



# FLUVANNA COUNTY PLANNING COMMISSION

## REGULAR MEETING AGENDA

Fluvanna County Library  
214 Commons Boulevard  
Palmyra, VA 22963

July 13, 2021  
7:00 pm

### TAB AGENDA ITEMS

**\*\*\*NO WORK SESSION AT 6:00 PM\*\*\***

**Planning for Affordability – A Regional Approach – DRAFT Housing document June 2021 – Thomas Jefferson Planning District Commission has been provided for review and comments along with the Summary slides that were presented to the Fluvanna County Board of Supervisors on Wednesday, July 7, 2021 by Christine Jacobs**

### REGULAR MEETING

**1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE**

**2 – COMMUNITY DEVELOPMENT DIRECTOR'S REPORT – DOUGLAS MILES, AICP, CZA**

**3 – PUBLIC COMMENTS #1 (5 minutes per speaker)**

**4 – REVIEW AND APPROVAL OF DRAFT JUNE 8, 2021 MINUTES**

**5 – PUBLIC HEARINGS**

**SUP 21:05 ERIC C. LEE** – A Special Use Permit request in the A-1 Agricultural, General District to permit Outdoor Gatherings on 130 +/- acres comprised of Tax Map 57 Section 3 Parcel 1 and Tax Map 57 Section A Parcel 37. The subject properties are known as 218 and 220 Lowfields Lane and are located within the Rural Preservation Area and the Fork Union Election District.

**ZTA 21:03 R-4 AN ORDINANCE TO AMEND CHAPTER 22 ZONING OF THE FLUVANNA COUNTY CODE** BY THE ADDITION OF A USES PERMITTED BY RIGHT USE UNDER 22-8-2.1 IN THE R-4 ZONING DISTRICT: MULTI-FAMILY DWELLINGS, WITH A DENSITY UP TO 5.5 DWELLING UNITS PER ACRE, PROVIDED THE PROPERTY IS WITHIN AN AREA SUBJECTED TO A COMMON PLAN OF DEVELOPMENT AND SUCH PROPERTY IS SERVED BY A CENTRAL WATER AND SEWER SYSTEM.

**6 – PRESENTATIONS: NONE**

**7 – SITE DEVELOPMENT PLANS: NONE**

**8 – SUBDIVISIONS: NONE**

**9 – UNFINISHED BUSINESS: NONE**

**10 – NEW BUSINESS: NONE**

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

**12 – ADJOURNMENT**

*Douglas Miles*

Community Development Director Review

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

*For the Hearing-Impaired – Listening device available in the Fluvanna County Library upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

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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**

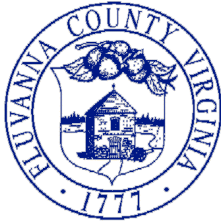
1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman 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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For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.***



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

To: Fluvanna County Planning Commission members

From: Douglas Miles, Community Development Director

Date: July 13, 2021

Subject: Community Development Director's Report

June 10, 2021 – Technical Review Committee (TRC) Meeting

**SUP 21:05 Eric C. Lee** – A Special Use Permit request in the A-1 Agricultural, General District to permit Outdoor Gatherings on 130 +/- acres comprised of Tax Map 57 Section 3 Parcel 1 and Tax Map 57 Section A Parcel 37. The subject properties are known as 218 and 220 Lowfields Lane and are located within the Rural Preservation Area and the Fork Union Election District.

**SDP 21:07 Fork Union Self-Storage** – A Site Development Plan request to expand a self-storage facility on 2.5 +/- acres of Tax Map 51A Section 8 Parcel 5A. The property is zoned B-1, Business, General and it is located at 4237 James Madison Highway. The property is located within the Fork Union Planning Area and the Fork Union Election District.

**Village Gardens: R-3 Residential Planned Community A** Timmons Preliminary Master Plan request for approximately 260 single-family detached homes; 95 townhouses and 9,000 square feet of commercial space on Route 53 with proposed re-alignment of the existing road network to be discussed along with the VDOT Staff members during this meeting.

June 15, 2021 – Zion Crossroads Stakeholders Meeting The Thomas Jefferson Planning District Commission, VDOT, Fluvanna County and Louisa County Staff members received a progress report from VDOT's consultant, Kittelson and Associates on traffic volumes studied at the various intersections for projected road improvements in the PDC Plan.

June 16, 2021 – Board of Supervisors Public Hearings Meeting

**ZMP 21:02 Virginia Electric and Power Company** – A Conditional Rezoning from the A-1, Agricultural, General District to the I-1, Industrial, Limited District on 224.5 +/- acres of Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7. The properties are located on the south line of Bremono Road and 0.2 miles west of Spring Road. The subject properties are within the Rural Residential and Rural Preservation Planning Areas and the Fork Union Election District. **Approved by a 5-0 vote with proffered conditions that included new water infrastructure upgrades, transportation improvements and future parks and recreation space.**

**SUP 21:03 Virginia Electric and Power Company** – A Special Use Permit request in the I-1 Industrial, Limited District to permit a sanitary landfill with respect to 224.5 +/- acres of Tax Map 59 Section A Parcel 27 and Tax Map 62 Section A Parcel 7. The properties are located on the south line of Bremono Road and 0.2 miles west of Spring Road. The subject properties are within the Rural Residential and Rural Preservation Planning Areas and the Fork Union Election District. **Approved by a 5-0 vote with Board conditions that restricted the Landfill to a CCR Landfill along with site construction, transportation and site screening standards.**

**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 Oak Creek 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 Preservation Planning Area and the Columbia Election District. **The SUP was not approved by a 2-3 vote and the case applicant can move forward with 20 lot rural cluster subdivision on wells and drainfields.**



### June 28, 2021 – A Pathway for Protecting Housing Affordability Webinar

APA Virginia webinar on the Richmond and Charlottesville and statewide Community Land Trust goals, objectives and implementation measures to achieve long-term, sustainable housing affordability for Virginia residents.

Community Land Trusts (CLT) can make housing permanently affordable. Buyers purchase the house and pay \$100 / year to lease the land from a local, non-profit and earns equity on the house but cannot sell their land.

### July 1, 2021 – VDOT Transportation Assistance Program Grant Submittal

The Community Development Director and Planner / GIS Technician have submitted to VDOT on July 1st a TAP Grant request for transportation grant funding for Palmyra Main Street / Court Square / Old Stone Jail Road work.

The VDOT Traffic Division will continue to take traffic counts in the Fork Union Village area along Route 15 in the Fall of 2021 to capture business and school traffic in the area of Fork Union Pharmacy and the VSI Store.

