8 – Subdivisions: SUB 20:33 Ballinger Bluffs Rural Cluster Sketch Plan

9 – UNFINISHED BUSINESS:

SUP 20:02 Quigley Properties LLC – A request for a Special Use Permit to construct a central sewer system / utilities, major for a rural cluster subdivision in an A-1 district, with respect to 48.4 +/- acres of Tax Map 31, Section A, Parcel 41 and Tax Map 31, Section 1, Parcel A. The properties are located along Courthouse Road, and 0.6 miles east of its intersection with Georges Mills Road and Stoneleigh Road. The parcels are zoned A-1, Agricultural, General and are located within the Rural Residential and Rural Preservation Planning Areas and the Columbia Election District.

10 – New Business: None

11 – PUBLIC COMMENTS #2 (Limited to 5 minutes per speaker)

12 – Adjournment

Douglas Miles

Community Development Director Review

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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

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Fax (434) 591-1911
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To: Fluvanna County Planning Commission Members

From: Douglas Miles, Community Development Director

Date: March 9, 2021

Subject: Community Development Director's Report

February 11, 2021 – Technical Review Committee (TRC) Meeting

SUP 20:04 Cunningham Solar, LLC - A request for a Special Use Permit in the A-1, Agricultural, General District to construct a utility, major use (solar energy facility) on 62.4 +/- acres, Tax Map 18 Section A Parcel 44. The property is located on the east side of South Boston Road (SR 600) approximately 0.2 miles north of its intersection with Thomas Jefferson Parkway (Route 53). The subject parcel is within the Rivanna Community Planning Area and the Fork Union and Palmyra Election Districts.

This is a request by Sun Tribe Solar – Charlottesville to construct a five (5) megawatt (MW) photovoltaic (PV) solar energy facility directly adjacent to the Central Virginia Electric Cooperative (CVEC) Cunningham substation. Sun Tribe Solar will enter into a power purchase agreement with CVEC to produce energy to then be purchased and supplied to CVEC customers.

A Neighborhood Meeting was conducted virtually on Thursday, February 25th at 6:00 pm by the Sun Tribe Development Team, they presented the 5 MW solar energy facility request to the adjacent property owners online and answered site development questions relative to site access and screening.

Additional Neighborhood Meetings – February 25, 2021:

SUP 20:03 Peters-Colonial Circle Car Wash and Gas Station Requests

A Neighborhood Meeting was conducted virtually by Shimp Engineering on behalf of the developer for a proposed 4,500 square foot convenience store as a permitted land use in the R-3, Residential Planned Community (RPC) District. A Special Use Permit (SUP) is required for both a car wash and gas station in this district due to their higher commercial traffic patterns.

Specific questions were raised about pedestrian access from Effort Baptist Church using the new roundabout crosswalks and the extended sidewalks. Effort Baptist was in support of the Colonial Circle R-3, Residential Planned Community (RPC) request to construct a new retail foodmart with gasoline sales and automated car wash facility. Effort Baptist Church has a JAUNT Shuttle stop and a Park and Ride location within the church's parking lot.

ZMP 21:01 and SUP 21:01 Christian & Associates Excavating

A Neighborhood Meeting was conducted virtually by Shimp Engineering on behalf of the business owner for a contractor's storage yard to be permitted on a 14 acre parcel by conditionally rezoning the site to B-1 with an SUP.

The property was previously approved for a VDOT entrance and the site owner currently resides behind the property and will locate his business on Lake Monticello Road and will be properly screened from view on the road.

An adjacent property owner located across Lake Monticello Road from the site contacted me prior to this Neighborhood Meeting to indicate that she was in support of these requests to allow for a Fluvanna-based business.

February 11, 2021 Transportation Subcommittee (TS) Meeting:

Bethel Kefyalew, VDOT – Louisa Residency provided an update on VDOT intersection analysis of specific Route 15 and Route 53 intersections with additional comments provided by Chief Abbott, LMOA and by Major Wells.

Route 53: Ruritan Lake Road has site distance and banking issues due to the curvature of the intersection and has traffic delays during peak periods; Monish Road – LMOA Tufton Gate has experienced fifteen (15) crashes in two years due to this road being hidden and is sloped down into Route 53.

Route 15: Union Mills Road has road grade issues and the lack of a right turn lane towards Lake Monticello with a majority of lake traffic utilizing it; Troy Road has road grade issues with the lack of a left turn lane towards Zion Crossroads and Route 250 towards Charlottesville and it was a 2018 VDOT Smart Scale project, was not funded but scored on safety measures.

Community Development Director - February 22nd Training:

The Impact of Masonry Products in Promoting Sustainable Communities – APA Virginia webinar on the importance of brick homes and commercial buildings providing quality architectural building techniques and energy efficiencies; how new commercial village areas can be of quality design.

Zion Crossroads Corridor Plan - February 25th Stakeholders Meeting:

The Thomas Jefferson PDC staff and VDOT Planning Manager provided a status update through Kittelson and Associates who has completed Phase II transportation planning analysis of the Route 15 & 250 intersections. A good portion of the meeting time was spent discussing the Louisa County intersections on US 15 around and just north of the I-64 DDI interchange.

They are unsure at this time on how to solve the crossover traffic issues at the fast food restaurants and convenience store on US 15 prior to the I-64 interchange with the VDOT median and none of the existing roads line up.

A follow-up meeting will be conducted with Fluvanna County staff and the TJ PDC staff to specifically discuss our Route 250 Corridor intersections based upon the Phase II transportation planning analysis of these areas.

The meeting will provide for additional transportation planning to occur on 250 to take advantage of the recently awarded VDOT Smartscale funding at Troy Road and Route 250 across from Zion Station Industrial Park for the roundabout design with an estimated amount of \$9.4 million dollars.

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 – 123 Sites)

Compliance with Tenaska Virginia Sound Levels 02/17/2021

Signs Removed From Public Rights-Of-Way (Total – 31)

Placed and removed "Public Hearing Signs" as needed

Deliver packets to BOS, PC Members

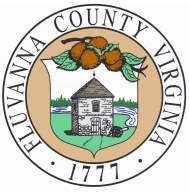
Planning / Zoning site plan evaluations for form (FEBRUARY 2021)

SUB 21:01, TM: 38-(A)-54 & 52, The Haislip Property - Family Division

ZUP 19:05, TM: 11-(A)-20, T Mobile Wireless

Planning / Zoning materials to VDOT Louisa Residency (FEBRUARY 2021)

One Trip



TRANSACTIONS BY USER REPORT (02/01/2021 TO 02/28/2021) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
BSP21:0002					
INV-00002588	Boundary/Physical Survey, Easement, Correction	02/23/2021	Fee Payment	Check #23924	\$50.00
SUB21:0004					
INV-00002556	Subdivision: GIS Fee (per lot)	02/04/2021	Fee Payment	Check #2553	\$250.00
	Subdivision: Minor	02/04/2021	Fee Payment	Check #2553	\$500.00
SUB21:0005					
INV-00002555	Subdivision: GIS Fee (per lot)	02/04/2021	Fee Payment	Check #2553	\$250.00
	Subdivision: Minor	02/04/2021	Fee Payment	Check #2553	\$500.00
SUB21:0006					
INV-00002554	Subdivision: GIS Fee (per lot)	02/04/2021	Fee Payment	Check #2553	\$250.00
	Subdivision: Minor	02/04/2021	Fee Payment	Check #2553	\$500.00
SUB21:0007					
INV-00002589	Subdivision: GIS Fee (per lot)	02/23/2021	Fee Payment	Check #4631	\$100.00
	Subdivision: Minor	02/23/2021	Fee Payment	Check #4631	\$500.00
SUP21:0001					
INV-00002550	Special Use Permit	02/02/2021	Fee Payment	Check #5456	\$800.00
ZMP21:0001					
INV-00002549	Rezoning	02/02/2021	Fee Payment	Check #5455	\$1,000.00
	Sign Deposit for Public Hearing	02/02/2021	Fee Payment	Check #5457	\$90.00
VALENCIA PORTER				TOTAL CHECK:	\$4,790.00
				NET TOTAL:	\$4,790.00
GRAND TOTALS				TOTAL CHECK:	\$4,790.00
				NET TOTAL:	\$4,790.00

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963**

**February 9, 2021
7:00 pm (Virtual Meeting)**

MEMBERS PRESENT:

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

STAFF PRESENT:

Douglas Miles, Community Development Director
Jason Overstreet, Senior Planner
Fred Payne, County Attorney
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)*

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

At 7:00 pm, Chair Bibb called the February 9, 2021 Planning Commission Meeting to order, led in the Pledge of Allegiance and then conducted a Moment of Silence.

2. UNFINISHED BUSINESS FROM THE PLANNING COMMISSION’S ORGANIZATIONAL MEETING

Mr. Miles: he presented the proposed changes to the 2020 By-Laws that had included certain pronouns, text from County Planner to Community Development Director and Public speaking time limits from three (3) minutes to five (5) minutes now matching with the Board time limits.

MOTION:	Adoption of the Planning Commission By-Laws and Rules of Procedures				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:				Second	Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Adopted				

3. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT – Douglas Miles:

January 14, 2021 – Technical Review Committee (TRC) Meeting

SUP 20:03 Steven L. & Codie C. Peters – A Special Use Permit request in the R-3, Residential, Planned Community District to permit both car wash and gas station uses with respect to 60.9 +/- acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

ZMP 20:01 Christian & Associates Excavating – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business District on 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

SUP 20:01 Christian & Associates Excavating – A Special Use Permit request in the B-1, Business, General District to permit a contractor's storage yard with respect to 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

January 14, 2021 – Transportation Subcommittee (TS) Meeting

Colonial Circle Final Master Plan – A review of the final master plan that has been submitted by the Peters with Fluvanna County Planning and VDOT – Louisa Residency Staff members in conjunction with the 2040 Comprehensive Plan Transportation Subcommittee members. There will be a Countywide and Lake Monticello traffic discussion of intersections and existing vehicle crash data for all potential intersection area improvements.

January 19, 2021 – Rural Transportation Technical Committee Meeting

The VDOT Smart Scale – Round 4 Applications recommended funding scores were announced within the VDOT – Culpeper District by Chuck Proctor – VDOT Planning Manager at the TJ PDC Rural Tech meeting. Fluvanna County and Orange County were awarded VDOT funding for new Roundabout locations as the only two rural localities in the Culpeper District to receive funding and that included Greene, Louisa and Nelson Counties.

Fluvanna County: Troy Road (SR 631) and Route 250 / \$9.4 Million Project

Orange County: SR 231 & High Street in Gordonsville / \$7.8 Million Project

Fluvanna County's high scoring transportation planning efforts will be very important in our 2040 Comprehensive Plan. As future VDOT Smart Scale reviewer scores will be based upon our Transportation Chapter text containing our recommended transportation improvements. This new VDOT roundabout is located in the Zion Crossroads Community Planning Area (CPA) and for higher scoring VDOT considers urban development areas like our CPA as the best way to plan for transportation improvements within all Virginia localities.

2021 Land Use Application Submittals / Upcoming Neighborhood Meetings

Colonial Circle Master Plan: Retail Foodmart with Gas Sales & Car Wash Special Use Permit (SUP)

Request as the first commercial outparcel use in the R-3, Residential Planned Community (RPC) on Routes 53 & 618.

Christian + Associates Excavating Conditional Rezoning B-1 Request and associated Special Use Permit (SUP) request for a contractor’s shop and storage yard request on Lake Monticello Road and west of River Run Road

CVEC / Sun Tribe Solar – Cunningham solar energy facility SUP request located on the east side of South Boston Road and is next to the existing CVEC substation which will work together in creating new clean energy

Vice Chair Murray-Key: she stated in reference to the Transportation planning update is it only to address vehicles that are going up and down the road or is there an extensive plan to look at the transportation planning efforts such as JAUNT shuttles and similar transportation options.

Mr. Miles: he stated there is a shift in focus regionally towards transportation options due to the pandemic just like we worked on for regional housing in 2019. Sandy Shackelford, TJ PDC Planning and Transportation Director called me today and discussed how both CAT and JAUNT have combined efforts to better appropriate their transportation funding. Charlottesville has been turning their funds towards community centers since people are not riding the shuttles. You may remember that a year ago CAT and JAUNT merged their bus pass system for efficiency. The Park and Ride lots have also seen a big decrease because folks do not want to ride together. Yet, the Zion Crossroads Park and Ride / JAUNT Shuttle stop is still used rather frequently now.

Vice Chair Murray-Key: she stated that they are having a strategy meeting this Friday with the TJ PDC staff as we continue to work with Greene and every other locality in moving forward with different options within the Charlottesville Region.

Mr. Miles: he stated that since you mentioned Greene County it has reminded me of a recent comment by Jim Frydl, Greene County Planning Director during our last Rural Transportation meeting. He indicated that portions of both Greene and Fluvanna County may end up within the Charlottesville MPO following the final numbers that come out in the 2020 Census Report.

4. PUBLIC COMMENTS #1

At 7:22 pm, Chair Bibb opened the first round of Public Comments. With no one coming online or on the phone line wishing to speak, Chair Bibb closed the first round of Public Comments at 7:23 pm.

5. MINUTES:

MOTION:	Planning Commission Minutes of December 8, 2020				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

MOTION:	Planning Commission Minutes of January 12, 2021				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0 Approved				

Mr. Johnson: stated that he noticed in these minutes that Mr. Miller had stated he started working with Bob Long in 1998. His name is Bob Lum, is that something that we can correct?

Chair Bibb: he stated is that something we could change and still approve these minutes?

Mr. Miles: Yes, that is a clerical and proper name typographical error.

Vice Chair Murray–Key: stated that in the January 12th minutes, she wanted it noted that when she was talking about the Thomas Jefferson Planning District Commission and what she was doing while serving there on behalf of Fluvanna County. Valencia Porter had made the corrections already and it is not reflected here. She just wanted to bring that to the attention of the Planning Commission that it was included in these minutes for approval.

6. PUBLIC HEARINGS

None

7. PRESENTATIONS:

None

8. SITE DEVELOPMENT PLANS:

None

9. SUBDIVISIONS:

None

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

None

12. PUBLIC COMMENTS #2:

At 7:25 pm, Chair Bibb opened the second round of Public Comments. With no one coming forward online, or on the phone line wishing to speak, Chair Bibb closed the Public Comments at 7:26 pm.

Vice Chair Murray-Key: she stated that she wanted to make a general announcement to make it known that anyone can visit the TJ PDC website for possible rent and mortgage relief assistance. The telephone number is (703) 962-1884 and it is the first pop-up screen on their own website.

Mr. Johnson: stated could you repeat the phone number as I have several renters in the County.

13. ADJOURNMENT:

Chair Bibb adjourned the Planning Commission meeting of February 9, 2021 at 7:30 pm.

Minutes recorded by Valencia Porter, Administrative Program Specialist.

Barry A. Bibb, Chair
Fluvanna County Planning Commission

DRAFT



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: SUP for Contractor's Storage Yard

From: Douglas Miles, AICP, CZA
District: Palmyra Election District

General Information:

This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, March 9, 2021 at 7:00 pm at the Fluvanna County Library.

Applicant:

Steven L. & Codie C. Peters

Representative:

Shimp Engineering / Justin Shimp, PE

Requested Action:

SUP 20:03 Steven L. & Codie C. Peters – A Special Use Permit request in the R-3, Residential Planned Community District to permit both car wash and gas station uses with respect to 60.9 +/- acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

Existing Zoning:

R-3, Residential Planned Community District with conditions

Existing Land Use:

Vacant

Planning Area:

Rivanna Community Planning Area / Neighborhood Mixed-Use

Neighborhood Meeting:

A Neighborhood Meeting was conducted virtually by Shimp Engineering on behalf of the developer for a proposed 4,500 square foot convenience store as a permitted by right land use in the R-3, Residential Planned Community (RPC) District. A Special Use Permit (SUP) is required for both a car wash and gas station in this district due to their higher commercial traffic patterns for the uses.

Specific questions were raised about pedestrian access from Effort Baptist Church using the new roundabout crosswalks and the

extended sidewalks. Effort Baptist was in support of the Colonial Circle R-3, Residential Planned Community (RPC) request to construct a new retail foodmart with gasoline sales and automated car wash facility. Effort Baptist Church has a JAUNT Shuttle stop and a Park and Ride location within the church's parking lot.

Comprehensive Plan:

Land Use:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population and mainly in the Lake Monticello community. The Rivanna Community Planning Area is the most developed area in the county and it contains a mixture of residential and commercial uses. Medium and small commercial uses, along with office, civic and residential uses all combine to form a series of neotraditional developments that are interconnected with surrounding development at the Lake gate areas. The proposed request is located in the Neighborhood Mixed Use area which includes a mix of retail and office uses providing employment opportunities to the surrounding residents.

Analysis:

The proposed land use requests are classified as a car wash and gas station and are defined in the Zoning Ordinance as: Car Wash – facilities for the washing and cleaning of vehicles, including automatic and self-service car washes and Gas Station – any place of business for the storage, dispersal, sale or offering of fuels and oils for motor vehicles. Such uses may also include the retail sale of convenience items as a secondary activity which will be performed in the retail store.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance. First, the proposed use should not tend to change the character and established pattern of the area or community. The proposed car wash and gas sales will only further enhance the surrounding area as the first phase of the Colonial Circle Residential Planned Community development. There is a definite need for additional gasoline sales with the added opportunity to have a modern, automated car wash use to maintain your vehicles in the County.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use of or the value of neighboring property. The proposed car wash and gas sales will be companion uses to the 4,500 square foot retail foodmart. Fluvanna County currently does not have enough retail convenience food sales, gasoline sales and an automated car wash facility will only enhance the area by offering up a better consumer service in the Colonial Circle Residential Planned Community and serving the surrounding area.

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as limited service vehicle traffic entering and exiting the site, noise and whether the Zoning Ordinance

requirements will effectively mitigate any potential impacts. Please be advised that during the Neighborhood Meeting, held virtually on February 25th, that only a few comments were provided and they came from the immediate adjacent church complex that was in support of the Colonial Circle commercial development uses that will further enhance the surrounding community along with the completed VDOT roundabout with crosswalks and a sidewalk system.

Recommended Conditions:

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance shall be submitted for administrative approval.
2. The site shall be screened from view in accordance with the requirements of Section 22-24-7 of the Fluvanna County Zoning Ordinance.
3. Any lighting shall not be directed toward the adjacent properties and it shall comply with Article 25 Outdoor Lighting Control of the Fluvanna County Zoning Ordinance.
4. Any noise shall comply with Chapter 15.1 of the Fluvanna County, Virginia Code.
5. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
6. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
7. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommend Approval of SUP 21:01, a request to construct a contractor's storage yard on Tax Map 9, Section A, Parcel 12A, subject to the seven (7) conditions listed in the staff report.

Attachments:

Application and APO letter
Aerial Vicinity Map
Conceptual Plan



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

RECEIVED

NOV 30 2020

Fluvanna County Planning Dept

Owner of Record: Steven L. & Codie C. Peters Applicant of Record: Steven L. & Codie C. Peters

Address: 2390 Auburn Hill Farm, Charlottesville, VA 22902 Address: 2390 Auburn Hill Farm, Charlottesville, VA 22902

Phone: 434-990-7626 Fax: Phone: same as Fax:

Email: auburnhillfarm@earthlink.net Email: owner

Representative: Shimp Engineering

Address: 912 E High Street, Charlottesville, VA 22902

Phone: 434-227-5140 Fax:

Email: kelsey@shimp-engineering.com

Tax Map and Parcel(s) 8-A-A14A

Acres 60.93 Zoning R-3

Location of Parcel: Route 53/Route 618 intersection

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.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Deed Book and Page: 799-429

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Gas station and car wash

*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 20 OCTOBER 2020 Signature of Owner/Applicant:
Subscribed and sworn to before me this 2 day of October, 2020
Notary Public: Nicole Scro
My commission expires: 3/31/2022
Certification: Date: 10/2/2020

Handwritten signature and date



Table with columns for Office Use Only, Planning Commission, and Board of Supervisors. Rows include Date Received, PH Sign Deposit Received, Application #, Mailing Costs, and various fees.

**RECEIPT (REC-001693-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT**

BILLING CONTACT

Steven Peters
2390



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SUP20:0003	Special Use Permit	Fee Payment	Check #3073	\$800.00
			SUB TOTAL	\$800.00
			TOTAL	\$800.00



**Commonwealth of Virginia
County of Fluvanna
Public Hearing Sign Deposit**

Name: Steven L. & Codie C. Peters

Address: Intersection of Route 53/Route 618

City: Charlottesville

State: Virginia Zip Code: 22902

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

[Signature] Applicant Signature 2 Oct 2020 Date

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

OFFICE USE ONLY

Application #: BZA _____ : CPA _____ : SUP 20 : 03 ZMP _____ : ZTA _____ :

\$90 deposit paid per sign*: V#3074 Approximate date to be returned:

**RECEIPT (REC-001694-2020)
FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT**

BILLING CONTACT

Steven Peters
2390



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SUP20:0003	Sign Deposit for Public Hearing	Fee Payment	Check #3074	\$90.00
			SUB TOTAL	\$90.00
			TOTAL	\$90.00

RECEIVED

SHIMP ENGINEERING, P.C.
Design Focused Engineering

NOV 30 2020

**Fluvanna County
Planning Dept**

November 30, 2020

Douglas Miles, Director
Fluvanna County Planning and Zoning
132 Main Street
P.O. Box 540
Palmyra, VA22963

RE: Special Use Permit | Colonial Circle Car Wash and Gas Station

Dear Douglas,

Please find the initial submission of a special use permit request for a car wash and gas station at Colonial Circle for review. Included in this submission are:

1. 10 copies of the special use permit concept plan
2. Application form
3. Sign payment and special use permit fee payment

If you have any questions, please do not hesitate to contact me at kelsey@shimp-engineering.com or by phone at 434-227-5140. You can also contact Justin Shimp at Justin@shimp-engineering.com.

Best regards,

Kelsey Schlein
Planner
Shimp Engineering, P.C.

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

Gas station & car wash use. Site is currently vacant, unimproved land. New structures to be constructed.

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

To supplement the operations of a proposed by-right convenience market within the R-3 district.

PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

Landscaping and screening will comply with the Fluvanna County Zoning Ordinance. Stormwater management and erosion & sediment control measures will comply with all applicable local and state regulations. Any lighting will comply with applicable county regulations.

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

The proposed car wash and gas station would be advantageous to the County of Fluvanna because these uses would support the by-right convenience market operation and offer Fluvanna County residents a convenient business service on a heavily traveled commuter route. The proposed gas station and car wash is located within a designated growth area on a site designated for commercial development. Additionally, the car wash and gas station would generate local tax revenues.

PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application.
Remarks:

Commonwealth of Virginia
County of Fluvanna
Special Use Permit Checklist

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

Applicant must supply	Staff Checklist
Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
Ten (10) copies of a Site Plan for any expansion or new construction Include: <ul style="list-style-type: none"> • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • <i>Commercial and Industrial Development:</i> parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred) 	
Supporting photographs are not required, but suggested for evidence	

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content: <ul style="list-style-type: none"> • Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission. 	
Notification of the scheduled Public Hearing to the following: <ul style="list-style-type: none"> • Applicant • All adjacent property owners • Local Newspaper advertisement 	
Staff Report to include, but not be limited to: <ul style="list-style-type: none"> • General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community. 	

The Special Use Permit application fee is made payable to the **County of Fluvanna**.

Meetings for the processing of the application

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

Process:

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

Applicant or a representative must appear at the scheduled hearings.

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

Board Actions

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

With **approval**, the development may proceed.

If **denied**, an appeal to the Courts may be prescribed by law

No similar request for a Special Use Permit for the same use at the same site may be made within one year after the denial.



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MEMORANDUM

Date: March 1, 2021
From: Valencia Porter
To: Douglas Miles
Subject: SUP 20:03 Colonial Circle Car Wash APO Memo

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 9, 2021 Planning Commission meeting.



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NOTICE OF PUBLIC HEARING

March 1, 2021

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

RE: Public Hearing on SUP 20:03

Dear «Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Purpose: Planning Commission Public Hearing
Date: Tuesday, March 9, 2021
Time: 7:00 PM (Virtual Meeting)
Location: Fluvanna County Library

The applicant or applicant's representative will be available at the Planning Commission meeting for:

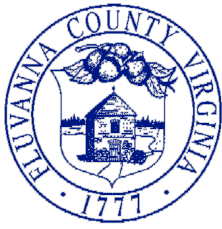
SUP 20:03 Steven L. & Cody Peters – A Special Use Permit request in the R-3, Residential Planned Community District to permit both car wash and gas station uses with respect to 60.9 +/- acres of Tax Map 8, Section A, Parcel A14A. The property is located on the northeast corner of the intersection of Thomas Jefferson Parkway (Route 53) and Lake Monticello Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

You are welcome to join online the public hearing and will have an opportunity to comment, if desired. The Planning Commission meeting is being held virtually due to the COVID-19 pandemic, instructions for participation in the Planning Commission public hearing will be available on the County's website <http://www.fluvannacounty.org> along with the Agenda and staff report. You can also contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the application or the public hearing, please contact me at 434.591.1910 or at dmiles@fluvannacounty.org for further information on this planning request.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission **From:** Douglas Miles, AICP, CZA
Request: B-1, General Business Zoning District **District:** Palmyra Election District

General Information: This Conditional Rezoning (ZMP) request is to be heard by the Planning Commission on Tuesday, March 9, 2021 at 7:00 pm at the Fluvanna County Library.

Owner/Applicant: Christian & Associates Excavating / Timothy Christian

Representative: Shimp Engineering / Justin Shimp, PE

Requested Action: **ZMP 20:01 Christian & Associates Excavating** – A Conditional Rezoning from A-1, Agricultural, General to the B-1, Business, General District on 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

Location: The property is located along the north line of Lake Monticello Road (Route 618) and west of River Run Drive and it is in the Palmyra Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: B-1, General Business Zoning District

Existing Land Use: Vacant

Comprehensive Plan: Rivanna Community Planning Area – Neighborhood Mixed Use

Neighborhood Meeting:

A virtual neighborhood meeting was held on February 25, 2021. There were no adjacent property owners in attendance but one did contact Planning earlier in the week to indicate that they were in support of the request to have a Fluvanna-based business to locate on Lake Monticello Road.

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 and mainly in the Lake Monticello community. The Rivanna Community Planning Area is the most developed area in the county and it contains a mixture of residential and commercial uses. Medium and small commercial uses, along with office, civic and residential uses all combine to form a series of neotraditional developments that are interconnected with surrounding development at the Lake gate areas. The proposed request is located in the Neighborhood Mixed Use area which includes a mix of retail and office uses providing employment opportunities to the surrounding residents.

The proposed B-1 zoning could contain professional and medical office uses, barber shops and beauty salons, churches, and other similar neighborhood mixed use type land uses. The applicant has proffered out higher B-1 land uses such as retail convenience stores and fast food restaurants. These land uses tend to be more obtrusive to surrounding residential uses and generate higher amounts of traffic beyond neighborhood land use types serving the surrounding neighborhoods.

Conclusion:

When reviewing this conditional rezoning application, the Planning Commission should take into consideration any potential adverse impacts that the development may have on the Lake Monticello area. Traffic will be an important consideration since the Rivanna CPA is the most populated planning area in the county. The proposed land uses will be properly screened from view and could provide additional employment to the surrounding residential homeowners to not have to commute greater distances to the larger employment centers outside of Fluvanna County.

Suggested Motion:

I move that the Planning Commission recommend Approval of ZMP 21:01, a request to amend the Fluvanna County Zoning Map on 14 +/- acres of Tax Map 9, Section A, Parcel 12A to rezone the same from A-1, Agricultural, General, to B-1, Business, General and subject to the proffers dated February 1, 2021.

Attachments:

Application and APO Letter
Aerial Vicinity Map
Existing Zoning Map
Conceptual Plan



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: SUP for Contractor's Storage Yard

From: Douglas Miles, AICP, CZA
District: Palmyra Election District

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, March 9, 2021 at 7:00 pm at the Fluvanna County Library.

Applicant: Christian & Associates Excavating / Timothy Christian

Representative: Shimp Engineering / Justin Shimp, PE

Requested Action: **SUP 21:01 Christian & Associates Excavating** – A Special Use Permit request in the B-1, Business, General District to permit a contractor's storage yard with respect to 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

Location: The property is located along the north line of Lake Monticello Road (Route 618) and west of River Run Drive and it is in the Palmyra Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Existing Land Use: Vacant

Planning Area: Rivanna Community Planning Area / Neighborhood Mixed-Use

Neighborhood Meeting: A virtual neighborhood meeting was held on February 25, 2021. There were no adjacent property owners in attendance but one did contact Planning earlier in the week to indicate that they were in support of the request to have a Fluvanna-based business to locate on Lake Monticello Road.

Comprehensive Plan:

Land Use:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which makes up approximately 40 percent of the county's population and mainly in the Lake Monticello community. The Rivanna Community Planning Area is the most developed area in the county and it contains a mixture of residential and commercial uses. Medium and small commercial uses, along with office, civic and residential uses all combine to form a series of neotraditional developments that are interconnected with surrounding development at the Lake gate areas. The proposed request is located in the Neighborhood Mixed Use area which includes a mix of retail and office uses providing employment opportunities to the surrounding residents.

The proposed B-1 zoning could contain professional and medical office uses, barber shops and beauty salons, churches, and other similar neighborhood mixed use type land uses. The applicant has proffered out higher B-1 land uses such as retail convenience stores and fast food restaurants. These land uses tend to be more obtrusive to surrounding residential uses and generate higher amounts of traffic beyond neighborhood land use types serving the surrounding neighborhoods. The applicant is requesting the B-1 land use as a contractor's storage yard to be permitted by Special Use Permit in a B-1 district.

Analysis:

The proposed land use request is classified as a contractor's storage yard and it is defined in the Zoning Ordinance as: Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance. First, the proposed use should not tend to change the character and established pattern of the area or community. The proposed contractor's storage yard is a land use that has been operating within this corridor and this request would include the appropriate site screening and buffering of the limited contractor's storage yard activities and related office space needed to operate the existing business.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use of or the value of neighboring property. The owner has operated an excavation company in Central Virginia for 20 years and he bought this property, which is in close proximity to his personal residence, several years ago with the desire to one day expand his business and return it to Fluvanna County to operate his business on the premises.

The development along Lake Monticello Road over the years has evolved to serve both business and residential needs in the County. There are supporting businesses, such as across the street, Fluvanna Self-Storage II that was zoned commercial to serve the higher density residential homes

in the area. The owner proposes to construct a 5,000 square foot warehouse building to serve his contractor's storage yard business. The site design proposes a mounded landscape buffer within the fifty (50) foot front setback to screen the business improvements from Lake Monticello Road and continue to maintain the wooded character of the surrounding properties along the main road.

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as limited service vehicle traffic entering and exiting the site, noise and whether the Zoning Ordinance requirements will effectively mitigate any potential impacts. Please be advised that during the Neighborhood Meeting, held virtually on February 25th, that no one from the general public called in with any concerns with the proposed contractor's storage yard land use request.

Recommended Conditions:

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance shall be submitted for administrative approval.
2. The site shall be screened from view in accordance with the requirements of Section 22-24-7 of the Fluvanna County Zoning Ordinance.
3. Any lighting shall not be directed toward the adjacent properties and it shall comply with Article 25 Outdoor Lighting Control of the Fluvanna County Zoning Ordinance.
4. Any noise shall comply with Chapter 15.1 of the Fluvanna County, Virginia Code.
5. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
6. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
7. Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

Suggested Motion:

I move that the Planning Commission recommend Approval of SUP 21:01, a request to construct a contractor's storage yard on Tax Map 9, Section A, Parcel 12A, subject to the seven (7) conditions listed in the staff report.

Attachments:

Application and APO letter
Aerial Vicinity Map
Conceptual Plan



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MEMORANDUM

Date: March 1, 2021
From: Valencia Porter
To: Douglas Miles
Subject: ZMP 21:01 & SUP 21:01

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 9, 2021 Planning Commission meeting.



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NOTICE OF PUBLIC HEARING

March 1, 2021

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

RE: Public Hearing on ZMP 21:01 & SUP 21:01

Dear «Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Purpose: Planning Commission Public Hearing
Date: Tuesday, March 9, 2021
Time: 7:00 PM (Virtual Meeting)
Location: Fluvanna County Library

The applicant or applicant's representative will be available at the Planning Commission meeting for:

ZMP 21:01 Christian & Associates Excavating – A Conditional Rezoning from A-1, General Agricultural to the B-1, General Business District on 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

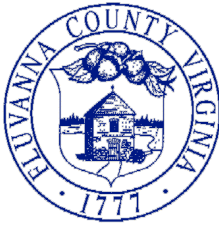
SUP 21:01 Christian & Associates Excavating – A Special Use Permit request in the B-1, Business, General District to permit a contractor's storage yard with respect to 14 +/- acres of Tax Map 9 Section A Parcel 12A. The property is located on the north line of Lake Monticello Road and 0.1 miles west of River Run Road. The subject parcel is within the Rivanna Community Planning Area and the Palmyra Election District.

You are welcome to join online the public hearing and will have an opportunity to comment, if desired. The Planning Commission meeting is being held virtually due to the COVID-19 pandemic, instructions for participation in the Planning Commission public hearing will be available on the County's website <http://www.fluvannacounty.org> along with the Agenda and staff reports. You can also contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the applications or the public hearing, please contact me at 434.591.1910 or at dmiles@fluvannacounty.org for further information on this planning request.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Major Utility Special Use Permit

From: Douglas Miles, AICP, CZA
Districts: Fork Union and Palmyra

General Information:

A Special Use Permit for a five (5) megawatt major utility / solar energy facility request for a Planning Commission Public Hearing on Tuesday, March 9, 2021 at 7:00 pm in the Fluvanna County Library Meeting Room.

Applicant:

Cunningham Solar, LLC / Sun Tribe Development - Charlottesville

Requested Action:

SUP 20:04 Cunningham Solar, LLC - A request for a Special Use Permit in the A-1, Agricultural, General District to construct a utility, major use (solar energy facility) on 62.4 +/- acres, Tax Map 18 Section A Parcel 44. The property is located on the east side of South Boston Road (SR 600) approximately 0.2 miles north of its intersection with Thomas Jefferson Parkway (Route 53). The subject parcel is within the Rivanna Community Planning Area and the Fork Union and Palmyra Election Districts.