## June 2021

June 2021

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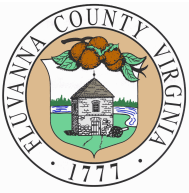
# BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	June, 2021

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits)	2017	3	2	16	6	4	10	6	5	14	5	7	13	91
	2018	8	3	15	11	13	17	13	10	8	8	6	9	121
	2019	8	10	14	9	12	9	10	14	13	2	11	7	119
	2020	12	13	22	14	8	18	19	17	15	20	22	11	191
	2021	15	9	19	20	16	22							101
NEW - Single Family Attached	2017	0	0	0	0	0	5	0	0	0	0	0	0	5
	2018	0	0	0	0	0	0	0	0	0	0	0	0	0
	2019	0	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	1	6	0	0	6	0	0	5	18
	2021	6	0	0	0	0	0	0	0	0	0	0	0	6
NEW - Mobil Homes	2017	0	0	0	0	2	1	0	1	0	0	0	0	4
	2018	0	0	1	1	0	0	0	0	0	0	0	0	2
	2019	0	0	0	0	0	0	0	0	1	1	0	1	3
	2020	0	0	1	0	0	1	0	0	1	0	0	0	3
	2021	0	0	0	0	0	0	0	0	0	0	0	0	0
Additions and Alterations	2017	29	20	29	43	20	29	32	18	23	27	43	28	341
	2018	19	6	10	19	8	13	26	25	32	42	22	21	243
	2019	35	33	37	27	38	38	44	34	34	36	35	31	422
	2020	37	38	23	30	30	22	27	20	30	34	35	23	349
	2021	28	14	43	39	31	40	0	0	0	0	0	0	195
* Trade permits count not in .														
Accessory Buildings	2017	0	4	2	3	2	2	2	4	2	0	2	2	25
	2018	2	3	3	6	2	1	4	2	1	2	2	2	30
	2019	2	4	6	4	4	3	3	8	2	8	4	4	52
	2020	2	4	4	4	5	5	1	7	8	3	5	1	49
	2021	1	3	3	6	3	6	0	0	0	0	0	0	22
Swimming Pools	2017	0	0	0	0	0	1	1	0	0	1	1	0	4
	2018	0	1	1	1	0	1	2	0	1	2	0	0	9
	2019	0	0	0	3	2	2	0	1	0	1	0	1	10
	2020	0	1	3	3	1	2	3	1	1	0	0	0	15
	2021	0	0	7	1	5	2	0	0	0	0	0	0	15
Commercial/ Industrial Build/Cell Towers	2017	1	2	0	0	0	0	2	2	1	1	0	0	9
	2018	0	0	0	0	0	2	0	0	0	0	0	0	2
	2019	0	0	1	1	0	2	0	0	0	0	0	0	4
	2020	0	0	1	0	1	0	0	3	0	0	2	0	7
	2021	1	0	1	0	0	0	0	0	0	0	0	0	2
TOTAL BUILDING PERMITS	2017	33	28	47	52	28	43	43	30	40	34	53	43	474
	2018	29	13	30	38	23	34	45	37	42	54	30	33	408
	2019	45	47	58	44	56	54	57	57	50	48	50	43	609
	2020	51	56	54	51	46	54	50	48	63	57	54	40	624
	2021	51	26	73	66	55	70	0	0	0	0	0	0	341
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2017	\$857,767	\$827,724	\$4,859,777	\$2,066,132	\$1,512,789	\$3,676,118	\$1,904,915	\$2,359,988	\$2,846,545	\$1,957,646	\$1,897,110	\$3,479,285	\$ 28,245,796
	2018	\$2,451,433	\$1,075,551	\$3,544,096	\$2,153,241	\$3,834,995	\$5,693,348	\$3,156,593	\$4,729,005	\$3,637,992	\$1,791,222	\$2,169,284	\$2,421,169	\$ 37,107,929
	2019	\$1,991,054	\$2,502,719	\$5,639,238	\$4,695,173	\$3,057,597	\$3,228,152	\$3,360,952	\$3,926,015	\$3,457,214	\$2,636,194	\$3,148,369	\$2,960,579	\$ 40,603,256
	2020	\$2,292,161	\$3,202,055	\$7,238,708	\$2,997,448	\$2,245,441	\$4,389,903	\$3,644,002	\$5,555,492	\$5,271,906	\$4,201,357	\$3,513,834	\$2,954,193	\$ 47,506,500
	2021	\$5,397,000	\$1,687,484	\$2,506,869	\$4,952,702	\$3,473,256	\$5,766,891	\$0	\$0	\$0	\$0	\$0	\$0	\$ 23,784,202

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2017	3	2	17	7	7	9	6	6	15	8	7	14	101
	2018	10	4	16	13	11	17	13	7	9	6	7	8	121
	2019	8	12	16	9	14	10	12	14	13	2	11	8	129
	2020	11	10	26	13	8	24	13	19	20	19	13	16	192
	2021	22	10	18	20	18	22	0	0	0	0	0	0	110
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2017	159	144	171	141	177	152	202	182	153	183	181	169	2,014
	2018	163	148	173	186	215	176	164	220	144	221	154	141	2,105
	2019	237	207	232	297	305	246	324	332	295	298	204	216	3,193
	2020	213	197	302	369	371	304	434	368	439	464	407	412	4,280
	2021	430	349	465	431	402	426	0	0	0	0	0	0	2,503
FEES COLLECTED														
Building Permits	2017	\$4,060	\$3,660	\$22,692	\$9,249	\$6,703	\$11,948	\$9,494	\$7,790	\$13,169	\$6,895	\$9,022	\$12,886	\$ 117,568
	2018	\$8,988	\$4,311	\$9,939	\$14,765	\$13,796	\$23,633	\$14,993	\$8,748	\$10,826	\$12,613	\$9,556	\$14,570	\$ 146,738
	2019	\$11,377	\$13,617	\$14,005	\$14,308	\$11,228	\$16,260	\$13,778	\$18,772	\$14,375	\$8,468	\$14,747	\$11,059	\$ 161,994
	2020	\$12,863	\$15,468	\$18,152	\$16,803	\$13,147	\$28,068	\$23,193	\$28,887	\$24,237	\$19,359	\$15,359	\$15,871	\$ 231,407
	2021	\$18,733	\$15,400	\$15,654	\$21,333	\$16,184	\$23,031	\$0	\$0	\$0	\$0	\$0	\$0	\$ 110,335
Land Disturbing Permits	2017	\$475	\$800	\$7,000	\$1,523	\$2,366	\$2,425	\$1,733	\$7,784	\$2,100	\$2,050	\$1,000	\$1,625	\$ 30,881
	2018	\$1,450	\$5,975	\$1,890	\$1,625	\$1,625	\$2,850	\$1,625	\$1,175	\$1,125	\$875	\$10,675	\$2,150	\$ 33,040
	2019	\$1,000	\$1,500	\$1,625	\$1,125	\$3,553	\$1,250	\$2,975	\$6,556	\$1,920	\$250	\$1,375	\$1,125	\$ 24,251
	2020	\$1,375	\$1,250	\$6,365	\$1,625	\$1,000	\$3,000	\$2,125	\$8,369	\$2,500	\$2,375	\$4,294	\$1,875	\$ 36,153
	2021	\$5,678	\$1,250	\$14,463	\$2,500	\$2,250	\$2,750	\$0	\$0	\$0	\$0	\$0	\$0	\$ 28,891
Zoning Permits/ Proffers	2017	\$400	\$1,000	\$2,400	\$950	\$1,500	\$1,800	\$1,245	\$1,250	\$1,600	\$1,050	\$1,250	\$1,550	\$ 15,995
	2018	\$1,400	\$800	\$1,750	\$1,600	\$1,400	\$2,200	\$2,050	\$1,400	\$1,050	\$1,400	\$700	\$1,400	\$ 17,150
	2019	\$1,200	\$1,800	\$2,200	\$1,550	\$2,050	\$1,350	\$1,950	\$2,300	\$1,700	\$1,150	\$1,450	\$1,400	\$ 20,100
	2020	\$1,650	\$1,600	\$3,000	\$1,700	\$1,550	\$3,050	\$2,350	\$2,300	\$2,900	\$2,850	\$1,600	\$1,700	\$ 26,250
	2021	\$2,150	\$1,150	\$3,650	\$2,950	\$2,650	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$ 15,950
TOTAL FEES	2017	\$4,835	\$5,460	\$32,092	\$11,722	\$10,569	\$16,173	\$12,472	\$16,824	\$16,869	\$9,995	\$11,272	\$16,061	\$ 164,444
	2018	\$11,838	\$11,086	\$13,579	\$17,990	\$16,821	\$28,683	\$18,668	\$11,323	\$13,001	\$14,888	\$20,931	\$18,120	\$ 196,928
	2019	\$13,577	\$16,917	\$17,830	\$16,983	\$16,831	\$18,860	\$18,703	\$27,628	\$17,995	\$9,868	\$15,028	\$13,584	\$ 203,804
	2020	\$15,888	\$18,318	\$27,517	\$20,128	\$15,697	\$34,118	\$27,668	\$39,556	\$29,637	\$24,584	\$24,584	\$19,446	\$ 293,810
	2021	\$26,561	\$17,800	\$33,767	\$26,783	\$21,084	\$29,181	\$0	\$0	\$0	\$0	\$0	\$0	\$ 155,176