Existing Zoning:

A-1, General Agricultural Zoning District

Planning Area:

Rivanna Community Planning Area

Adjacent Land Uses:

Adjacent properties are zoned A-1, General Agricultural and contain single-family dwellings or are vacant parcels. There is also a rural cluster major subdivision known as Houchins Acres that is currently under development by Fluvanna Habitat for Humanity located nearby with access off South Boston Road and near the site planned for the solar energy facility.

Comprehensive Plan:

The Rivanna Community Planning Area is a designated growth area in the 2015 Comprehensive Plan that contains a section about Green Infrastructure and Energy Efficiency where clean energy requests such as solar energy facilities help to support and implement such planning concepts to become an integral part of the built infrastructure like renewable energy within Fluvanna County.

Preservation of wetlands, wildlife corridors and similar sensitive habitats lessens a new proposed project's environmental impact and improves the final product in this case a solar energy facility. Renewable resources such as solar energy production helps to conserve natural resources and the promotion of growth and limited solar development within community planning areas it helps to preserve farmland, wildlife habitats and future recreational and environmental County amenities.

Analysis:

The proposed request is classified as a major utility and it is defined in the Zoning Ordinance as: facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, electrical substations, pumping stations, treatment facilities, information and communication facilities. A major utility is permitted by special use permit in the A-1 zoning district and it is subject to site development plan approval prior to site clearing and construction.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance. First, the proposed use should not tend to change the character and established pattern of the area or community. The proposed solar energy facility land use would be adjacent to the existing CVEC Cunningham substation that currently provides electrical power service to this portion of Fluvanna County. The property has been used for hay farming and it contains several barns and sheds that are in disrepair due to age and lack of use on the premises. The applicant proposes to demolish the out buildings on the premises to install new solar panels. The new solar energy facility would work together with the existing electrical substation to be able to supply clean, renewable energy to the residents and business owners of Fluvanna County.

Second, the proposed use should be compatible with the uses permitted by right in that zoning district and shall not adversely affect the use of or the value of neighboring property. Sun Tribe Solar has already been partnering with the Fluvanna County School System at each school site with long term power purchase agreements supplying solar power energy to operate our schools. The Cunningham Solar Project is following the main intent of the A-1 District by requesting a land use that will require minimal traffic impact with monthly service visits to their site facility. The proposed land use will be habitat friendly to local wildlife, will produce very little noise and it will be properly screened from view from the public right-of-ways and adjoining landowners.

Neighborhood Meeting:

A Neighborhood Meeting was conducted virtually on Thursday, February 25, 2021 at 6:00 pm by the Sun Tribe Development Team. They presented their proposed solar energy facility request to three adjacent property owners online and answered site development questions relative to site access and screening. They explained it was a request by Sun Tribe Solar – Charlottesville to construct a five (5) megawatt (MW) photovoltaic (PV) solar energy facility directly adjacent to the Central Virginia Electric Cooperative (CVEC) Cunningham substation. Sun Tribe Solar will enter into a power purchase agreement with CVEC to produce energy to then be purchased and supplied to CVEC customers and the online meeting lasted 20 minutes with very brief questions.

Recommended Special Use Permit Conditions:

If approved, Staff recommends the following conditions:

1. This Special Use Permit is granted for a five (5) megawatt photovoltaic solar energy facility / major utility use to Cunningham Solar, LLC or any successors as the owner or operator of such use located on Tax Map 18 Section A Parcel 44.
2. All site activity required for construction, expansion and operation of the solar energy facility / major utility use shall be limited to the following days and times: All pile driving and site deliveries shall be limited to the hours from sunrise to sunset Monday through Saturday. All other site construction and expansion activity may occur Monday through Sunday from sunrise to sunset and be in compliance with the noise ordinance.
3. A Construction Traffic Management Plan, including certain mitigation measures shall be developed by the applicant, owner or operator and shall be submitted to the Virginia Department of Transportation (VDOT) and the County Administrator or his designee for review and approval. The Plan shall address traffic control measures along South Boston Road (SR 600) pre-and post-construction road evaluation and any necessary repairs to the public roads that are required as a result of any damage from the solar energy facility construction and/or expansion. All VDOT permits must be received and be approved by VDOT and an approved copy provided to the County Administrator or his designee prior to site construction or expansion occurring on the premises.
4. A Site Parking and Staging Plan shall be submitted as a part of the Site Development Plan approval process that demonstrates a site access plan directing both employee and delivery traffic to minimize conflicts with local traffic on South Boston Road (SR 600) and state roads leading to the site such as Thomas Jefferson Parkway (SR 53) and the VDOT Cunningham Roundabout to avoid traffic delays during peak construction times.
5. A Construction Mitigation Plan shall be submitted as a part of the Site Development Plan approval process that addresses dust mitigation where all construction roads and areas shall remain dust-free by the use of a water truck or other approved method to keep soil and sediment on the premises. Burning operations must follow all local and state burning restrictions and distances from property lines and combustibles. The plan must address both dust and smoke migration so as not to be of a general nuisance to adjoining property owners during site construction, expansion and/or burning operations on the premises.
6. A minimum fifty (50) foot setback shall be maintained from all public right-of-ways and all agriculturally and residentially zoned properties, either occupied or unoccupied, until such time that the property is converted to commercial or industrial uses, at such time the setback can become the underlying zoning district setback amount for such district.
7. A twenty-five (25) foot vegetative buffer utilizing double staggered rows of evergreen trees planted every ten (10) feet on center with a minimum planting height of four (4) feet and achieving eight (8) feet in height within three (3) years shall be installed when there is not mature vegetation on the perimeter of the premises along the public right-of-way or adjacent to agricultural or residential land uses. Site groundcover for the use should consist of a variety of native groundcovers that benefit bees, birds and beneficial insects

and the use of any synthetic herbicides to control and maintain groundcover areas post-construction or post-expansion shall not be permitted on the premises.

8. The applicant, owner or operator shall coordinate directly with the Fluvanna County Fire Chief to provide solar energy educational information and/or training to the respective County personnel responding to the solar energy facility use in regards to how to respond to any emergencies that may occur on the premises. The Fire Chief shall be provided with the construction manager's direct contact information during construction or expansion and the remote manager's direct contact information during site operations.
9. A decommissioning plan shall be approved by the County Administrator or his designee prior to approval of a site development plan or any building permits being issued for the solar energy facility use. If the solar energy facility use is inactive completely or substantially discontinuing the delivery of electricity to an electrical grid for a continuous twenty-four (24) month period it shall be considered abandoned. The applicant, owner or operator shall provide notice to the County Administrator or his designee in writing once the property becomes inactive as a solar energy facility use. The decommissioning of the site shall commence within six (6) months of receipt of such notice from the applicant, owner or operator with Fluvanna County and a name and physical address of such entity that would perform such decommissioning of the site shall be provided for the premises.

Suggested Motion:

I move that the Planning Commission recommend Approval of SUP 20:04, a special use permit request to allow for a major utility / solar energy facility on 62.4 +/- acres known as Tax Map 18 Section A Parcel 44 and subject to the nine (9) recommended conditions within the Staff Report.

Attachments:

Application and APO Letter
Aerial Vicinity Map
Conceptual Plan



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Central Virginia Electric Cooperative

Applicant of Record: Cunningham Solar

Address: 800 Cooperative Way

Address: 300 E. Main Street, Ste 200, Charlottesville, VA 22902

Phone: 434-263-8336 Fax: _____

Phone: 540-229-1116 Fax: N/A

Email: bmaurhoff@mycvec.com

Email: Bobby.Jocz@suntribedevlopment.com

Representative: Bruce Maurhoff

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.

Address: 800 Cooperative Way

Phone: 434-263-8336 Fax: _____

Email: bmaurhoff@mycvec.com

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Tax Map and Parcel(s) 18-A-44

Acreage 62.385 Zoning A-1

Deed Book and Page: _____

Location of Parcel: Route 600

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Construction of a solar energy generating facility

*Ten copies of a sketch plan (8.5x11inches or 11x17inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 12/14/2020 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this 14 day of December, 2020

Notary Public: _____ Register # 7889527

My commission expires: 9/30/2024

Certification: Date: 12/14/2020



Office Use Only			
Date Received: <u>12/21/2020</u>	Pre-Application Meeting:	PH Sign Deposit Received: <u>12/21/2020</u>	Application #: SUP <u>20</u> ; <u>04</u>
\$800.00 fee plus mailing costs paid: #1345		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail	
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower fee plus mailing costs paid:		Telecom Consultant Review fee paid:	
Election District: <u>Palmyra</u>		Planning Area: <u>Rivanna Community Planning Area</u>	
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	RECEIVED
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision:		Decision:	<u>DEC 21 2020</u>





**Commonwealth of Virginia
County of Fluvanna
Public Hearing Sign Deposit**

Name: Bobby Jocz
Address: 300 E. Main Street, Ste 200
City: Charlottesville
State: Virginia Zip Code: 22902

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

[Signature] Applicant Signature 12/14/2020 Date

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

OFFICE USE ONLY	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ 20: 04 _____ ZMP _____ : _____ ZTA _____ : _____	
\$90 deposit paid per sign*: #118 \$90.00	Approximate date to be returned:

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

Please see Attached Supplementary Application Document

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

Please see Attached Supplementary Application Document

PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

Please see Attached Supplementary Application Document

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

Please see Attached Supplementary Application Document

PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application.
Remarks:

Commonwealth of Virginia
County of Fluvanna
Special Use Permit Checklist

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

Applicant must supply	Staff Checklist
Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
Ten (10) copies of a Site Plan for any expansion or new construction Include: <ul style="list-style-type: none"> • Plot plan or survey plat at an appropriate scale • Location and dimension of existing conditions and proposed development • <i>Commercial and Industrial Development:</i> parking, loading, signs, lighting, buffers and screening • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred) 	
Supporting photographs are not required, but suggested for evidence	

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content:	
<ul style="list-style-type: none"> • Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission. 	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> • Applicant • All adjacent property owners • Local Newspaper advertisement 	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> • General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community. 	

The Special Use Permit application fee is made payable to the **County of Fluvanna**.

Meetings for the processing of the application

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

Process:

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

Applicant or a representative must appear at the scheduled hearings.

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

Board Actions

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

With **approval**, the development may proceed.

If **denied**, an appeal to the Courts may be prescribed by law

No similar request for a Special Use Permit for the same use at the same site may be made within one year after the denial.



December 11, 2020


County of Fluvanna
132 Main Street
Palmyra, VA 22963
Telephone: (434) 591-1910
Fax: (434) 591-1911

Re: SUP Application of Cunningham Solar, LLC
Fluvanna County parcel 18-A-44.

To Whom It May Concern:

As owner of record of the parcel of real property that is subject of the application referenced above, I hereby designate Cunningham Solar, LLC, a wholly owned subsidiary of Sun Tribe Development, LLC, as owner's authorized agent for all matters concerning the application for Special Use Permit on Fluvanna County parcel 18-A-44.

Central Virginia Electric Cooperative

By: 
Bruce Maurhoff
Senior Vice President and Chief Operating Officer



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: March 1, 2021
From: Valencia Porter
To: Douglas Miles
Subject: SUP 20:04 Cunningham Solar LLC APO Memo

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the March 9, 2021 Planning Commission meeting.



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NOTICE OF PUBLIC HEARING

March 1, 2021

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

RE: Public Hearing on SUP 20:04

Dear «Name»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Purpose: Planning Commission Public Hearing
Date: Tuesday, March 9, 2021
Time: 7:00 PM (Virtual Meeting)
Location: Fluvanna County Library

The applicant or applicant's representative will be available at the Planning Commission meeting for:

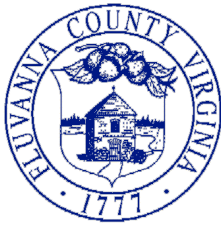
SUP 20:04 Cunningham Solar, LLC– A request for a Special Use Permit in the A-1, Agricultural, General District to construct a utility, major use (solar energy facility) on 62.4 +/- acres, Tax Map 18, Section A, Parcel 44. The property is located on the east side of South Boston Road (SR 600), approximately 0.2 miles north of its intersection with Thomas Jefferson Parkway (Route 53). The subject parcel is within the Rivanna Community Planning Area and the Fork Union and Palmyra Election Districts.

You are welcome to join online the public hearing and will have an opportunity to comment, if desired. The Planning Commission meeting is being held virtually due to the COVID-19 pandemic, instructions for participation in the Planning Commission public hearing will be available on the County's website <http://www.fluvannacounty.org> along with the Agenda and staff report. You can also contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the application or the public hearing, please contact me at 434.591.1910 or at dmiles@fluvannacounty.org for further information on this planning request.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Ballinger Bluffs Sketch Plan Review

From: Douglas Miles, AICP, CZA
District: Columbia Election District

General Information: A Sketch Plan application request for Planning Commission review on Tuesday, March 9, 2021 at 7:00 pm in the Fluvanna County Library Meeting Room.

Project Name: Ballinger Bluffs Rural Cluster subdivision

Applicant: Quigley Properties, LLC

Owner: Timothy Miller, PE, LS

Site Consultant: Meridian Planning Group, LLC – Timothy Miller, PE, LS

Requested Action: Planning Commission review of a Sketch Plan for a proposed rural cluster subdivision with respect to 48.4 +/- acres of Tax Maps 31, Section A, Parcel 41 and 31, Section 1 Parcel A. The applicant is proposing 20 lots with designated open space and a separate request for a Special Use Permit to allow for a central sewer system known as wastewater treatment units.

Site Location: The subject parcels are located along Oak Creek Road.

Existing Zoning: A-1, General Agricultural Zoning District

Existing Land Use: Vacant land

Adjacent Land Uses: Adjacent properties are zoned A-1, General Agricultural and contain single-family dwellings or are vacant parcels.

Comprehensive Plan: Rural Residential and Rural Conservation Planning Areas

Rural Clustering Requirements:

The Zoning Ordinance provides the requirements for all rural cluster subdivisions in an A-1 zoning district. Pursuant to the Subdivision Ordinance, a yield plan and sketch plan are required to be submitted together for review by the Planning Commission. The yield plan is used to determine the number of lots that could practically be developed on the subject property as a conventional

subdivision, in accordance with all applicable regulations. The sketch plan is a conceptual, informal map of the proposed rural cluster major subdivision used for the purpose of discussion and providing the applicant with comments before investing in the preparation of a preliminary or final plat of the rural cluster subdivision development.

The applicant has submitted the required yield plan and rural cluster sketch plan. The Yield plan and Sketch Plan are similar in detail and the proposed Sketch Plan has been prepared to conform to the required density, setbacks, frontage, and yard requirements for rural cluster subdivision lots.

Applicant's Revised Application:

This will be a cluster subdivision of Tax Map 31 Section 1 Parcel A and Tax Map 31 Section A Parcel 41. The cluster subdivision will be completed in one phase and Phase 1 will consist of Lots 1 through 19 and be accessed from Oak Creek Road with one (1) open space parcel. The Yield Plan is showing a total of 20 lots that meet the A-1 Ordinance requirements for minimum area, minimum frontage and setbacks. The Cluster Plan shows a total of 20 rural cluster lots. All lots will have frontage on and be accessed from internal roads and all internal roads will be approved by VDOT and they will be dedicated to public use during the subdivision plat approval process.

Water and Sewer:

Each of the lots will have a private well for water supply. A Special Use Permit has been submitted for approval of central sewer systems (CSS) to provide sewer for 20 rural cluster lots. They will consist of engineered wastewater treatment units and subsurface dispersal. Gravity sanitary sewer mains will be constructed to convey wastewater from each house to the CSS. All of the CSS and gravity sewer mains will be owned by the Home Owners Association (HOA). Operation and maintenance of the CSS and gravity sewer mains will be performed by a firm certified in accordance with the Virginia Regulations. The HOA will contact the firm and the HOA dues will be used to pay for these services. If the Special Use Permit is not approved, then each of these lots will have an individual drainfield and each homeowner will be responsible for maintenance of their drainfield.

The proposed Sketch Plan has been prepared with some consideration to existing topography and overall soil suitability as to maximize the efficient use of available, flat land. The applicant has delineated areas with steep slopes that are greater than 20% and wetlands and floodplain areas, but they are generally found below the proposed cluster lots near Ballinger Creek. Overall, the steep slopes are much less than the previous rural cluster request due to this change with the removal of the Courthouse Road tract of land that contained several steep slopes and rocky bluff conditions.

The proposed open space area has been designed to “promote the uses designated for such open space and to protect and promote the rural character of the area, and provide for contiguous greenways and wildlife corridors” as prescribed in the ordinance. The applicant has ensured that the open space will not be utilized for individual drainfields throughout the residual parcel that is meant for preservation purposes. County Staff would encourage better rural preservation efforts but given the fact that the proposed rural cluster lots have been decreased from fifty (50) lots down to twenty (20) lots this rural cluster Sketch Plan request is looked at more favorably by the Staff.

Proposed Utilities:

The applicant has indicated that the proposed lots within the rural cluster development will be served by private wells and a central sewer system as wastewater treatment units by Special Use Permit (SUP) as a companion case to this Sketch Plan request and as reviewed by the Virginia Department of Health (VDH) Blue Ridge Health District staff members located in Charlottesville.

Josh Kirtley, VDH, Environmental Health Technical Consultant, provided a complete comments letter dated October 30, 2020 and we have included some of his key comments within the staff report that relate to the proposed Ballinger Bluffs Rural Cluster Sketch Plan request as follows:

As indicated in the submitted materials, the applicant is proposing multiple, smaller treatment and dispersal systems to be shared between four (4) lots in order to accommodate the proposed development. During the conference call on October 22nd the applicant indicated satisfactory soil conditions and measured saturated conductivity (Ksat) rates in one of the areas that received review. This note is to acknowledge that acceptable soil conditions are expected to be found for the other dispersal areas given the large size of this parcel. Background research by the Health Department indicates that favorable soil conditions can be expected in the Nason and Tatum soils that overlay a large portion of the property. Please note that additional soil borings and testing will be required for each proposed dispersal area as a part of the VDH permitting process.

Erosion and Sediment Control:

The Community Development Director and the ESC Plans Reviewer met with the applicant on September 24th prior to him filing a Sketch Plan. We discussed some of our initial concerns such as the steep slopes and proposed road curvature issues. The applicant revised his cluster layout based upon those comments resulting in three (3) lots being removed from the proposed layout.

The Community Development Director and the ESC Plans Reviewer conducted a conference call with the applicant on December 28th and the ESC Plans Reviewer provided these comments based upon the Sketch Plan submittal and raised concerns with the amount of existing contour lines that are not provided on the plans and with certain areas shown as “obscure area” on the sketch plan.

The ESC Plans Reviewer cited Subdivision Ordinance Section 19-4-5 Yield Plan required for Cluster subdivision that states: “*Consideration shall be given, among other things, to the area of land which would be occupied by roads and other areas not usable for building or individual sale, including but not limited to, steep slopes, floodplain, land usually covered by water and land not suitable for building and/or installation of utilities due to soil type, topography or other physical or legal conditions.*”

The ESC Plans Reviewer stated the yield plan should identify all slopes that are greater than twenty (20) percent. The applicant has added the required contour lines to the former obscure areas and he has provided the location of the existing steep slopes by hatching them and they have been significantly reduced in the final twenty (20) lot rural cluster layout. The appropriate stream buffers have been added to the most recent rural cluster layout meeting another ordinance standard.

Conclusion:

The proposed rural cluster subdivision has met all of the requirements of the Fluvanna County Subdivision and Zoning Ordinances relative to floodplain, steep slopes, and resource protection areas (RPA) as stated above in the ESC comments. According to the submitted sketch plan, the proposed development does not exceed the maximum allowable density of one dwelling unit per two acres, and the required 75% of open space has been provided, but there has been no actual rural preservation achieved to promote the rural character of the area. The applicant has attempted to provide for contiguous greenways and wildlife corridors by preserving a seventy-five (75) buffer area along Ballinger Creek located way down below the proposed, rural cluster lots in the layout.

The proposed subdivision appears to meet the intent of the Comprehensive Plan, which states that “Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible.” The revised rural cluster Sketch Plan application is preserving adequate open space and the request has been improved by the reduction of the steep slopes and rocky bluff conditions.

Recommended Conditions:

If approved, Staff recommends that the following conditions:

1. The rural cluster subdivision will contain no more than twenty (20) residential lots.
2. Prior to final plat approval, the request shall be meeting all VDOT requirements;
3. Prior to final plat approval, the request shall meet all Health Department requirements.
4. Preliminary and final subdivision plat review and approval shall be granted.

Suggested Motion:

I move that the Planning Commission (approve / deny / defer) SUB 20:33 Ballinger Bluffs Sketch Plan, a request for twenty (20) residential lots plus open space, with respect to 48.4 +/- acres of Tax Map 31 Section A Parcel 41 and Tax Map 31 Section 1 Parcel A subject to the four (4) conditions found within the staff report.



March 3, 2021

Douglas Miles
Community Development Director
Fluvanna County
P.O. Box 540
Palmyra, VA 22963

RE: SUB 20-33: SKETCH PLAN FOR BALLINGER BLUFFS SUBDIVISION

Dear Douglas:

Enclosed are 10 copies of the revised sketch plans. Below are responses to County comments.

YIELD PLAN REVISIONS

1. Contours have been added to the obscured areas.
2. Slopes greater than 20% are hatched.
3. Stream buffers have been added to the Yield Plan.
4. The street intersection at Lots 29 and 42 has been revised as requested. This resulted in the loss of one lot so the total number of lots has been reduced from 47 to 46.

GROUNDWATER AVAILABILITY

1. I am installing two test wells that can later become private wells for two lots. The wet weather has delayed installation of these wells. Reports on the capacities of these well will be submitted prior to the planning commission meeting.

Please let me know if you need additional information.

Sincerely,

Timothy Miller, P.E., L.S.

RECEIVED

MAR 03 2021

**Fluvanna County
Planning Dept**



March 3, 2021

Douglas Miles
Community Development Director
Fluvanna County
P.O. Box 540
Palmyra, VA 22963

RE: SUB 20-33: SKETCH PLAN FOR BALLINGER BLUFFS SUBDIVISION

Dear Douglas:

This is to inform you that a contract to purchase TMP 31-1-A (Ballinger Bluff Subdivision – Phase 2) has been signed by Tadpole Land & Trail Conservancy (Buyer) and Quigley Properties, LLC (Seller)

I am requesting that Phase 2 be removed from SUB 20-33: Sketch Plan for Ballinger Bluff Subdivision.

Please let me know if you need additional information.

Sincerely,

Timothy Miller, P.E., L.S.

RECEIVED

MAR 03 2021

Fluvanna County
Planning Dept

MGLAW

MeyerGoergen PC

1802 Bayberry Court, Suite 200
Richmond, VA 23226
TEL 804.288.3600 ~ FAX 804.565.1231
www.mg-law.com

John D. Gilbody
(804) 622-1256
gilbody@mg-law.com

March 3, 2021

RECEIVED

MAR 03 2021

Douglas Miles
132 Main Street
P.O. Box 540
Palmyra, VA 22963

Fluvanna County
Planning Dept

Re: SUB 20:33 - Ballinger Bluffs Sketch Plan Review

Dear Mr. Miles:

I represent the Quigley Properties, LLC ("Quigley") and write to address several matters relating the Ballinger Bluffs Sketch Plan Review. I understand that the Fluvanna County Planning Commission will be considering the revised Ballinger Bluffs Sketch Plan at its March 9, 2021 meeting. I write to clarify that the review of the Sketch Plan by the Planning Commission will be limited to the criteria set forth in the Fluvanna County subdivision ordinance.

At the Fluvanna Planning Commission's January 12, 2021 meeting, the Commission voted to defer consideration of SUB 20:33 for 60 days. The basis for that deferral is unclear however, as the approved minutes for that meeting do not reflect any discussion about factors relevant to the approval of a Sketch Plan. Rather, those minutes reflect that the primary focus of the Planning Commission was the availability of groundwater and how additional wells might affect adjacent landowners.

Pursuant to the Fluvanna County subdivision ordinance, Fluvanna County Code Ch. 19 *et al.*, the availability of groundwater is not a proper basis for evaluating a Sketch Plan. Indeed, the Planning Commission Staff Report regarding the Ballinger Bluff Sketch Plan Review mentions the importance of groundwater availability, but it provides no criteria for making any decisions regarding groundwater availability. My review of the Fluvanna County Code revealed nothing on this subject either. In short, it seems that the Planning Commission improperly considered the availability of groundwater when evaluating the Sketch Plan.

The Planning Commission's actions are certainly understandable in light of the public comments that were heard on January 12, 2021. Virginia law, however, directly addresses the issue of an owner's right to develop cluster subdivisions at Virginia Code § 15.2-2286.1. Pursuant to that statute, the "implementation and approval of the cluster development and open space preservation shall be done

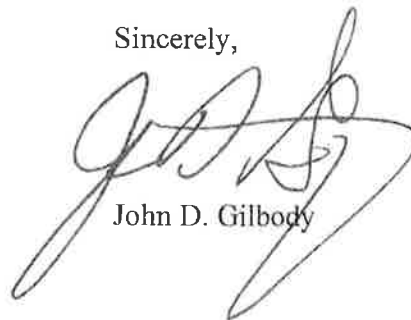
administratively by the localities staff and without a public hearing.” In light of this statute, it seems that the Planning Commission should not have considered SUB 20:33 as part of a public hearing.

Notwithstanding the above, Quigley’s principal, Mr. Timothy Miller, has acceded to the various requests of the both the Planning Commission and your department. He is drilling two test wells this week and he has addressed all your comments on the yield plan which further reduced the number of lots in the development. In addition, Mr. Miller has provided the required hydrogeologic test results required by Fluvanna County Code Ch. 19-8-2.1 which demonstrate that sufficient groundwater is present for the development. At this point, it is not clear why SUB 20:33 cannot be approved as an administrative matter by the Planning Commission.

The Fluvanna Planning Commission will separately decide whether to grant SUP20:02 at its March meeting. The Planning Commission staff report prepared for the January 12, 2021 meeting did not address the substance of the SUP application nor was it discussed at that meeting. The application sought approval of a central sewer system for the proposed development, but the staff report primarily discusses groundwater. The availability of groundwater was likewise the main subject of discussion at the January Planning Commission meeting when considering SUP 20:02. The availability of groundwater does not directly impact the request for a central sewer system, and it is not clear why it was included in the staff report or discussed at the meeting. The merits of the proposed central sewage system should determine whether the system is approved.

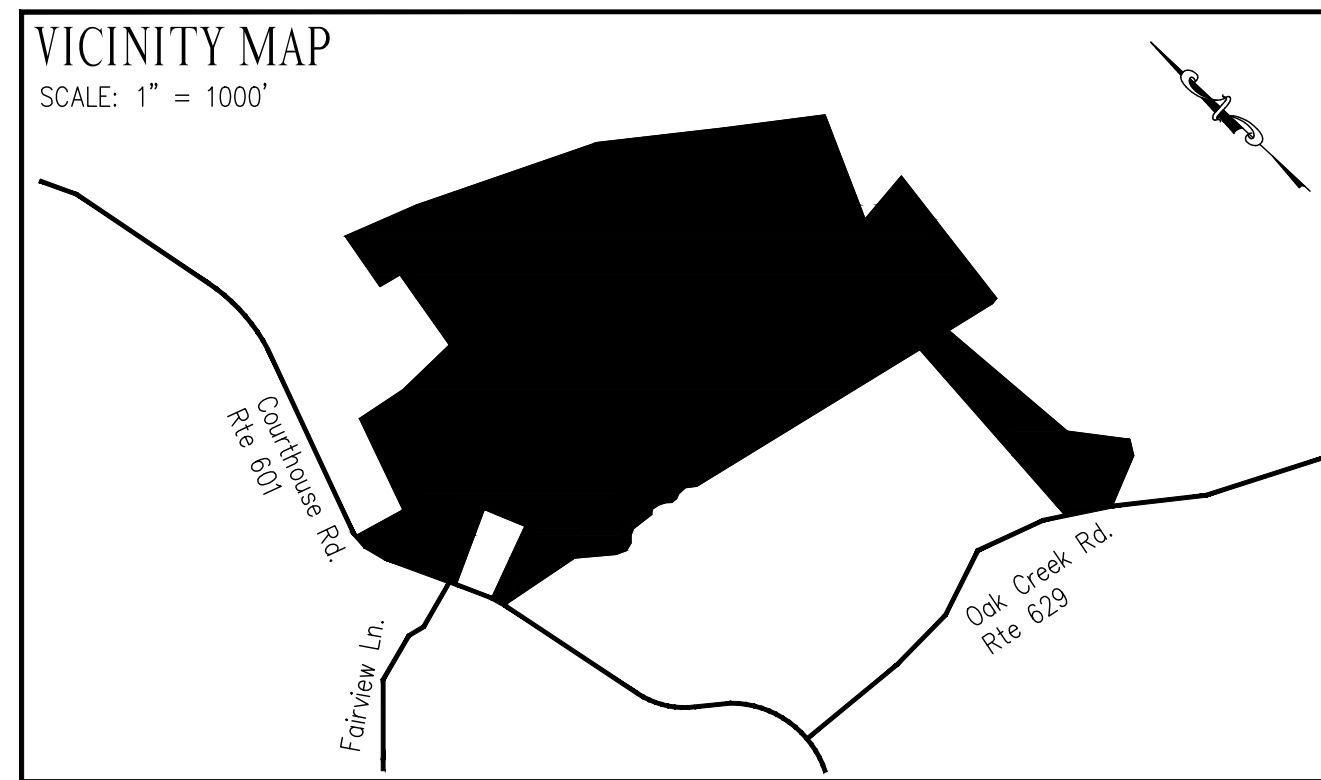
We hope to have these matters concluded at the upcoming meeting and look forward to working with you on developing this subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "J.D. Gilbody", written in a cursive style. The signature is positioned above the printed name "John D. Gilbody".

John D. Gilbody

cc: Timothy Miller



SKETCH PLAN FOR BALLINGER BLUFFS SUBDIVISION

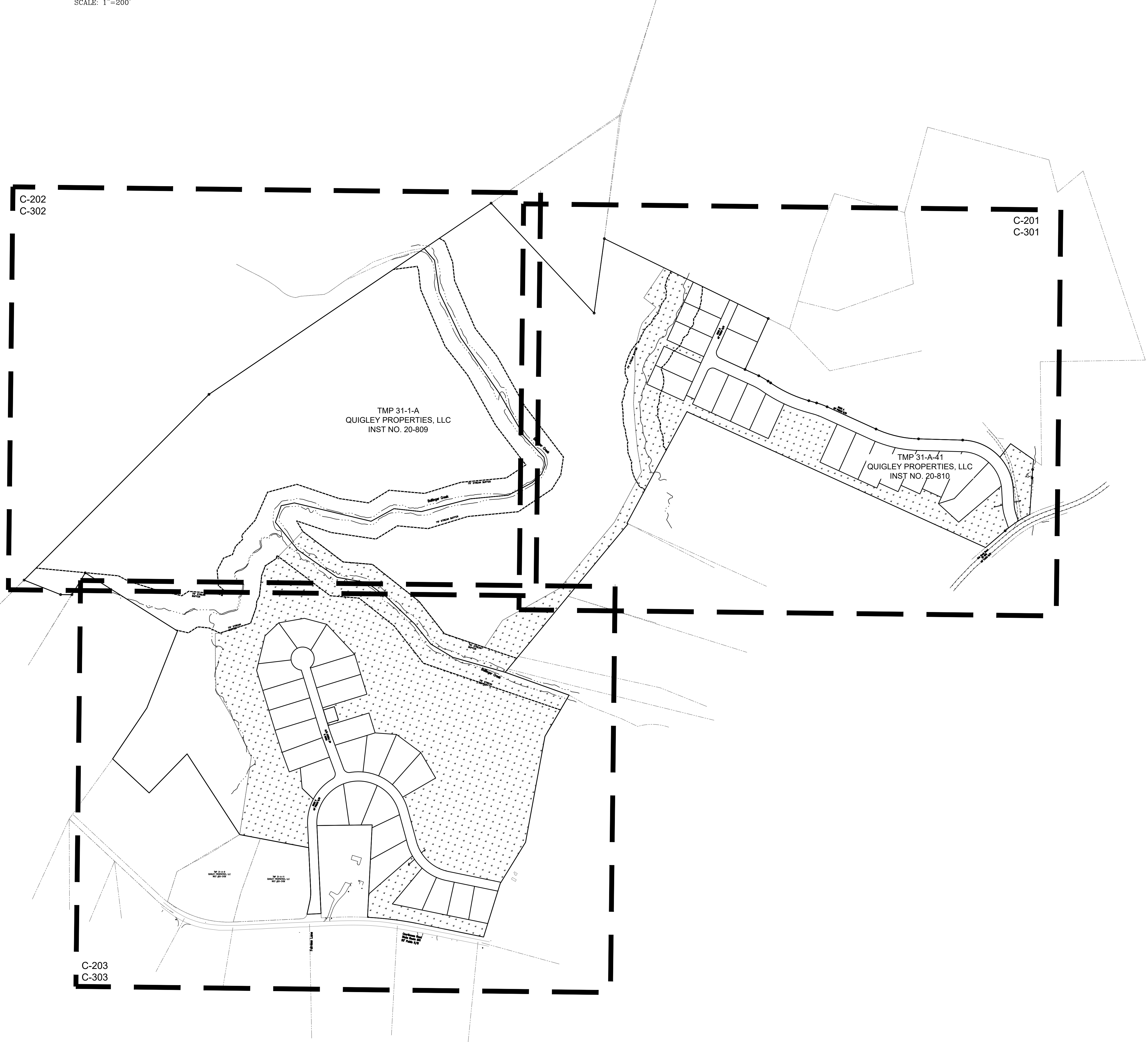
TAX MAP 31, SECTION 1, PARCEL A
TAX MAP 31, SECTION A, PARCEL 41
PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA

APPROVALS

PLANNING	DATE
FLUVANNA COUNTY SITE INSPECTOR	DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION	DATE
HEALTH DEPARTMENT OFFICIAL	DATE

PROFESSIONAL ENGINEER
JIMMY RAY MILLER
Lic. No. 36542
FLUVANNA COUNTY, VIRGINIA

JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	19/28/2020	AS SHOWN	MWH		



SITE DATA

OWNER: QUIGLEY PROPERTIES, LLC
440 PREMIER CIRCLE, STE 200
CHARLOTTESVILLE VA 22901

SOURCE OF TITLE: INST NO. 20-809, INST NO. 20-810

LEGAL REFERENCE: TMP 31-A-41, TMP 31-1-A

ZONING: A1

MAGISTERIAL DISTRICT: PALMYRA

CURRENT USE: VACANT LAND

PROPOSED USE: RURAL CLUSTER SUBDIVISION

SOURCE OF BOUNDARY: PLAT RECORDED IN INST NO. 20-3106 & INST NO. 20-3280.