## TRANSACTIONS BY USER REPORT (06/01/2021 TO 06/30/2021) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
<b>Valencia Porter</b>					
<b>MSC21:0196</b>					
INV-00002939	Sign Permit	06/22/2021	Fee Payment	Check #4163	\$155.00
<b>SDP21:0007</b>					
INV-00002903	Amendment to Site Development Plan	06/08/2021	Fee Payment	Check #1003645468	\$150.00
<b>SUB21:0023</b>					
INV-00002871	Boundary Adjustment	06/01/2021	Fee Payment	Cash	\$100.00
<b>SUB21:0024</b>					
INV-00002875	Subdivision: GIS Fee (per lot)	06/01/2021	Fee Payment	Check #3107	\$150.00
	Subdivision: Minor	06/01/2021	Fee Payment	Check #3107	\$500.00
<b>SUB21:0025</b>					
INV-00002904	Boundary Adjustment	06/08/2021	Fee Payment	Check #10928	\$100.00
<b>SUP21:0005</b>					
INV-00002870	Sign Deposit for Public Hearing	06/01/2021	Fee Payment	Check #1101	\$90.00
	Special Use Permit	06/01/2021	Fee Payment	Check #1100	\$800.00
<b>VALENCIA PORTER</b>				<b>TOTAL CASH:</b>	<b>\$100.00</b>
				<b>TOTAL CHECK:</b>	<b>\$1,945.00</b>
				<b>NET TOTAL:</b>	<b>\$2,045.00</b>
<b>GRAND TOTALS</b>					
				<b>TOTAL CASH:</b>	<b>\$100.00</b>
				<b>TOTAL CHECK:</b>	<b>\$1,945.00</b>
				<b>NET TOTAL:</b>	<b>\$2,045.00</b>

**FLUVANNA COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**Fluvanna County Library  
214 Commons Boulevard  
Palmyra, VA 22963**

**June 8, 2021  
7:00 pm**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Eric Dahl, County Administrator  
Douglas Miles, Community Development Director  
Jason Overstreet, Senior Planner  
Fred Payne, County Attorney  
Valencia Porter, Administrative Programs Specialist

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

At 7:00 pm, Chair Bibb called the June 8, 2021 Regular Meeting to order, followed by the Pledge of Allegiance and a Moment of Silence.

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

May 13, 2021 – Technical Review Committee (TRC) meeting

**ZTA 21:03** - AN ORDINANCE TO AMEND CHAPTER 22 ZONING OF THE FLUVANNA COUNTY CODE BY THE ADDITION OF A USES PERMITTED BY RIGHT USE UNDER 22-8-2.1 IN THE R-4 ZONING DISTRICT.

**Dwellings, multi-family**, with a density up to 5.5 dwelling units per acre, provided the property is within an area subjected to a common plan of development and such property is served by a central water and sewer system.

Roudabush, Gale & Associates presented a Conceptual Phasing Plan for Marina Point of Lake Monticello to construct ten (10) new multi-family units on Tax Maps 18A Section 1 Parcels 296BA and 296C. Currently, there are existing condominiums on the Marina Point property and their clients they would like to complete this existing residential multi-family development.

**ZMP 21:03** Perkins and Orrison – A Conditional Rezoning from the B-1, Business, General to the I-1, Industrial, Limited District on 16.2 +/- acres of Tax Maps 5 Section 17 Parcels 1 and 1A. The subject properties are located in the northeast quadrant of Richmond Road (Rte 250) and Edgcomb Road (SR 689) and are in the Zion Crossroads Community Planning Area and the Columbia Election District.

May 17, 2021 – EPR: Land Development and Growth in Virginia webinar

The Community Development Director attended this webinar: How Dense is your Sprawl? in Virginia that was presented by EPR of Charlottesville. The EPR Planners used the National Land Cover Database data from 2001 to 2015 that had illustrated how jobs and growth had occurred within developed areas and how rural areas such as Fluvanna had experienced planned growth.

May 18, 2021 – Rural Transportation Advisory Committee meeting

A 2021 Virginia General Assembly Update was provided by David Blount and a 2022 Rural Transportation Work Program it was prepared along with VDOT Smart Scale projects being discussed to include 250 & Troy Road.

May 19, 2021 – Board of Supervisors Public Hearings Meeting

**SUP 21:02 Amy and Joshua Bower** – A Special Use Permit request in the A-1 Agricultural, General District to permit an Agricultural Enterprise (winery) on 42.9 +/- acres known as Tax Map 48 Section 1 Parcel 3. The property is located on the north line of West River Road (Route 6) and 0.9 miles west of Hardware Road. The subject parcel is located within the Scottsville Community Planning Area and the Cunningham Election District. **Approved 5-0 with the seven (7) recommended conditions for winery.**

**ZTA 21:01 An Ordinance to Amend Zoning Ordinance** Sections 22-17-8A, 22-18-1, 22-18-2, 22-18-3, 22-18-4, and 22-18-7 of The Fluvanna County Code to Conform the Sections to Amendments to the Enabling Legislation relative to the Board of Zoning Appeals regulations. **Approved 5-0**

**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 Oak Creek 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 Preservation Planning Area and the Columbia Election District. **Deferred by 5-0 vote for thirty (30) days by the Board to June 16th**

May 20, 2021 – VDOT Transportation Assistance Program Grant Meeting

The Community Development Director and Planner / GIS Technician met with the VDOT TAP Grant Staff on making application towards the grant funding for the Palmyra Main Street area for sidewalks and streetscape improvements. The VDOT Traffic Division will continue to take vehicle traffic counts in the Fork Union Village area along Route 15 in the Fall of 2021 to capture business and school traffic in the area of Fork Union Pharmacy and new VSI store.

3. **PUBLIC COMMENTS #1:**  
At 7:08 pm, Chair Bibb opened the first round of Public Comments. With no one coming online wishing to speak to the Commission, Chair Bibb closed the Public Comments Period at 7:08 pm.

Note: This was the first Planning Commission meeting that was open to the general public, no longer a Virtual meeting and applicants and residents could use the Zoom online meeting link.

4. **MINUTES:**  
**Vice Chair Murray-Key:** asked are these verbatim minutes of just a summary of what was said?  
**Mr. Miles:** stated that they are summarized minutes that are generally transcribed by the staff.  
**Mr. Payne:** stated they are no longer verbatim minutes for the Commission or for the Board.

**Vice Chair Murray-Key:** stated she needed clarification on what is transcribed versus what was said during the previous meeting.  
**Mr. Payne:** stated that if you think that something does not add up to what you said, now is the time to have it clarified prior to adoption of the minutes; and there were no further questions.

<b>MOTION:</b>	<b>I move that the Planning Commission Minutes of May 11, 2021 be approved, as presented.</b>				
<b>MEMBER:</b>	<b>Bibb (Chair)</b>	<b>Murray-Key (Vice Chair)</b>	<b>Johnson</b>	<b>Zimmer</b>	<b>Lagomarsino</b>
<b>ACTION:</b>			<b>Seconded</b>	<b>Motion</b>	
<b>VOTE:</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>RESULT:</b>	<b>Approved by 5-0 vote, as presented</b>				

5. **PUBLIC HEARINGS:**  
**SUP 21:04 Joseph Carl Bradley – Jason Overstreet, Senior Planner**  
A Special Use Permit request within the A-1, Agricultural, General District to permit a commercial kennel with respect to 5 +/- acres of Tax Map 23 Section A Parcel 30 located at 5464 Venable Road. The subject property is located within the Rural Preservation Planning Area and in the Columbia Election District.



**Mr. Overstreet:** presented the proposed Special Use Permit request for a commercial kennel and indicated to the Planning Commission that Staff had received several letters from area property owner who were not in favor of the SUP request and he summarized the conditions:

**Recommended Conditions:**

If approved, Staff recommended the following conditions:

1. This Special Use Permit (SUP) is granted for a commercial kennel use to Joseph Carl Bradley and is not transferable and it does not run with the land on Tax Map 23 Section A Parcel 30.
2. Noise attenuation measures including insulation, fencing and screening shall be installed as a part of the commercial kennel building construction, acceptable to both the Building Official and the Zoning Administrator, prior to the issuance of a Certificate of Occupancy.
3. There shall be no more than one (1) commercial kennel building on the premises and it shall be located at least fifty (50) feet from property lines with six (6) foot fencing that screens the outdoor dog run areas from the adjacent property owners on Venable Road.
4. There shall not be dogs in the outside runs between dusk and dawn unless the applicant is actively handling such dogs for the purpose of relieving themselves and then the same runs they shall be cleaned regularly to meet the Virginia Department of Health requirements.
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 owners have substantially breached the conditions of the Special Use Permit.

**Joseph Bradley, Applicant, 5464 Venable Road:** explained that he has spoken with most of their neighbors, one neighbor that does not live too far and he is directly across the street and explained where the metal building will be going on the property. The only way you can see the building is when you are driving towards the funeral home, in regards to a fence I am not sure what you mean but it will be around the building. We do know about one concern about the dogs going to the church's property. The noise is from our dogs barking, but I do not train on Sundays. The dogs that come to me, I train them for three to four months at a time, and sometimes the owners do come and visit their dogs on the weekends. It is strictly obedience training which they are controlled and on a leash at all times. He stated in the past there have been some dogs that have went to the church property. Just as well as anyone may let their dog out to go to the restroom they just might go across the road. If we were to get approval for a commercial kennel it will allow for me to put my own dogs inside of the kennel also that way it will not happen anymore there.

**Chair Bibb:** Stated that we have several letters, and did you state you are already operating a training facility on this property? Do you train dogs on this property now?

**Mr. Bradley:** Yes I do train dogs, the only thing that I do on my five acres is the obedience training and I will also travel and go to other properties and do some training there. I have agreements with other landowners and that is where I do a lot of my dog training right now.

**Chair Bibb:** Stated that not only do you have a church across the road but you have a cemetery there and a funeral can occur any day of the week there not just on Sundays. We already have received a complaint on you about a funeral service that had issues with dogs on the property.

**Mr. Bradley:** Stated whenever there is a funeral yes, we do pay attention to what goes on at the church and I am not always able to monitor my dogs and customer's dogs at the same time.

**Chair Bibb:** Asked have you had that many complaints from neighbors about the continued barking from the dogs, or about letting them run loose? As we have received the complaints.

**Mr. Bradley:** Stated that no one has complained to him not once, now she has two personal dogs, but they are not a part of my program, they do bark, and they have barked at people before. I have used my kennels before to help others. She is my fiancé and owns two dogs.

**Chair Bibb:** Asked did you have a Community meeting? Or did you get in contact with folks?

**Patricia Houser, Fiance of applicant, 5464 Venable Road:** Stated that once they first started applying for an SUP permit, she started going around asking neighbors if they would accept it, except for the church only because I did not know who to talk with at the church. I did end up talking with the Pastor there and he told me himself about his concerns and that there would noise. I assured him that this kennel would allow us to have the extra space for the dogs that way we can put my dogs into the kennel to confine them and the doggy doors would allow them to have access to go in and out.

**Mr. Zimmer:** asked why you did not have a community meeting? a place to meet out there?

**Ms. Houser:** stated we did not know this is the first time we applied for anything like this SUP.

**Mr. Bradley:** stated briefly on what he understood as applying for their Special Use Permit.

**Chair Bibb:** Stated to Mr. Bradley his main concern is that your dogs were over on the Church property and there are children that play on that property. Then there are people coming to the cemetery and the dogs are running loose, and they continued to bark. What I need to know is how would you limit that if dogs are loose right now? If you are not controlling the dogs right now how are you going to control them with a commercial building and doggy doors there?

**Ms. Houser:** Stated that they have a toddler that is almost three years old. We just realized that he is now tall enough to open up our doors. He might open the door and the dogs might just run out. We are not around our toddler all day long, he walks and runs around the house all day long. So, I am blindsided by all this opposition, and my feelings are hurt right now, Ok.

**Mr. Bradley:** Stated that with the dog kennel they make these doors to where the dogs can go in and out of the kennel but the dogs will be able to bark inside and I don't think people will be able to hear them. So with the use of the kennel my dogs until the building is up I will keep my dogs in that way nobody will be able to hear them. So if there is a funeral going on I can look across the street and see if it's one going on and keep the dogs quiet and inside of the building.

**Ms. Houser:** Stated that we have not seen nor heard of one complaint, the only time I heard about something was when I would be at work and people came to me stating someone said they were at the cemetery and your dogs came over. So, if people would let us know as soon as it happens then we can take care of it as we cannot always monitor our toddler and the dogs.

**Vice Chair Murray-Key:** Stated that we are not just talking about lights being on all night, we are talking about people and the dogs they might see and come over and will make people even more afraid. If you are not aware of the dogs being loose until after the 911 phone call because a dog has attacked someone or something to that nature. What I am hearing is that you are running a business already, and it is your responsibility as a business owner to have ownership of it all, and having a toddler open the door, it is not the toddler's responsibility.