SOURCE OF TOPOGRAPHY: AERIAL SURVEY PERFORMED BY MCKENZIE SNYDER ON MARCH 22, 2020.

FLOOD ZONE: THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY--FLOOD INSURANCE RATE MAP NUMBER: 51065C0180C, DATED: May 16, 2008

BENCHMARK(S): USGS DATUM

WATER SOURCE: EACH LOT WILL BE SERVED BY PRIVATE WELLS.

SEWER SERVICE: LOTS 15, 18, & 41 WILL BE SERVED BY PRIVATE DRAIN FIELDS. A SPECIAL USE PERMIT HAS BEEN SUBMITTED FOR APPROVAL TO ALLOW FOR CENTRAL SEWER SYSTEMS TO SERVE THE REMAINING CLUSTER LOTS.

YIELD PLAN

ZONING SETBACKS: FRONT YARD: 125'
SIDE YARD: 50'
REAR YARD: 75'
MINIMUM FRONTAGE: 300'

AREA SUMMARY:

SUBDIVISION LOTS:	115.96 AC	93.2%
RIGHT OF WAY:	<u>8.51 AC</u>	6.8%
TOTAL AREA:	124.47 AC	

ALLOWABLE DENSITY: 1 DU/2 ACRES = 0.5 DU/ACRE
PROPOSED DENSITY: 47 DU / 115.96 ACRES = 0.41 DU/ACRE

CLUSTER PLAN PH. 1

ZONING SETBACKS: FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 25'
MINIMUM FRONTAGE: 60'

MAXIMUM BUILDING HEIGHT: 35'

AREA SUMMARY:

CLUSTER LOTS:	7.454 AC	15.4%
LOT 20:	38.668 AC	79.9%
RIGHT OF WAY:	<u>2.264 AC</u>	4.7%
TOTAL AREA:	48.386 AC	

ALLOWABLE DENSITY: 1 DU/2 ACRES = 0.5 DU/ACRE
PROPOSED DENSITY: 20 DU / 48.386 ACRES = 0.41 DU/ACRE

CLUSTER PLAN PH. 2

ZONING SETBACKS: FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 25'
MINIMUM FRONTAGE: 60'

MAXIMUM BUILDING HEIGHT: 35'

AREA SUMMARY:

CLUSTER LOTS:	9.687 AC	12.7%
LOT 46:	64.670 AC	84.5%
RIGHT OF WAY:	2.085 AC	2.7%
KING FAMILY CEMETERY:	<u>0.069 AC</u>	0.1%
TOTAL AREA:	76.511 AC	

ALLOWABLE DENSITY: 1 DU/2 ACRES = 0.5 DU/ACRE
PROPOSED DENSITY: 26 DU / 76.511 ACRES = 0.34 DU/ACRE

DRAWING INDEX

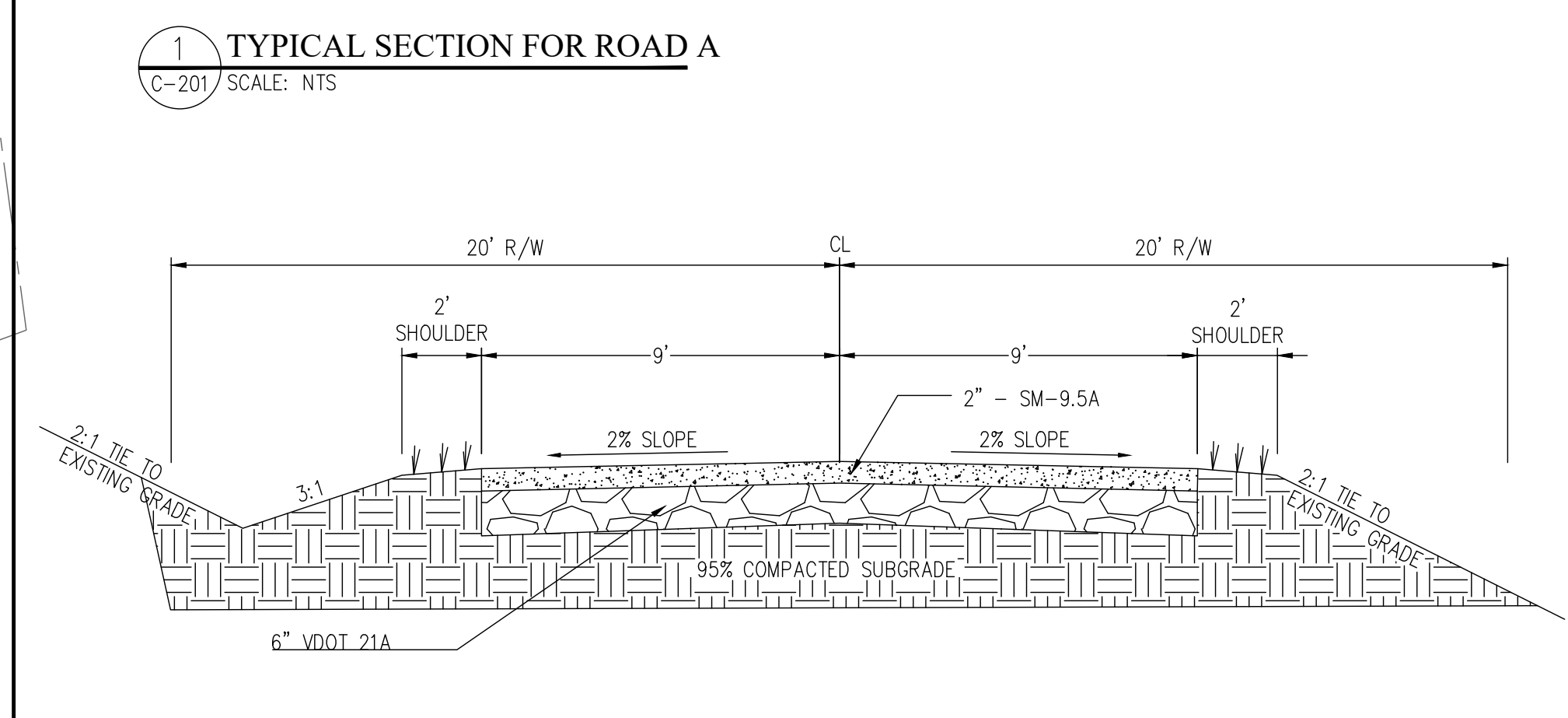
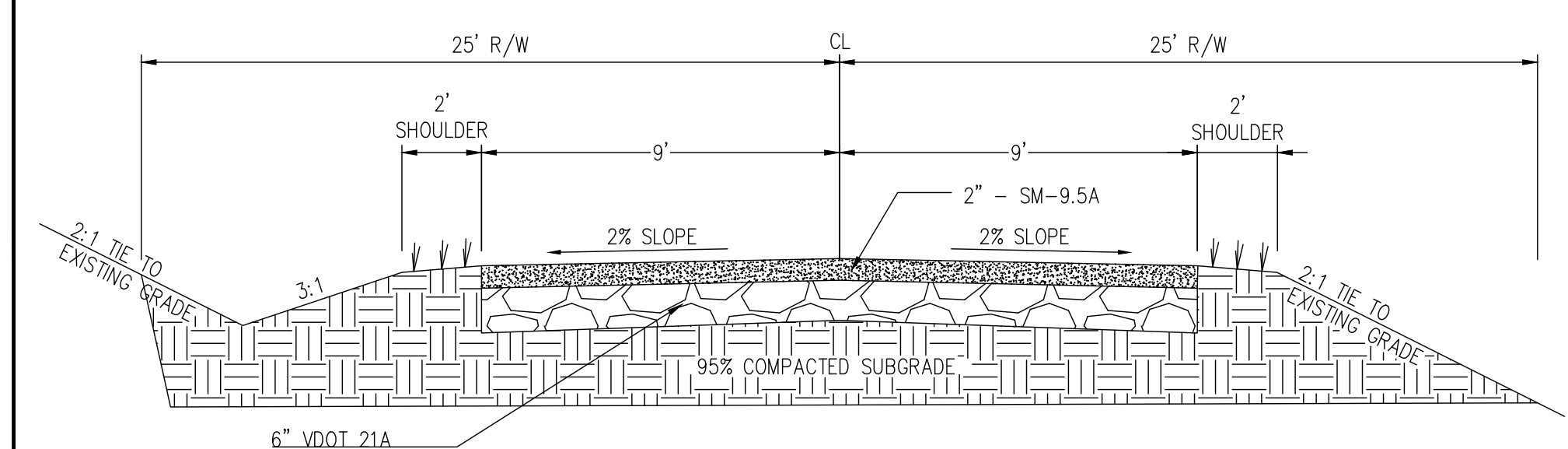
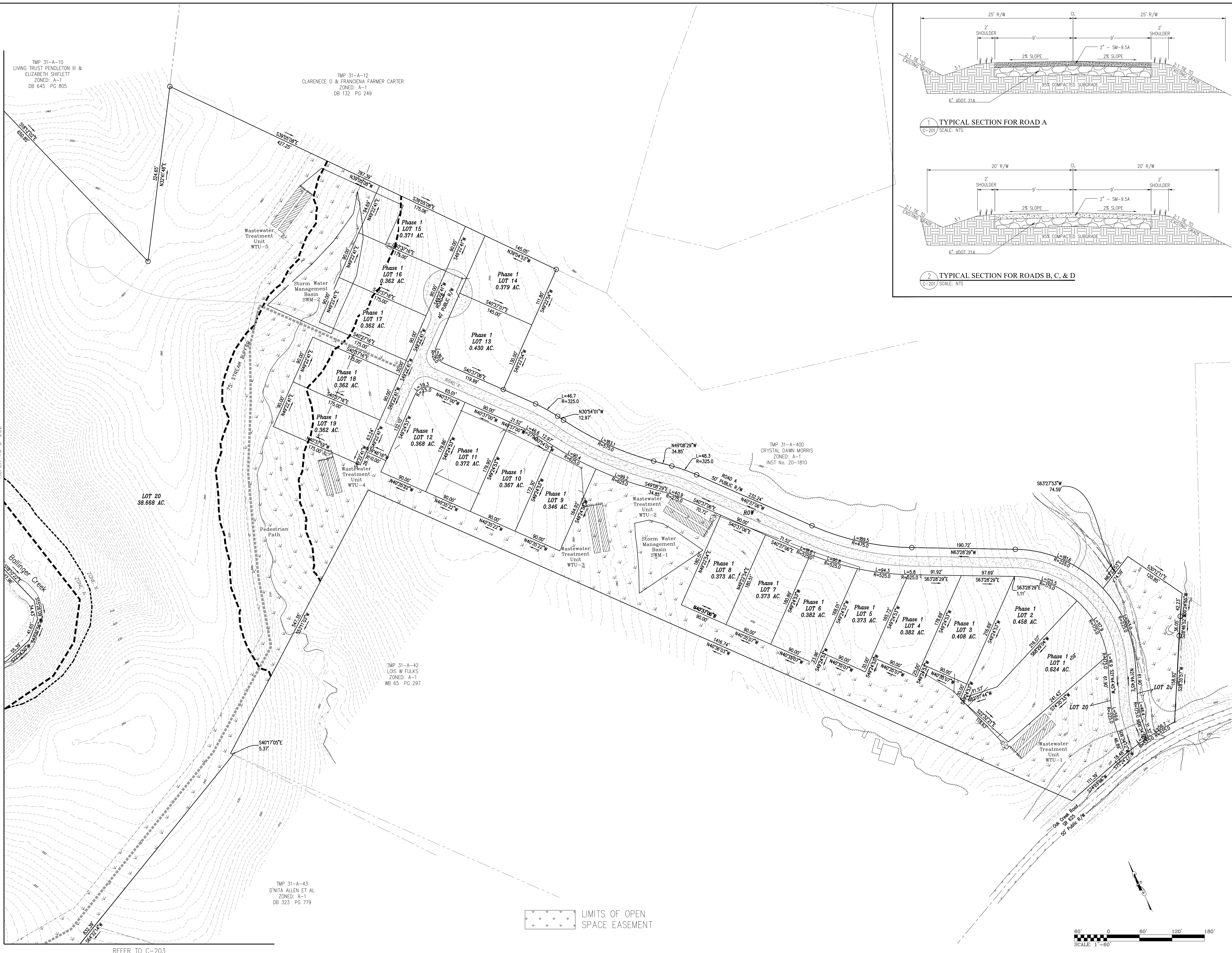
- C-100 COVER SHEET
- C-201 CLUSTER PLAN
- C-202 CLUSTER PLAN
- C-203 CLUSTER PLAN
- C-301 YIELD PLAN
- C-302 YIELD PLAN
- C-303 YIELD PLAN
- C-401 CENTRAL SEWER SYSTEM DETAILS

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440 PREMIER CIRCLE, STE 200
CHARLOTTESVILLE, VA 22901
PHONE: 434-882-0121
WWW.MERIDIANWEB.COM

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

PROJECT TITLE: BALLINGER BLUFFS SKETCH PLAN

SHEET TITLE: COVERSHEET



COMMISSION OF PROFESSIONAL ENGINEERS AND SURVEYORS
 STATE OF NORTH CAROLINA
 MERIDIAN
 PLANNING GROUP, LLC
 ENGINEERING * SURVEYING * PLANNING
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 CHARLOTTEVILLE, VA 22901
 WWW.MERIDIANPWB.COM

JOB NO.:	DATE:	SCALE:	DRAWN BY:	CHECKED BY:
	9/29/2020	AS SHOWN	MWH	

TMP 31-A-10
LIVING TRUST PENDLETON III &
ELIZABETH SHIFLETT
ZONED: A-1
DB 645 PG 805

TMP 31-A-12
CLARENCE O & FRANCIENA FARMER CARTER
ZONED: A-1
DB 132 PG 249

TMP 31-A-40D
CRYSTAL DAWN MORRIS
ZONED: A-1
INST No. 20-1810

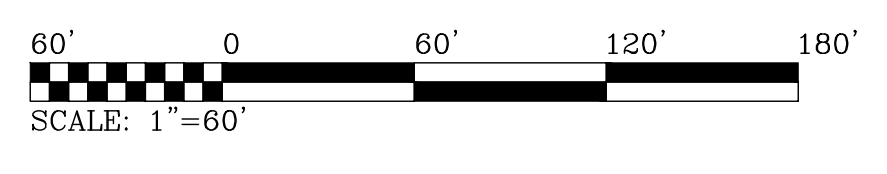
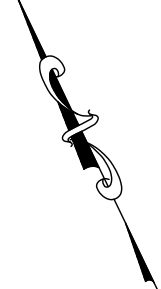
TMP 31-A-42
LOIS W FULK'S
ZONED: A-1
WB 65 PG 297

TMP 31-A-43
D'NITA ALLEN ET AL
ZONED: A-1
DB 323 PG 779

REFER TO C-203

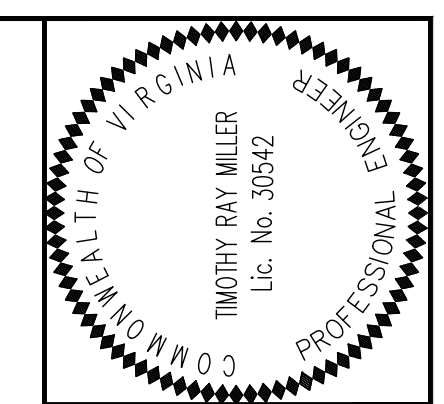
NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

PROJECT TITLE: BALLINGER BLUFF SKETCH PLAN
 SHEET TITLE: CLUSTER PLAN
 SHEET NO. C-201
 SHEET 2 of 7



LIMITS OF OPEN SPACE EASEMENT

TMP 31-A-6
GREEN SPRINGS TIMBER, LLC
ZONED: A-1
DB 879 PG 32



JOB NO.	18110
DATE	9/29/2020
SCALE	AS SHOWN
DRAWN BY	MWH
DESIGNED BY	TRM
CHECKED BY	

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CHARLOTTEVILLE, VA 22901
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REFER TO C-201