Your neighbors are expected to know that you are mindful of the noise to be expected, and for when the dogs are running out. It is not their business to say whether or not you can control your animals. You have to realize that some of your neighbors did write to the Commission to let us know how they feel about the proposed business. I have to say this is the proper format for your neighbors. It is very important to know that the neighbors are feeling safe and secure.

**Joseph Bradley:** Stated yes, I do know that my dogs are kept in a kennel inside of my home. My client's dogs they do not come out of the kennel unless I am right there with them. You are all welcome to come by to see how I train the dogs by operating my business on my own property.

**Chair Bibb:** Stated that these are five (5) letters of concern from your neighbors at this point.

**Mr. Zimmer:** Stated that if we Defer this to give them a chance to go back and do a community meeting so they can get there questions answered I think that would be a good idea right now.

At 7:37 pm, Chair Bibb opened the Public Hearing. With no one wishing to speak, Chair Bibb he closed the Public Hearing at 7:38 pm. (Note: the five written letters were added into the file)

<b>MOTION:</b>	I move that the Planning Commission defer SUP 21:04, a request to establish a commercial kennel, with respect to 5 +/- acres of Tax Map 23, Section A, Parcel 30, in order to schedule a community meeting with the Applicant and the surrounding property owners.				
<b>MEMBER:</b>	<b>Bibb (Chair)</b>	<b>Murray-Key (Vice Chair)</b>	<b>Johnson</b>	<b>Zimmer</b>	<b>Lagomarsino</b>
<b>ACTION:</b>		<b>Seconded</b>		<b>Motion</b>	
<b>VOTE:</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>RESULT:</b>	<b>Recommended a Deferral 5-0 to the August 10th meeting</b>				

**ZMP 21:03 Perkins and Orrison – Douglas Miles, Community Development Director**

A Conditional Rezoning from the B-1, Business, General to the I-1, Industrial, Limited District on 16.2 +/- acres of Tax Maps 5 Section 17 Parcels 1 and 1A. The subject properties are located in the northeast quadrant of Richmond Road (Rte. 250) and Edgecomb Road (SR 689) and are in the Zion Crossroads Community Planning Area and the Columbia Election District.

**Mr. Miles** presented the proposed conditional zoning case request with Powerpoint slides that illustrated the proposed development request and typical uses to expect within the I-1 zoning.

**Chair Bibb:** asked if anyone had any questions for Mr. Miles.

**Mr. Payne:** asked if the site plan layout you have shown has it been proffered by the applicant?

**Mr. Miles:** stated that the site plan layout has not been proffered, it is merely a site illustration.

**Mr. Payne:** stated to the Planning Commission that means it will not have the force of any law.

**Chair Bibb:** stated that the site plan layout will come before us at a later date we are fine with it.

**Mr. Miles:** Stated that was our intent. The applicant wants to have more flexibility but still show what potential uses might work best in the proposed I-1 zoning and the site plan does just that.

**Mr. Zimmer:** asked what are some of the potential uses in the I-1 zoning district right now?

**Mr. Miles:** stated that most I-1 uses are available but the applicant has proffered some out.

**Mr. Russ Orrison, PE, LS:** Spoke briefly about the proposed request and he had worked with Mr. Miles on preparing the site plan layout and discussed the transportation and site design aspects.

Chair Bibb opened up the public Hearing at 8:00 pm and there were several callers online with Mr. Russ Orrison online calling in from Lexington, Virginia, along with several other site project managers and consultants available to answer any questions for the Planning Commissioners.

**Carolyn Satira, Edgecomb Road, industrial landowner,** stated she did have a concern with one of the permitted uses as an indoor shooting range and was fine with the rest of the land uses.

**Mr. Orrison:** indicated that prior to the Board of Supervisors meeting they could proffer it out?

**Ms. Satira:** Stated she is in favor of conditionally rezoning this to I-1 for industrial land uses.

**Mr. Orrison:** Stated she came to their community meeting, and she has been very supportive as an adjacent property owner.

**Chair Bibb:** With no one else coming forward we will close the Public Hearing at 8:05 pm.

<b>MOTION:</b>	I move that the Planning Commission recommend Approval of ZMP 21:03, a request to amend the Fluvanna County Zoning Map with respect to approximately 16.2 +/- acres of Tax Maps 5, Section 17, Parcels 1 and 1A, to conditionally rezone the same from B-1 Business, General to I-1, Industrial, Limited with proffered conditions dated April 30, 2021.				
<b>MEMBER:</b>	<b>Bibb (Chair)</b>	<b>Murray-Key (Vice Chair)</b>	<b>Johnson</b>	<b>Zimmer</b>	<b>Lagomarsino</b>
<b>ACTION:</b>		<b>Motion</b>	<b>Second</b>		
<b>VOTE:</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>RESULT:</b>	<b>Recommended Approval 5-0 with proffered conditions dated 4/30/21</b>				

6. **PRESENTATIONS:** Request to Advertise for a Public Hearing to Amend the R-4 Zoning District:

**ZTA 21:03 R-4 Zoning Text Amendment – Douglas Miles, Community Development Director:**

**ORDINANCE**

**AN ORDINANCE TO AMEND CHAPTER 22 ZONING OF THE FLUVANNA COUNTY CODE BY THE ADDITION OF A USES PERMITTED BY RIGHT USE UNDER 22-8-2.1 IN THE R-4 ZONING DISTRICT**

BE IT ORDAINED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS, pursuant to Virginia Code Sections 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended, in Section 22-8-2.1, as follows:

**Sec. 22-8-2.1 (R-4) Uses permitted by right.**

The following uses shall be permitted by right:

**Residential Uses**

Dwellings, accessory  
Dwellings, multi-family  
Dwellings, single-family attached  
Dwellings, single-family detached  
Dwellings, townhouse  
Dwellings, two-family  
Group Homes

**Dwellings, multi-family, with a density up to 5.5 dwelling units per acre, provided the property is within an area subjected to a common plan of development and such property is served by a central water and sewer system.**

**Article 22 – Definitions**

Dwelling, multi-family: A building or portion thereof which contains two or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.

Mr. Miles: requested to be able to advertise for a Public Hearing on July 13, 2021 which was confirmed and recognized by Chair Bibb for Mr. Miles to go forward with this ZTA request.

7. **SITE DEVELOPMENT PLANS:**

None

8. **SUBDIVISIONS:**

None

9. **UNFINISHED BUSINESS:**

None

**10. NEW BUSINESS:**

None

**11. PUBLIC COMMENTS #2:**

At 8:27 pm, Chair Bibb opened the second round of Public Comments. With no one else coming online Chair Bibb closed the Public Comments period at 8:27 pm.

**12. ADJOURNMENT:**

Chair Bibb adjourned the Planning Commission meeting of June 8, 2021 at 8:27 pm.

Minutes were recorded by Valencia Porter, Administrative Programs Specialist.

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

DRAFT



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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

**To:** Fluvanna County Planning Commission  
**Request:** SUP for Outdoor Gathering events

**From:** Jason Overstreet, Senior Planner  
**District:** Fork Union Election District

**General Information:** This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, July 13, 2021 at 7:00 pm in the Fluvanna County Library Meeting Room.

**Applicant:** Eric C. Lee

**Requested Action:** **SUP 21:05 Eric C. Lee** – A Special Use Permit request in the A-1 Agricultural, General District to permit Outdoor Gatherings on 130 +/- acres comprised of Tax Map 57 Section 3 Parcel 1 and Tax Map 57 Section A Parcel 37. The subject properties are known as 218 and 220 Lowfields Lane and are located within the Rural Preservation Area and the Fork Union Election District.

**Existing Zoning:** A-1, General Agricultural Zoning District

**Existing Land Use:** Lowfields Farm with single-family dwelling use and gate house

**Adjacent Zoning:** A-1, General Agricultural and single-family dwellings or vacant

**Planning Area:** Rural Preservation Planning Area

**Comprehensive Plan:**

**Land Use Chapter:**

The adopted 2015 Fluvanna County Comprehensive Plan has these properties within the Rural Preservation Planning Area that includes: working farms and open space areas with low-density residential development. The primary intentions of this district are, *"The rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development.* The proposed outdoor gathering use is generally consistent with the Rural Preservation Planning Area's goals in that it will continue to preserve the rural character of the area and preserve the existing land use. Outdoor activities of a seasonal nature that do not

permanently alter the properties are consistent with the conservation values of the Rural Preservation Planning Areas.

**Economic Development:**

Goal 3: *To protect rural areas through economic development.*

Implementation Strategy 3: *Support the development of local economies, locally owned businesses, and entrepreneurial opportunities, particularly those that are of rural character and will require little provision of infrastructure.* Outdoor gathering events are similar in nature to Agricultural Enterprises (wineries) that are a direct outgrowth, yet more commercially intensive and also host weddings and receptions while maintaining the principal use as viticultural crops.

**Analysis:**

This land use request is for Outdoor Gatherings – *Any temporary, organized gathering expected to attract 200 or more persons at one time in open spaces outside an enclosed structure.* The proposed (wedding) event use requires a Special Use Permit (SUP) to permit outdoor gatherings.

The applicant proposes to operate a wedding event venue with events to be held during weekends between April and October. One event per weekend will be permitted and the events will be held on Tax Map 57 (A) 37 known as 218 Lowfields Lane which contains the gate house and site entrance, and Tax Map 57 (3) 1 known as 220 Lowfields Lane which contains the applicant's single-family residence. The applicant's home and accessory outbuildings will not be used for the outdoor gathering events, catering or cooking and/or any overnight guest accommodations.

These outdoor events would be limited to 200 guests or less with most of the events to be under 100 guests in attendance. There will be no overnight stays permitted on the subject properties. Temporary structures like permitted wedding tents will be utilized and there will be no buildings constructed for any events. The wedding party and event staff may utilize designated areas within certain buildings for event preparation provided that the building meets all applicable codes. Portable restroom facilities will be utilized so there will be no on-site water or sewer facilities provided by the property owner. They plan to use modern style restroom facilities that contain separate toilets and hand washing sinks in a self-contained, portable trailer that is brought in and that is serviced regularly off-premises.

The applicants have consulted with Charlottesville-based licensed, professional event planners who would be contracted to organize and to manage each event. The applicants will be onsite for all events as the property owners and residents. Shuttle vans or other similar type vehicles will be used to transport guests to and from the event venue thereby greatly reducing the potential for increased traffic. Onsite parking will be limited to the wedding party and event staff. There will be no food preparation on site using existing facilities as discussed with the Blue Ridge – Fluvanna Health Department.

### **Special Use Permits:**

When evaluating proposed uses for a special use permit request, in addition to analyzing all of 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 outdoor gathering use should not change or alter the physical character of the area or surrounding community as there will not be any changes to the existing built environment to accommodate the proposed use. The Lowfields Farm parcels are under a conservation easement that prevents more intense development of the land. The conservation easement holder, Virginia Outdoors Foundation, has approved the proposed event venue finding that, *“The proposed event use of your property as presented is seasonal in nature with no permanent improvements needed to facilitate the use and the scope would be consistent with the conservation values herein protected...”* Because no additional commercial buildings, such as a wedding assembly hall, will be built on the premises, the property will continue to maintain the pastoral and rural nature of the conserved farm while also preserving and promoting its character and beauty.

There are concerns about the potential for noise and congestion if not managed properly by the property owner and his contracted event planners and caterers who will schedule the transportation shuttle vans and the musical performers and acts for the planned events. Recommended conditions have been added to attempt to address these issues so that they will not become both a burden on surrounding property owners and require the Fluvanna County Sheriff's Office to dispatch sworn deputies to this remote area of 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 land use of outdoor gatherings it is permitted in A-1 zoning by an SUP. The recommended case conditions would seek to ensure that the proposed outdoor events would remain in compliance with all State and/or County requirements as they relate to health, safety, noise and traffic purposes while promoting the continued rural nature of the area. Noise and traffic seemed to be the most discussed issues during the conference call community meeting that was conducted by the applicant on Thursday, July 1st with the adjacent property owners on the call with the Lees and Planning & GIS staff members. Since that time, additional owners have contacted our office expressing concerns with several providing them in writing via e-mail and they are attached to this Staff Report for reference purposes.

The Planning Commission members should consider any potential adverse impacts, such as the increased traffic along Shores Road during the planned outdoor events on the premises, and the potential for noise disturbing neighbors who live in this portion of the County and enjoy its natural peace and tranquility on a regular basis. The use of shuttle vans and portable restroom facilities will be an important aspect to conducting successful, outdoor weddings and receptions and similar events.



### **Recommended Conditions:**

Staff recommends Approval of the proposed Outdoor Gathering use provided that the impact upon the surrounding property owners is minimal. Staff has proposed recommended conditions to ensure that this use complies with all Federal, State and County Code requirements:

1. This Special Use Permit is granted for an outdoor gathering use to Eric C. Lee with 220 Lowfields Lane being his primary residence and it is not transferable and it does not run with the land on Tax Map 57 Section 3 Parcel 1 and Tax Map 57 Section A Parcel 37.
2. Outdoor gathering events will be limited to 200 or fewer guests and will occur between 10:00 am and 11:00 pm, with the events being held on Fridays and/or Saturdays only, no Sunday events shall be permitted. Outdoor gathering events will only be for wedding receptions and anniversaries and planned family reunions and they will not include music festivals, church revivals, carnivals or fairs. Each event will cease the live or recorded music at 10:00 pm and closure of the event will occur no later than 11:00 pm. Attendees will be transported back to the host hotels via the shuttle vans or other similar vehicles.
3. There will only be one (1) outdoor gathering event permitted on every Friday and/or Saturday between the months of April and October of each calendar year. The Fluvanna County Sheriff's Office shall be notified in writing at least thirty (30) days prior to each event that is between 100 to 200 persons that is scheduled on the premises. All traffic issues will be handled by the event staff and they shall be clearly identified as event staff.
4. The applicants will utilize professional event planners who are bonded, licensed, and insured and they will coordinate hotel shuttle vans or other similar vehicles to provide transportation to and from the host hotels to the event location. Onsite parking will be for event planner staff and contracted employees only. Limited parking may be available for the wedding party or honored guests at the event and marked as reserved parking spaces.
5. Catered food and drink prepared on site will only use portable equipment provided by the caterers or other culinary professionals contracted by the professional event planners. There will be no commercial kitchen provided in order to maintain the temporary nature of the outdoor gathering events. There shall be no overnight guest stays on the premises in either the existing buildings nor within portable tents, RVs or in other similar campers.
6. The applicants shall ensure compliance with the Noise Ordinance of the Code of the County of Fluvanna, as adopted and as enforced by the Fluvanna County Sheriff's Office.
7. 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.
8. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
9. 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 owners have substantially breached the conditions of the Special Use Permit.