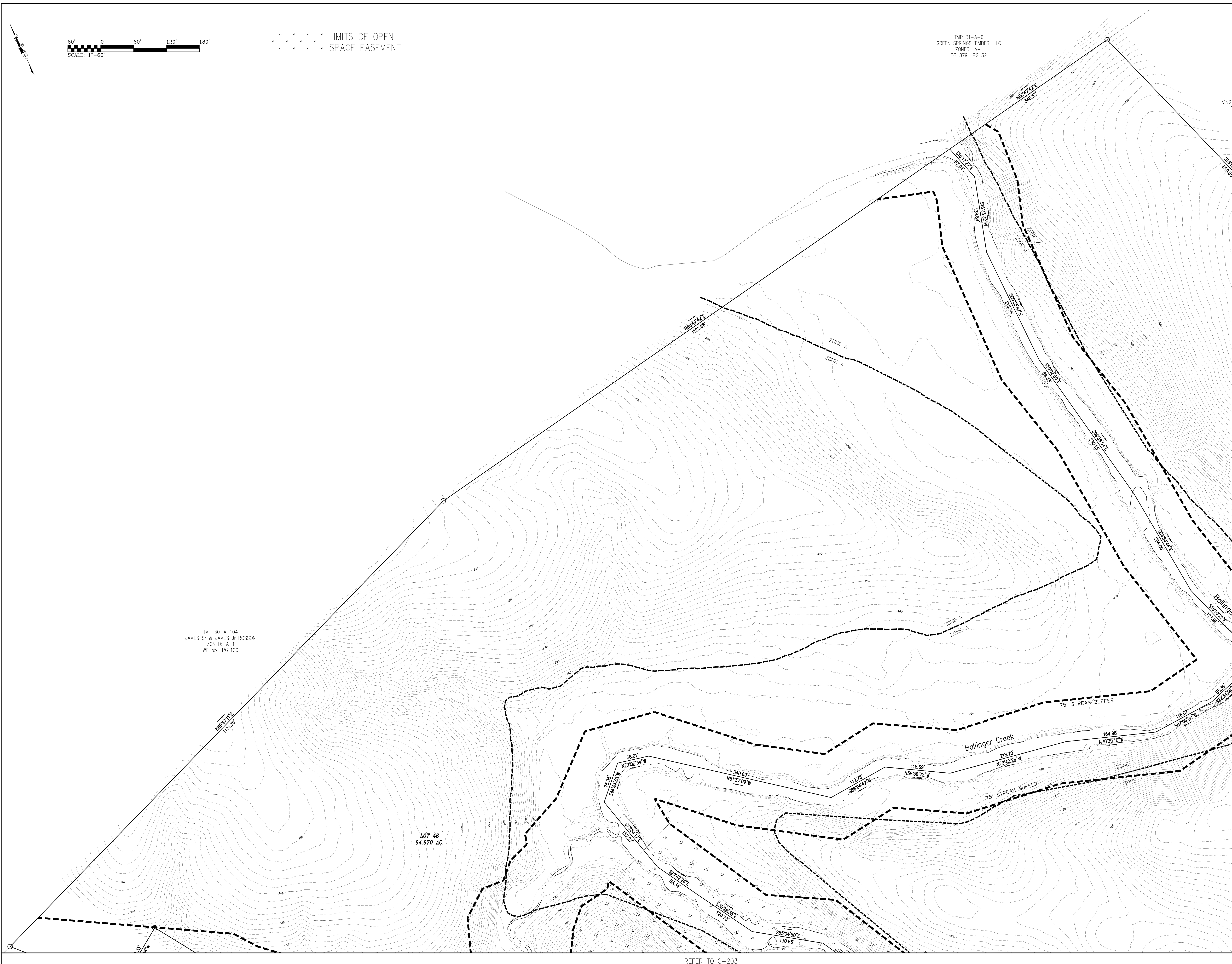
NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

PROJECT TITLE:
BALLINGER BLUFF SKETCH PLAN

SHEET TITLE:
CLUSTER PLAN

SHEET NO.
C-202

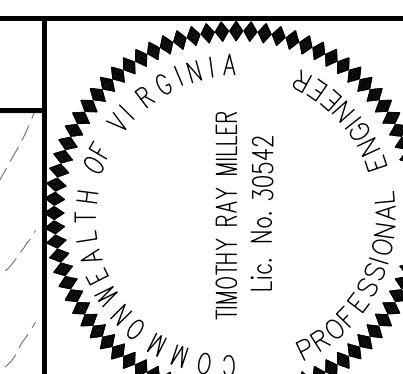
SHEET 3 of 7



TMP 30-A-104
JAMES Sr & JAMES Jr ROSSON
ZONED: A-1
WB 55 PG 100

LOT 46
64.670 AC.

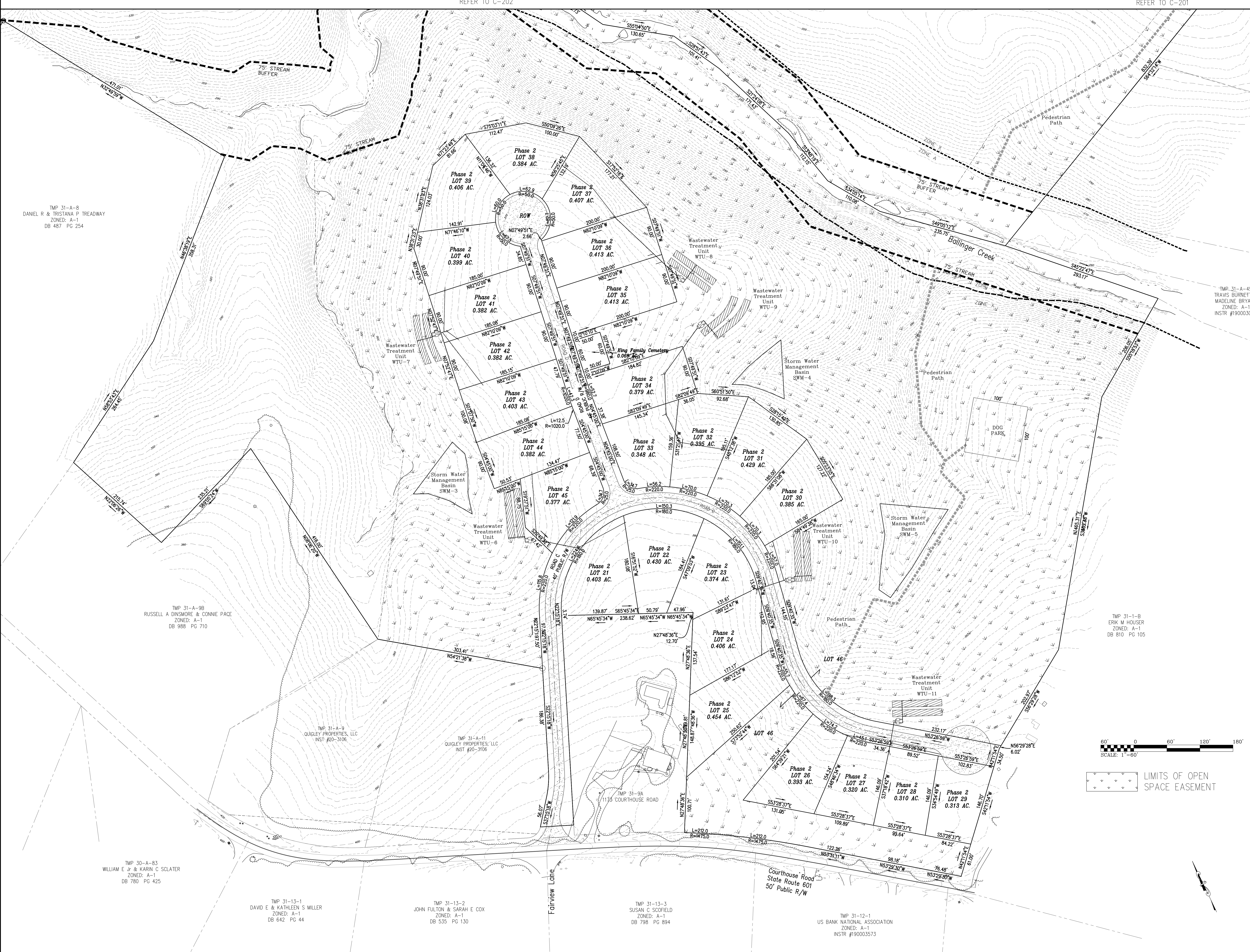
REFER TO C-203



JOB NO.	DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
	9/29/2020	AS SHOWN	MWH		

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 CHARLOTTEVILLE, VA 22901
 WWW.MERIDIANPGE.COM

TMP 31-A-45
 TRAVIS BURNETT &
 MADELINE BRYANT
 ZONED: A-1
 INSTR #190003090



TMP 31-A-8
 DANIEL R & TRISTANA P TREADWAY
 ZONED: A-1
 DB 487 PG 254

TMP 31-A-9B
 RUSSELL A DINSMORE & CONNIE PACE
 ZONED: A-1
 DB 986 PG 710

TMP 31-A-9
 QUIGLEY PROPERTIES, LLC
 INST #20-3106

TMP 31-A-11
 QUIGLEY PROPERTIES, LLC
 INST #20-3106

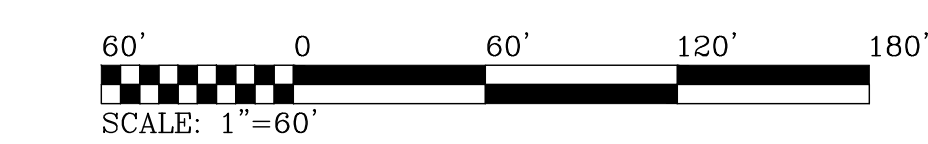
TMP 30-A-83
 WILLIAM E & KARIN C SCLATER
 ZONED: A-1
 DB 780 PG 425

TMP 31-13-1
 DAVID E & KATHLEEN S MILLER
 ZONED: A-1
 DB 642 PG 44

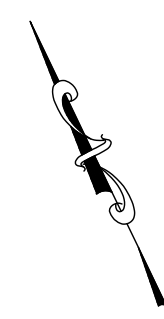
TMP 31-13-2
 JOHN FULTON & SARAH E COX
 ZONED: A-1
 DB 535 PG 130

TMP 31-13-3
 SUSAN C SCOFIELD
 ZONED: A-1
 DB 798 PG 894

TMP 31-12-1
 US BANK NATIONAL ASSOCIATION
 ZONED: A-1
 INSTR #190003573



LIMITS OF OPEN SPACE EASEMENT

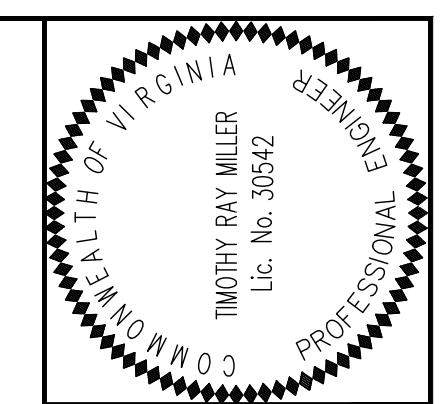
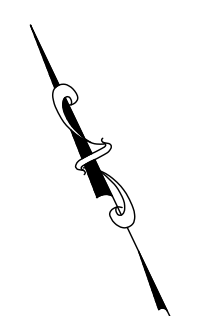
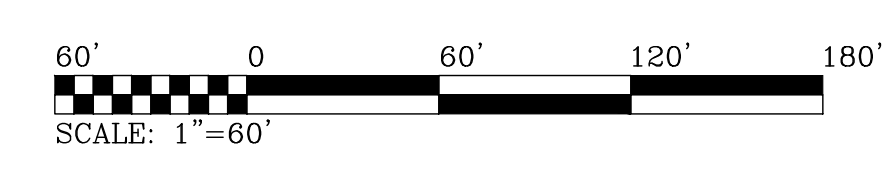


NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

PROJECT TITLE: **BALLINGER BLUFF SKETCH PLAN**
 SHEET TITLE: **CLUSTER PLAN**
 SHEET NO. **C-203**
 SHEET 4 of 7

TMP 31-A-10
 IVING TRUST PENDLETON III &
 ELIZABETH SHIFLETT
 ZONED: A-1
 DB 645 PG 805

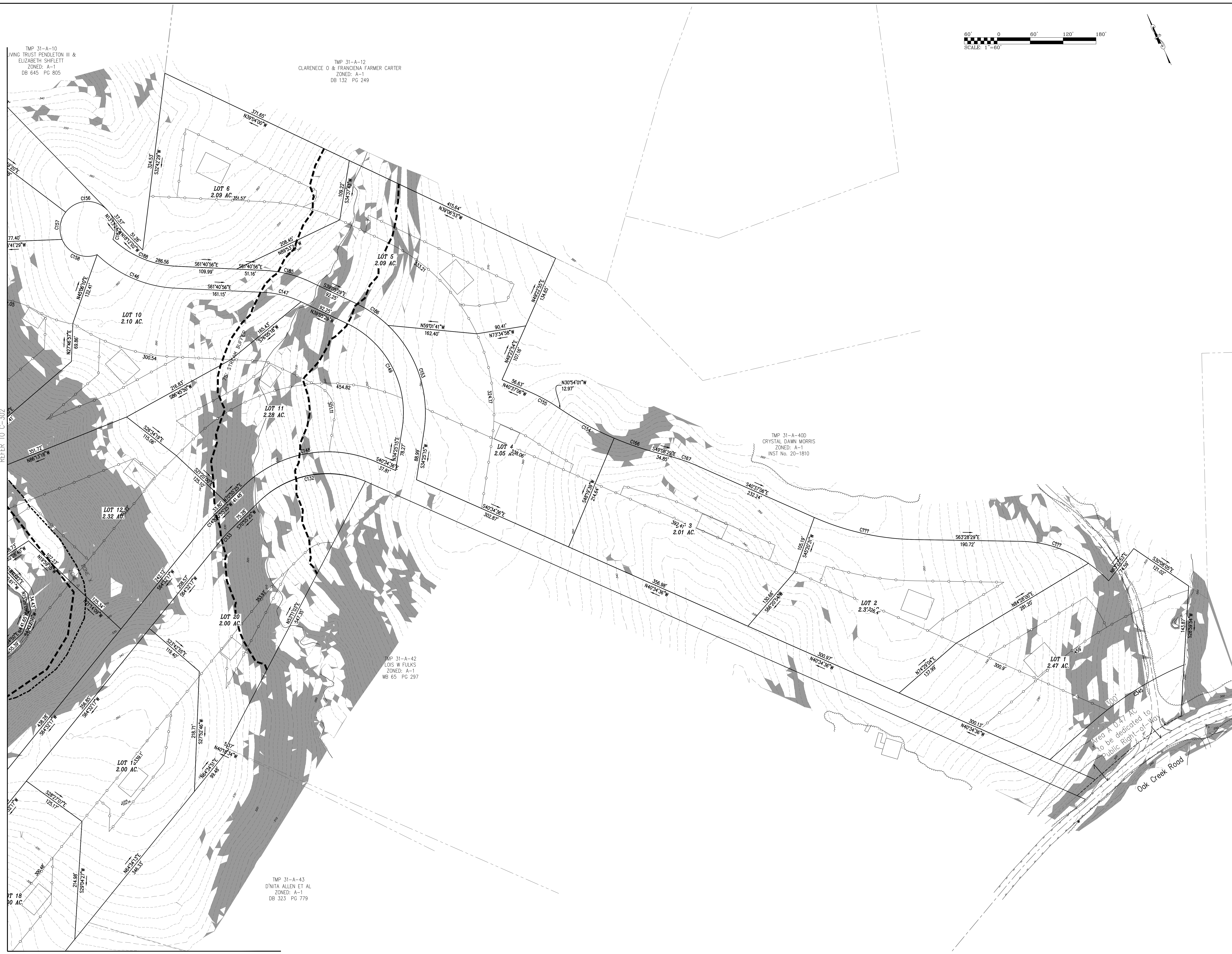
TMP 31-A-12
 CLARENCE O & FRANCINA FARMER CARTER
 ZONED: A-1
 DB 132 PG 249



JOB NO.:	DATE:	SCALE:	DRAWN BY:	CHECKED BY:
	9/29/2020	AS SHOWN	MWH	

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REFER TO C-302



REFER TO C-303

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

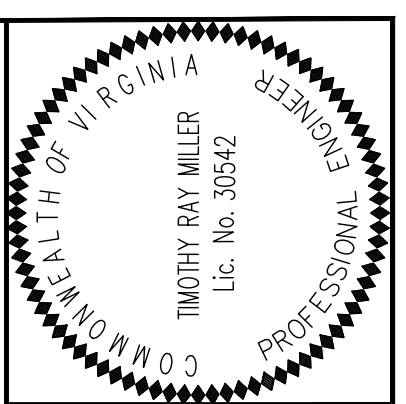
PROJECT TITLE:
BALLINGER BLUFF
 SKETCH PLAN

SHEET TITLE:
 YIELD PLAN

SHEET NO.
C-301

SHEET 5 of 7

Area A 0.47 AC
 to be dedicated to
 Public Right-of-Way



JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	9/29/2020	AS SHOWN	MWH		

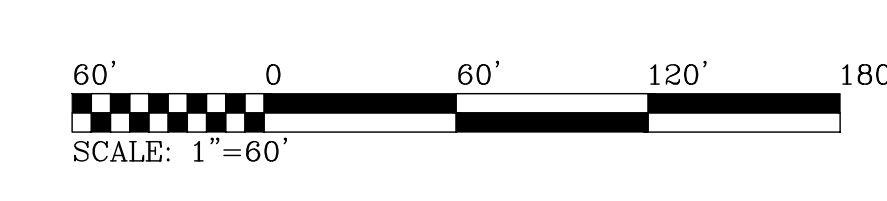
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 CHARLOTTEVILLE, VA 22901
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REFER TO C-301

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

PROJECT TITLE: **BALLINGER BLUFF SKETCH PLAN**
 SHEET TITLE: **YIELD PLAN**
 SHEET NO. **C-302**
 SHEET 6 of 7

TMP 31-A-6
 GREEN SPRINGS TIMBER, LLC
 ZONED: A-1
 DB 879 PG 32

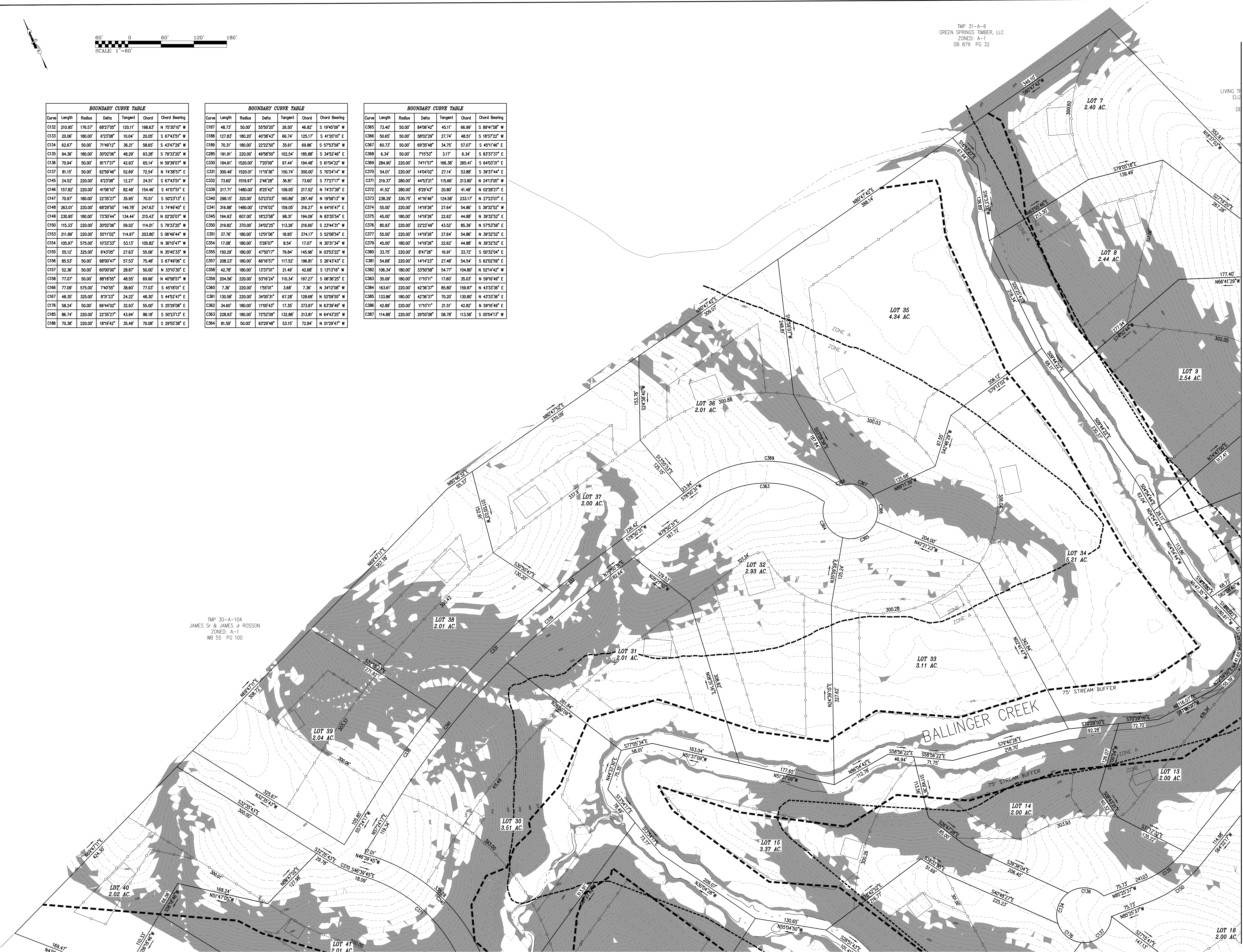


Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C132	210.95	176.57	68°27'05"	120.11	198.63	N 75°30'10" W
C133	20.06	180.00	6°23'08"	10.04	20.05	S 67°43'51" W
C134	62.67	50.00	71°49'12"	36.21	58.65	S 43°47'29" W
C135	94.36	180.00	30°02'06"	48.29	93.28	S 79°32'20" W
C136	70.94	50.00	81°17'37"	42.93	65.14	N 59°39'07" W
C137	81.15	50.00	92°59'46"	52.89	72.54	N 74°38'57" E
C145	24.52	220.00	6°23'08"	12.27	24.51	S 67°43'51" E
C146	157.82	220.00	41°06'10"	82.48	154.46	S 41°07'51" E
C147	70.97	180.00	22°35'27"	35.95	70.51	S 50°23'13" E
C148	263.01	220.00	68°29'50"	149.78	247.83	S 74°48'40" E
C149	230.95	180.00	73°30'44"	134.44	215.43	N 02°20'07" W
C150	115.33	220.00	30°02'06"	59.02	114.01	S 79°32'20" W
C153	211.89	220.00	55°11'02"	114.97	203.80	S 06°49'44" W
C154	105.97	576.00	10°33'33"	53.13	105.82	N 39°10'47" W
C155	55.12	325.00	9°43'05"	27.63	55.06	N 35°45'33" W
C156	85.53	50.00	98°00'47"	57.83	75.48	S 67°49'06" E
C157	52.36	50.00	60°00'00"	28.87	50.00	N 33°10'30" E
C158	77.07	50.00	88°18'55"	48.95	69.66	N 40°58'57" W
C166	77.09	576.00	7°40'55"	38.60	77.03	S 45°18'01" E
C167	48.35	325.00	8°31'23"	24.22	48.30	S 44°52'47" E
C176	58.24	50.00	86°44'02"	32.93	55.00	S 29°29'08" E
C185	86.74	220.00	22°36'27"	43.94	86.18	S 50°23'13" E
C186	70.38	220.00	18°19'42"	35.49	70.08	S 29°59'38" E

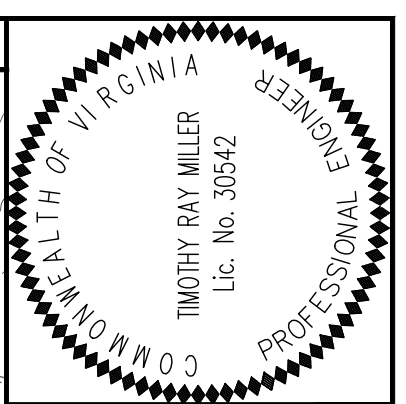
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C187	48.73	50.00	55°50'20"	26.50	46.82	S 19°45'09" W
C188	127.83	180.00	40°38'43"	66.74	125.17	S 41°20'10" E
C189	70.31	180.00	22°22'50"	35.61	69.86	S 57°53'59" W
C285	191.91	220.00	49°58'50"	102.54	185.88	S 34°52'46" E
C330	194.61	1520.00	7°20'09"	97.44	194.48	S 61°54'22" W
C331	300.49	1520.00	11°18'36"	150.74	300.00	S 70°24'14" W
C332	73.60	1519.97	2°46'28"	36.81	73.60	S 77°27'17" W
C339	217.71	1480.00	8°25'42"	109.05	217.52	N 74°37'39" E
C340	298.15	320.00	53°23'03"	160.89	287.49	N 19°58'13" W
C341	316.88	1480.00	12°16'02"	159.05	316.27	N 64°16'47" E
C345	194.93	607.00	18°23'58"	98.31	194.09	N 83°35'54" E
C350	219.82	370.00	34°02'25"	113.26	216.80	S 23°44'31" W
C351	37.76	180.00	12°01'06"	18.95	37.17	S 52°08'54" E
C354	17.08	180.00	5°28'07"	8.54	17.07	N 30°31'34" W
C355	150.29	180.00	47°50'17"	79.84	145.96	N 03°52'22" E
C357	208.23	180.00	66°16'57"	117.52	196.81	S 26°43'43" E
C358	42.78	180.00	13°37'01"	21.49	42.68	S 13°13'16" W
C359	204.56	220.00	53°16'24"	110.34	197.27	S 06°36'25" E
C360	7.36	220.00	1°55'01"	3.68	7.36	N 34°12'08" W
C361	130.98	220.00	34°00'31"	67.28	128.88	N 52°09'55" W
C362	34.60	180.00	11°00'43"	17.35	373.87	N 63°39'49" W
C363	228.93	180.00	72°52'09"	132.88	213.81	N 64°43'25" W
C364	81.59	50.00	93°29'48"	53.15	72.84	N 01°29'47" W

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C365	73.40	50.00	84°06'42"	45.11	66.99	S 89°41'58" W
C366	50.65	50.00	58°02'29"	27.74	48.51	S 18°37'22" W
C367	60.73	50.00	69°35'48"	34.75	57.07	S 45°11'46" E
C368	6.34	50.00	7°15'53"	3.17	6.34	S 83°37'37" E
C369	284.90	220.00	74°11'57"	166.38	285.41	S 64°03'31" E
C370	54.01	220.00	14°04'02"	27.14	53.88	S 39°37'44" E
C371	219.37	280.00	44°53'21"	115.68	213.80	N 24°13'05" W
C372	41.52	280.00	8°29'43"	20.80	41.48	N 02°28'27" E
C373	238.29	330.75	41°16'46"	124.58	233.17	N 27°23'07" E
C374	55.00	220.00	14°19'26"	27.64	54.86	S 39°32'52" E
C375	45.00	180.00	14°19'26"	22.62	44.88	N 39°32'52" E
C376	85.93	220.00	22°22'49"	43.52	85.39	N 57°53'59" E
C377	55.00	220.00	14°19'26"	27.64	54.86	N 39°32'52" E
C379	45.00	180.00	14°19'26"	22.62	44.88	N 39°32'52" E
C380	33.75	220.00	8°47'26"	16.91	33.72	S 50°32'04" E
C381	54.68	220.00	14°47'23"	27.48	54.54	S 62°02'59" E
C382	106.34	180.00	33°50'58"	54.77	104.80	N 52°14'42" W
C383	35.09	180.00	11°10'11"	17.60	35.03	N 59°16'49" E
C384	163.61	220.00	42°36'37"	85.80	159.87	N 43°33'36" E
C385	133.86	180.00	42°36'37"	70.20	130.80	N 43°33'36" E
C386	42.89	220.00	11°10'11"	21.51	42.82	N 59°16'49" E
C387	114.88	220.00	29°55'08"	58.78	113.58	S 05°04'13" W

TMP 30-A-104
 JAMES Sr & JAMES Jr ROSSON
 ZONED: A-1
 WB 55 PG 100



REFER TO C-303



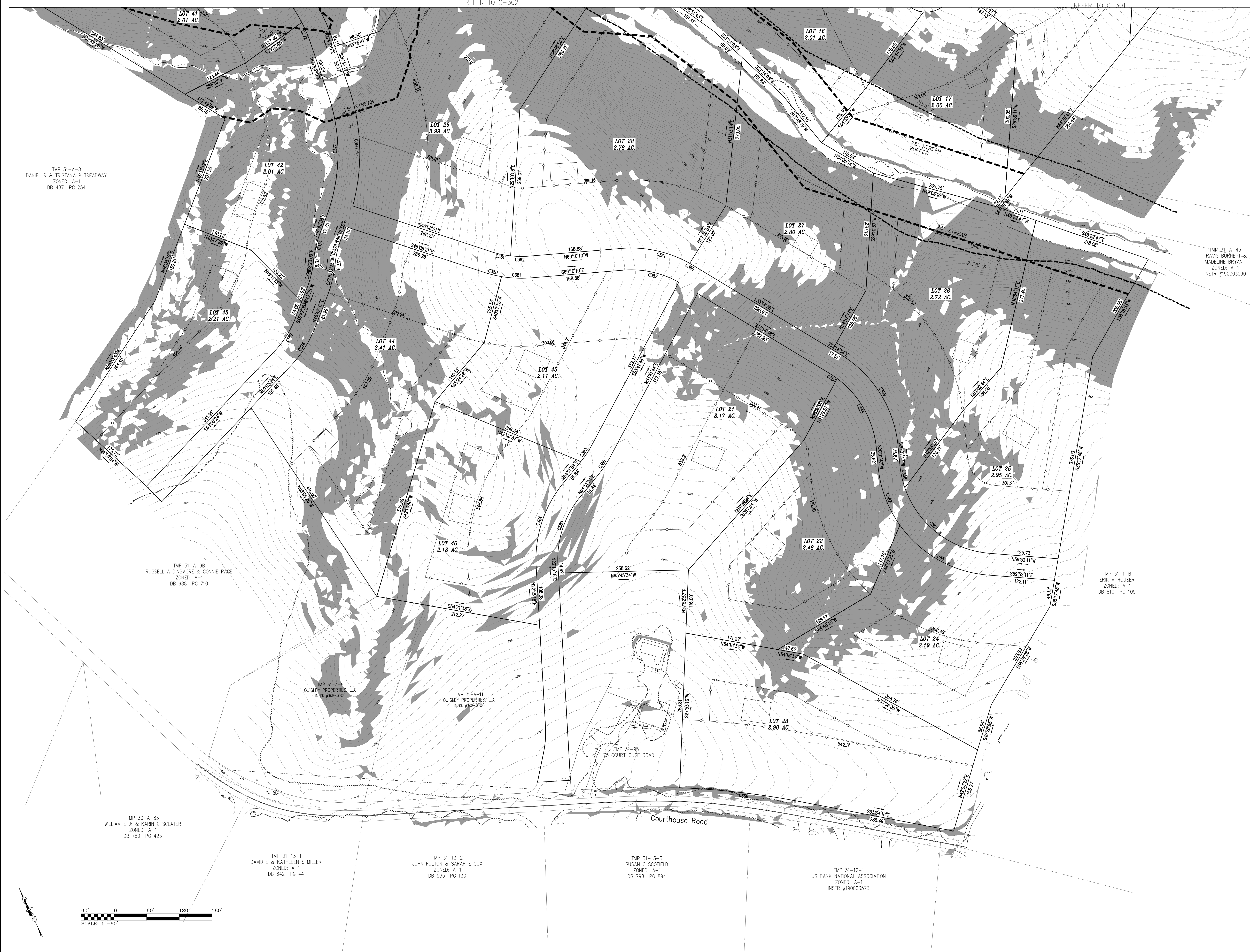
JOB NO.	DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
	9/29/2020	AS SHOWN	MWH		

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 440 PREMIER CIRCLE, SUITE 200
 CHARLOTTEVILLE, VA 22901
 WWW.MERIDIANWPB.COM

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

PROJECT TITLE:	BALLINGER BLUFF SKETCH PLAN
SHEET TITLE:	YIELD PLAN

SHEET NO.	C-303
SHEET 7 of 7	



TMP 31-A-8
 DANIEL R & TRISTANA P TREADWAY
 ZONED: A-1
 DB 487 PG 254

TMP 31-A-9B
 RUSSELL A DINSMORE & CONNIE PACE
 ZONED: A-1
 DB 988 PG 710

TMP 30-A-83
 WILLIAM E JR & KARIN C SCLATER
 ZONED: A-1
 DB 780 PG 425

TMP 31-13-1
 DAVID E & KATHLEEN S MILLER
 ZONED: A-1
 DB 642 PG 44

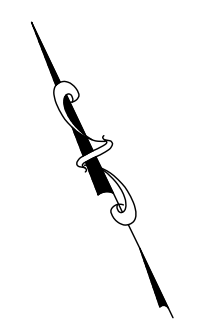
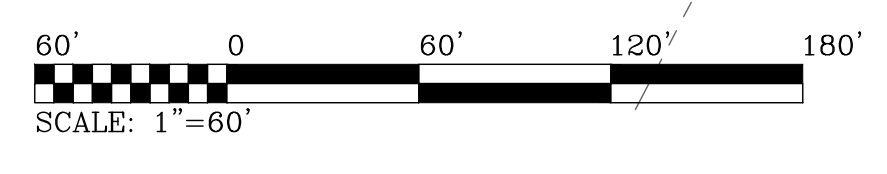
TMP 31-13-2
 JOHN FULTON & SARAH E COX
 ZONED: A-1
 DB 535 PG 130