**Suggested Motion:**

I move that the Planning Commission recommend (approval, denial, deferral) of SUP 21:05, Eric C. Lee for a Special Use Permit request in the A-1 Agricultural, General District to permit Outdoor Gatherings on 130 +/- acres comprised of Tax Map 57 Section 3 Parcel 1 and Tax Map 57 Section A Parcel 37 along with the nine (9) recommended conditions.

**Attachments:**

Application, Site Sketch, Narrative  
Aerial Vicinity Map showing parcels  
APO and Community Meeting Letters  
Correspondence from Adjacent Owners



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Special Use Permit (SUP)

<b>Owner of Record:</b> Eric C Lee		<b>Applicant of Record:</b> Eric & Susan Lee	
<b>Address:</b> 218 Lowfields Lane Palmyra VA 22963		<b>Address:</b> SAME	
<b>Phone:</b> 703-371-9945	<b>Fax:</b>	<b>Phone:</b> SAME	<b>Fax:</b>
<b>Email:</b> eric@fauquierhuntproperties.com		<b>Email:</b> SAME	
<b>Representative:</b> SELF			
<b>Address:</b> SAME		<div><b>Note:</b> 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.</div> <div>If property is in an Agricultural Forestal District, or Conservation Easement, please list information here: VOF Conservation Easement DB 448 pp 199-207</div>	
<b>Phone:</b>	<b>Fax:</b>		
<b>Email:</b>			
<b>Tax Map and Parcel(s):</b> 57-3-1, 57-3-3, 57-3-4, 57-A-37			
<b>Acreage:</b> 247	<b>Zoning:</b> A-1	<b>Deed Book and Page:</b>	
<b>Location of Parcel:</b> 218 Lowfields Lane Palmyra VA 22963		<b>If any Deed Restrictions, please attach a copy</b>	

Request for an SUP for the purpose of: Establish/Approve the use of Lowfields Farm as a wedding (event) venue

\*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: 5-28-24 Signature of Owner/Applicant:

Subscribed and sworn to before me this

day of May 28, 2024

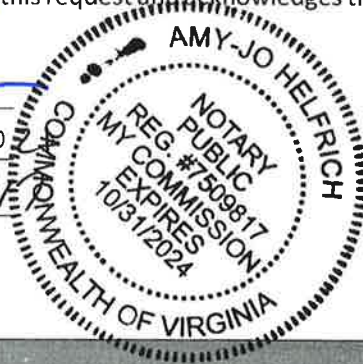
Notary Public:

Register # 750987

My commission expires: 10/31/2024

Certification: Date:

7/22/24



Office Use Only

Date Received: 6/1/2024 Pre-Application Meeting: PH Sign Deposit Received: check # 1101 \$90.00 Application #: SUP 21 : 05

\$800.00 fee plus mailing costs paid: check # 1100 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: Fox Union

Planning Area: Rural Preservation

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates:

Advertisement Dates:

APO Notification:

APO Notification:

Date of Hearing:

Date of Hearing:

Decision:

Decision:



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

Name: Eric Lee

Address: 218 Lowfields Lane

City: Palmyra

State: VA Zip Code: 22963

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.

  
 Applicant Signature

04/23/2021  
 Date

**RECEIVED**

MAY 26 2021

Fluvanna County  
 Planning Dept

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

**OFFICE USE ONLY**

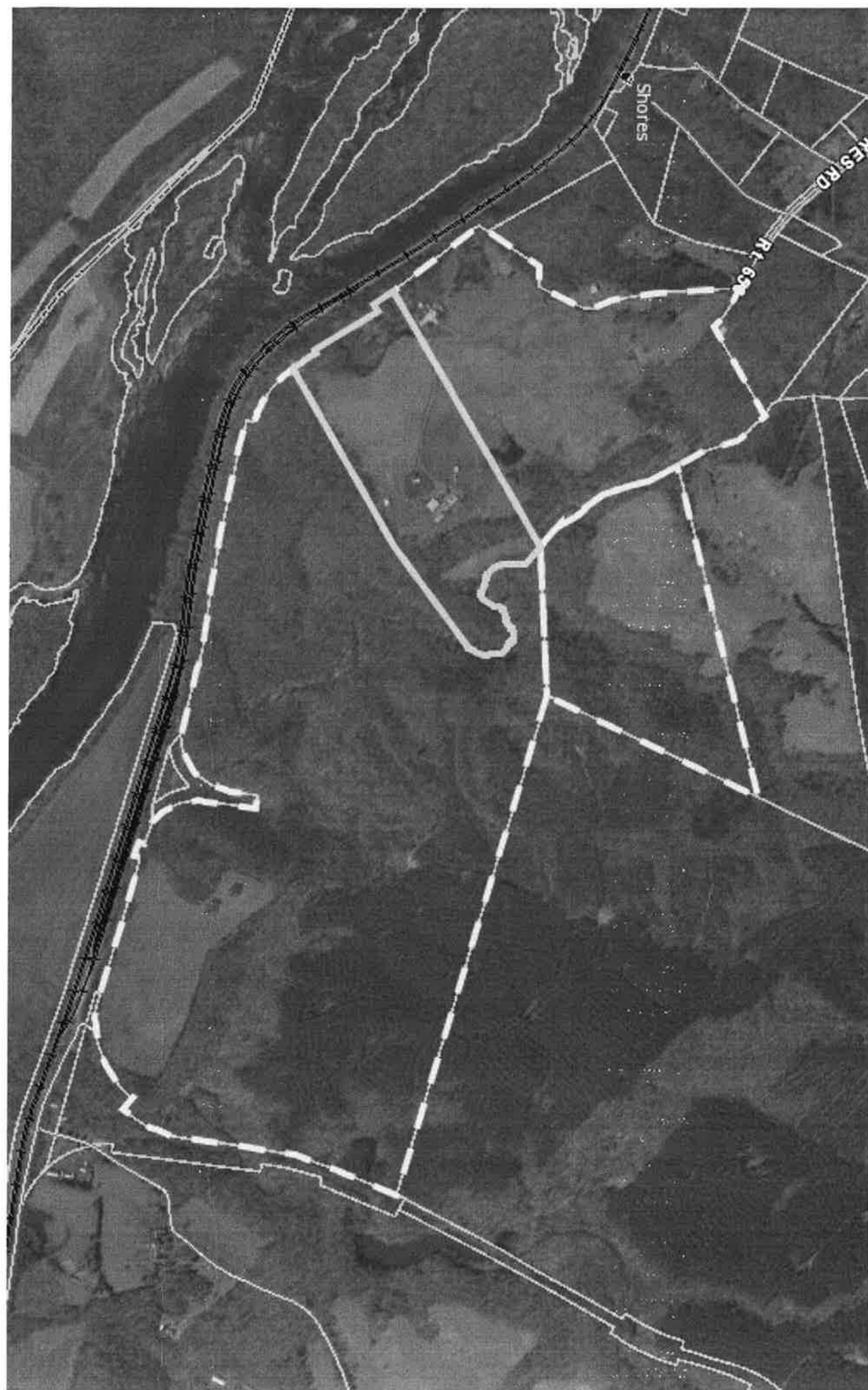
Application #: **BZA** : **CPA** : **SUP** 21 : 05 **ZMP** : **ZTA** :

\$90 deposit paid per sign\*: Check # 1101

Approximate date to be returned:







Composite Plat (Not For Recordation) Showing Boundary Of  
Tax Map 57 (3) Parcels 1, 2, 3, 4 & Tax Map 57 (A) Par. 37  
Fork Union District, Fluvanna County, Va.