TMP 31-13-3
 SUSAN C SCOFIELD
 ZONED: A-1
 DB 798 PG 894

TMP 31-12-1
 US BANK NATIONAL ASSOCIATION
 ZONED: A-1
 INSTR #190003573

TMP 31-A-45
 TRAVIS BURNETT & MADELINE BRYANT
 ZONED: A-1
 INSTR #190003090

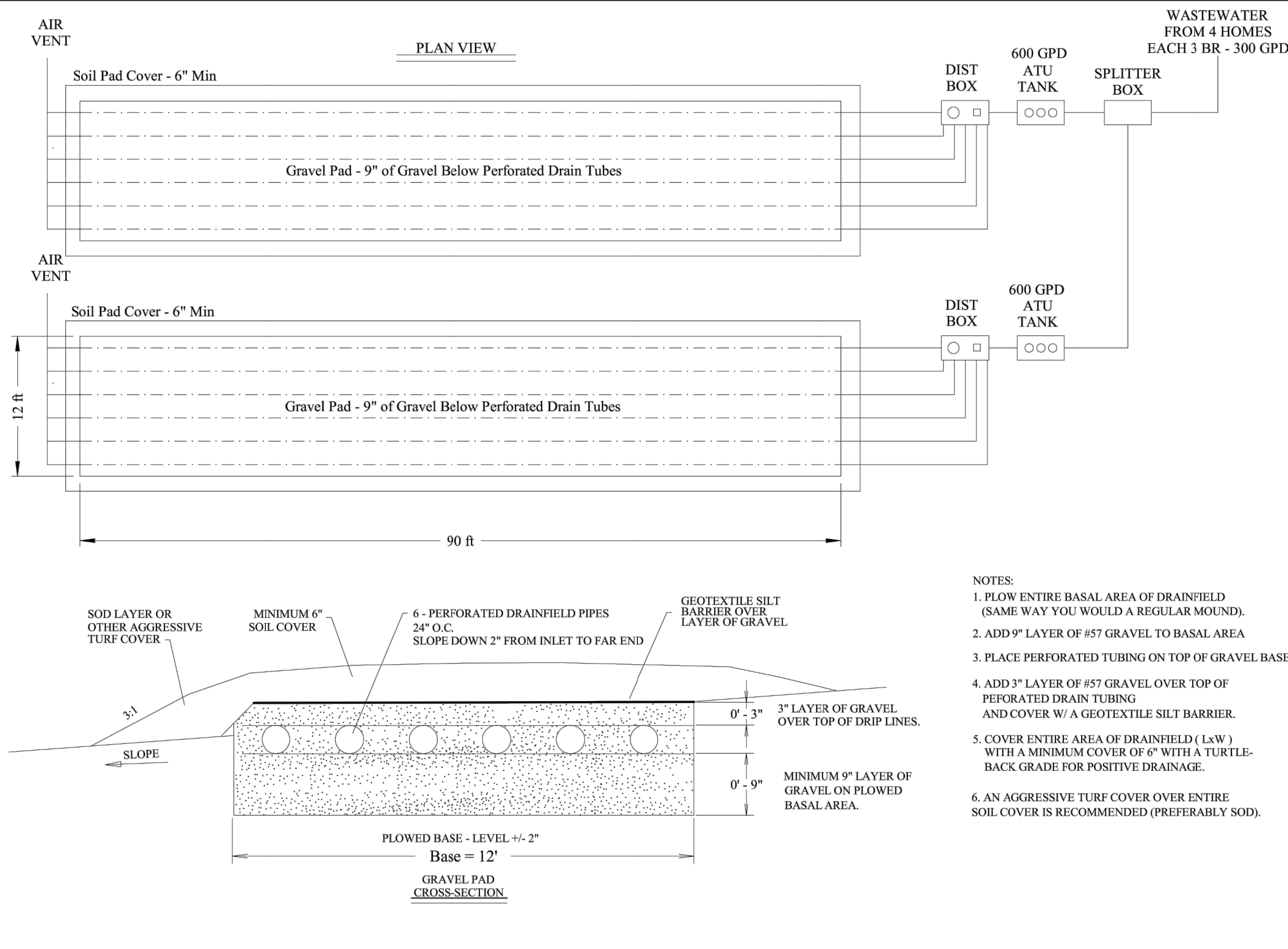
TMP 31-1-B
 ERIK M HOUSER
 ZONED: A-1
 DB 810 PG 105



Per 12VAC5-613-80 Table 1 Requires Hydraulic Loading be less than 0.8 GPD/sf This design is based on 0.55 GPD/sf This loading rate is consistent with former GMP 147 Table 1.

Per GMP 147

Percolation Rate	Gallons per Day per Ft Sq
< 20	1.66
20	1.66
25	1.33
30	1.11
35	0.95
40	0.83
45	0.74
50	0.67
55	0.61
60	0.55
65	0.51
70	0.48
75	0.44
80	0.42
85	0.39
90	0.37
95	0.35
100	0.33
105	0.32
110	0.30
115	0.29
120	0.28

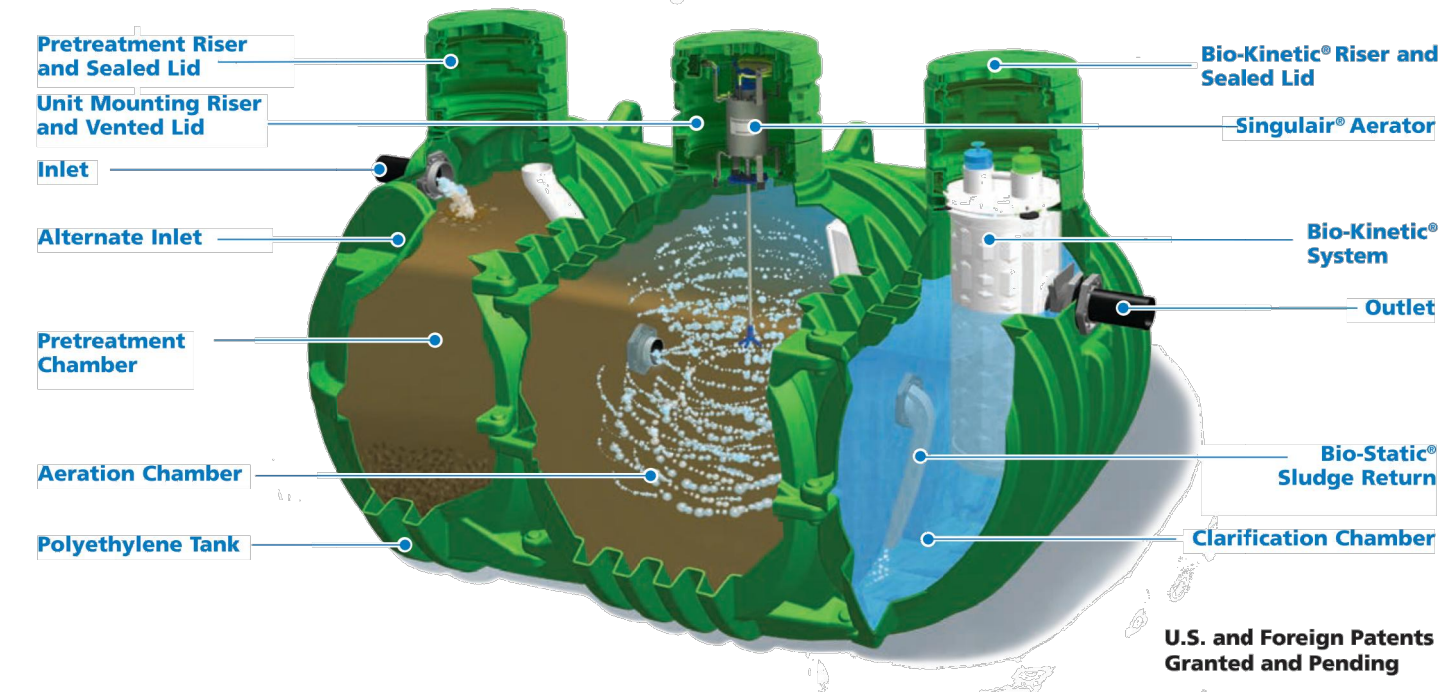


- NOTES
1. FLOW ENTIRE BASAL AREA OF DRAINFIELD (SAME WAY YOU WOULD A REGULAR MOUND).
 2. ADD 9" LAYER OF #57 GRAVEL TO BASAL AREA.
 3. PLACE PERFORATED TUBING ON TOP OF GRAVEL BASE.
 4. ADD 3" LAYER OF #57 GRAVEL OVER TOP OF PERFORATED DRAIN TUBING AND COVER W/ A GEOTEXTILE SILT BARRIER.
 5. COVER ENTIRE AREA OF DRAINFIELD (LAW) WITH A MINIMUM COVER OF 6" WITH A TURTLE-BACK GRADE FOR POSITIVE DRAINAGE.
 6. AN AGGRESSIVE TURF COVER OVER ENTIRE SOIL COVER IS RECOMMENDED (PREFERABLY SOD).

- NOTES
1. THIS IS A PRELIMINARY DESIGN OF THE SUBSURFACE DISPOSAL SYSTEM FOR CENTRAL SEWER SYSTEM WTU-3. IT IS BASED ON K-SAT SOILS TESTS THAT WERE PERFORMED FOR THIS DESIGN.
 2. THIS PURPOSE OF THIS DESIGN IS TO VERIFY THAT A GRAVEL PAD DISPOSAL SYSTEM COULD BE IMPLEMENT FOR SUBSURFACE DISPOSAL USING A DESIGN FLOW OF 1200 GPD.
 3. IF THE SPECIAL USE PERMIT IS APPROVED, THEN SOILS TESTING AND FINAL DESIGN FOR EACH WASTEWATER TREATMENT UNIT WILL BE COMPLETED AND SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW AND APPROVAL. THE FINAL DESIGN MAY DIFFER FROM WHAT IS SHOWN HEREON BUT WILL STILL COMPLY WITH HEALTH DEPARTMENT REGULATIONS.

1 SUBSURFACE DISPOSAL FOR WTU-3
SCALE: NTS

Install with confidence when using a Singlair Green® complete onsite wastewater treatment package



- Inlet**
Untreated wastewater enters the system here.
- Pretreatment Chamber**
Wastewater enters at the Singlair inlet and is equalized here as anaerobic bacteria and gravity precondition it.
- Aeration Chamber**
Here, safe, living aerobic bacteria convert the wastewater into stable substances. Flow equalization maximizes this biological oxidation and assures 24-hour retention and treatment of all wastewater flow.
- Clarification Chamber**
Flow equalization enhances settling of biologically active substances inside the Clarification Chamber where wastewater is converted to a clarified liquid.
- Bio-Kinetic System**
Combines filtration, settling, flow equalization, optional disinfection, adjustable outlet weir and optional dechlorination features into a single, revolutionary package. Liquids exit the perimeter settling zone through the flow equalization ports. These ports control the flow through all upstream and downstream processes and regulate the amount of liquid that can enter the Bio-Kinetic system.
- Outlet**
A flow equalized, treated, clear, safe and odorless liquid exits the system for return to your environment.
- Aerator provides complete treatment**
Powered by our 1725 RPM, 115 watt, fractional horsepower motor, the quiet, reliable aerator is economical to operate, reduces heat build up and dramatically increases bearing life. Each aerator is ANSINSP certified to operate only 30-minutes per hour.
- Polyethylene Tank**
Rotationally molded, UV stabilized high density polyethylene, plus strategically located ribs, result in uncompromising tank integrity. Installation is quick and easy, with long term performance assured.
- UV Protected Molded Risers with Sealed or Vented Lids**
ROTATIONALLY MOLDED RISERS AND LIDS ARE INCLUDED WITH EVERY SYSTEM. ALL RISERS AND COVERS ARE SEALED TO THE TANK WITH GASKETS AND TAMPER RESISTANT FASTENERS. ADDITIONAL RISERS CAN BE ADDED TO FIT SPECIFIC JOBSITE REQUIREMENTS.

2 NORWECO ENGINEERED TREATMENT UNIT
SCALE: NTS

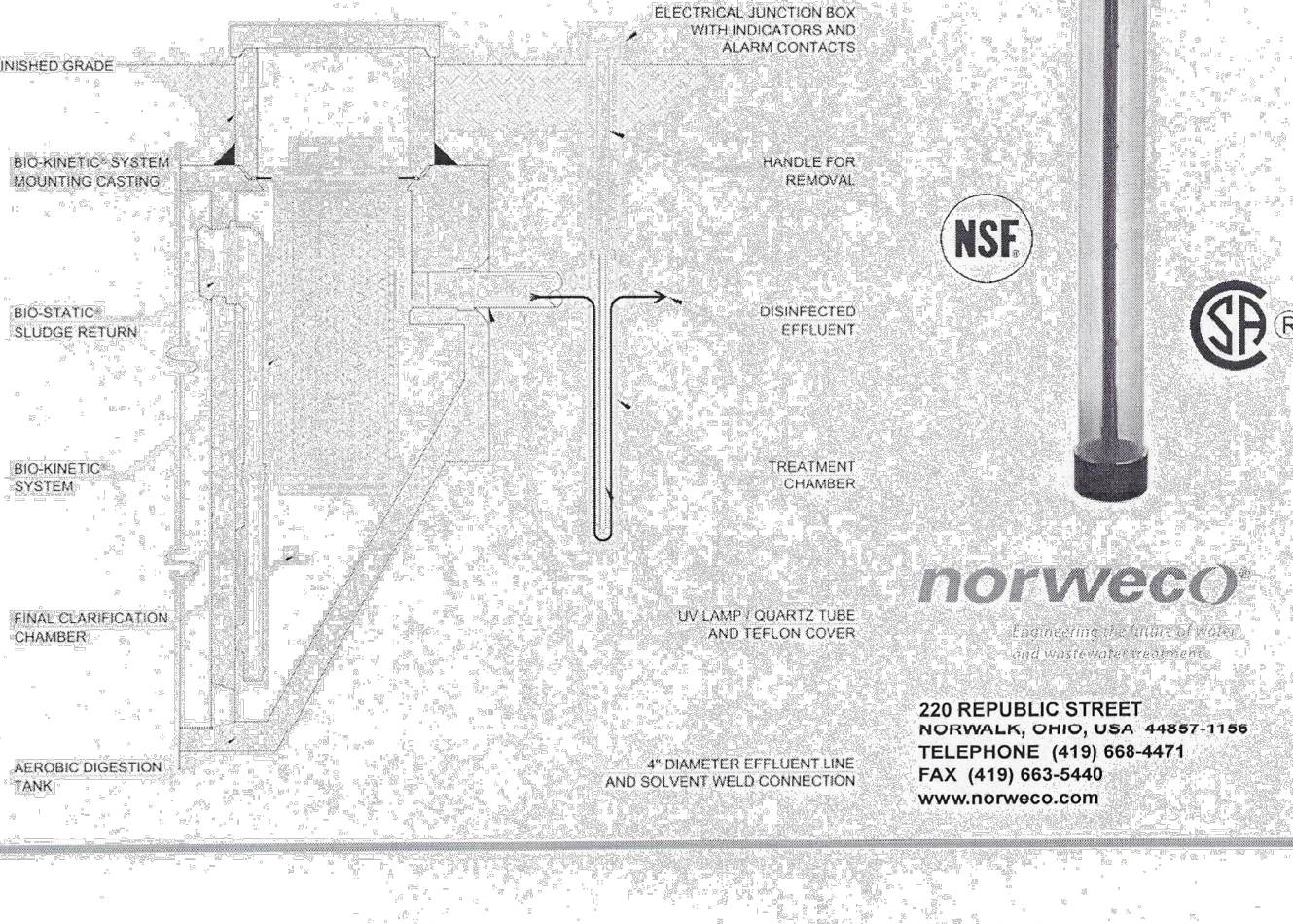
WHEN REGULATIONS CALL FOR UV DISINFECTION INSTALL A SINGLAIR® UV SYSTEM

COMPLETE TREATMENT FROM AN NSF LISTED UV DISINFECTION SYSTEM

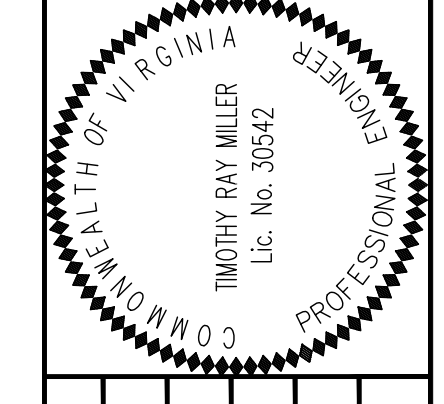
A complete treatment unit, the Singlair UV disinfection system reduces harmful pathogenic bacteria levels below bathing water quality standards. Available only from Norweco, the Singlair UV system provides pretreatment, secondary treatment, tertiary treatment and disinfection.

FECAL COLIFORM REDUCTION TO <200 cfu/100 ml AFFORDABLE AND EASY TO INSTALL

The Singlair UV disinfection system provides reliable biological treatment without chemical addition. The outer body of the UV treatment chamber is constructed from carbon impregnated ABS plastic that is not affected by UV radiation. The unique treatment chamber design and flow path insure long lamp life and expose the effluent to two doses of UV radiation.



3 NORWECO ULTRAVIOLET DISINFECTION UNIT
SCALE: NTS



JOB NO.:	DATE:	SCALE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
	9/29/2020	AS SHOWN	MWH		

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NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	2/24/21

PROJECT TITLE:
BALLINGER BLUFF
SKETCH PLAN

SHEET TITLE:
CENTRAL SEWER SYSTEM DETAILS