# Property Of Ann T. Nicholson

Scale: 1" = 400'; Date: December 18, 2002

Chambers - Land Surveying

Located in Court Square Palmyra (434) 589-5139

Mailing Addr: 253 Willow Dr., Kenwick, Va. 22947



"Upper Breemo"  
Tr: Joseph F. Johnston, Jr.  
& George C. Freeman, Jr.  
DB 69-180, Ref: DB 188-75  
DB 145-358, DB 19-40  
& DB 17-258 Plat  
TM 57 (S) -2A

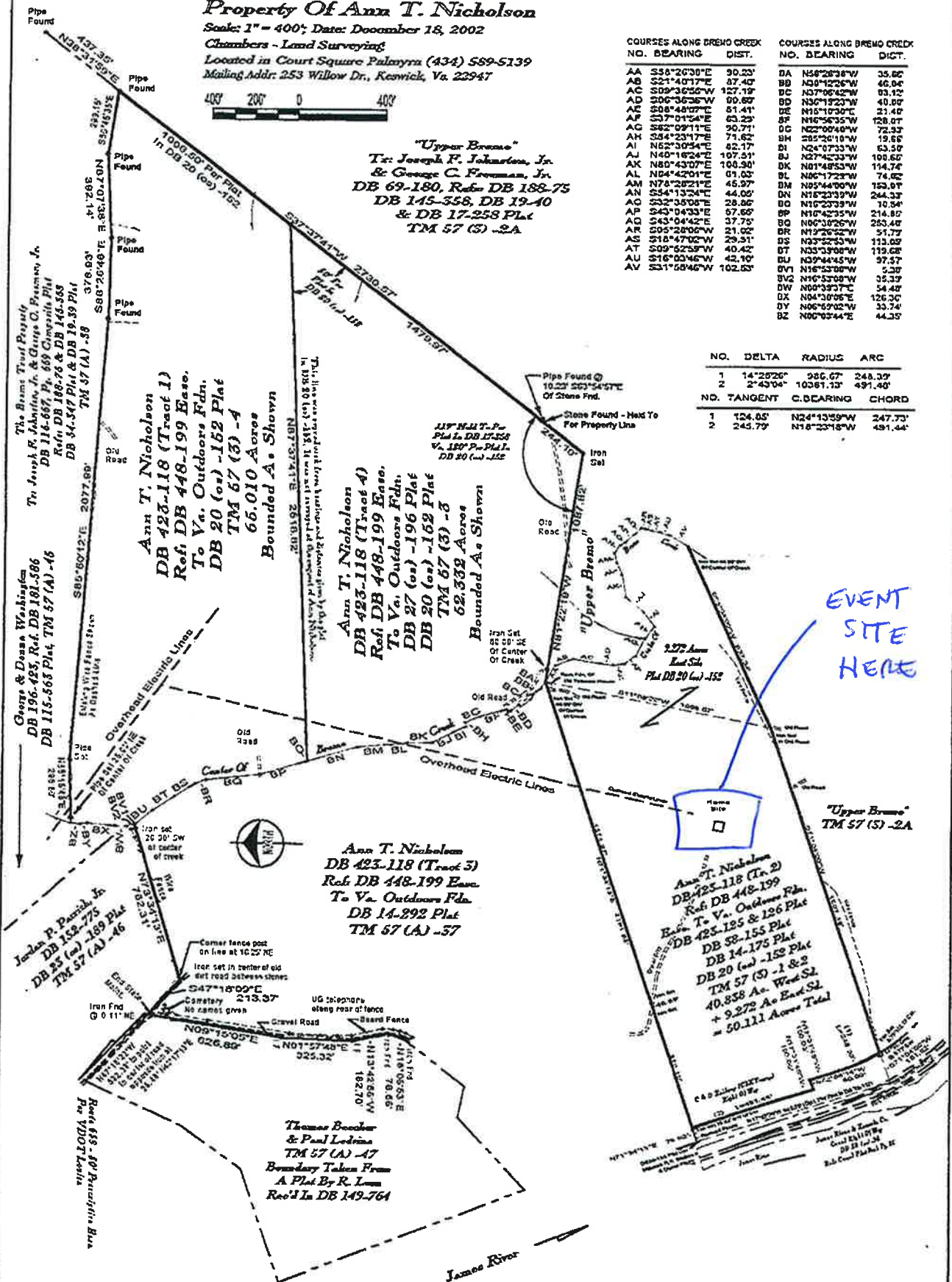
NO.	BEARING	DIST.
AA	S58°26'30"E	90.20'
AB	S21°40'17"E	87.40'
AC	S09°36'55"W	127.19'
AD	S06°36'35"W	80.69'
AE	S08°48'07"E	81.41'
AF	S37°01'54"E	63.23'
AG	S62°09'11"E	90.71'
AH	S34°23'17"E	71.62'
AI	N52°30'54"E	82.17'
AJ	N40°16'24"E	107.51'
AK	N80°43'07"E	100.30'
AL	N04°42'01"E	91.03'
AM	N78°28'21"E	45.97'
AN	S54°13'24"E	44.00'
AO	S22°38'08"E	28.06'
AP	S43°04'33"E	57.69'
AQ	S43°04'42"E	37.75'
AR	S05°28'06"W	21.02'
AS	S18°47'05"W	29.31'
AT	S09°62'37"W	40.42'
AU	S16°00'46"W	42.10'
AV	S31°58'46"W	102.03'

NO.	BEARING	DIST.
BA	N58°28'38"W	35.80'
BB	N00°12'25"W	46.94'
BC	N07°06'42"W	83.12'
BD	N30°19'23"W	40.00'
BE	N10°10'30"E	21.40'
BF	N16°56'25"W	128.87'
BG	N22°09'48"W	72.53'
BH	S35°26'10"W	19.66'
BI	N24°07'33"W	63.50'
BJ	N27°45'33"W	100.60'
BK	N01°48'53"W	114.74'
BL	N06°17'23"W	74.62'
BM	N05°44'00"W	153.91'
BN	N15°23'39"W	244.33'
BO	N10°23'33"W	10.84'
BP	N10°43'35"W	214.80'
BQ	N00°10'26"W	263.40'
BR	N19°26'52"W	51.77'
BS	N37°52'53"W	113.09'
BT	N33°39'08"W	113.68'
BU	N09°44'54"W	97.57'
BV	N16°33'08"W	5.30'
BW	N16°33'08"W	35.39'
BX	N06°39'37"E	54.40'
BY	N06°39'37"E	125.35'
BZ	N00°03'44"E	44.25'

NO.	DELTA	RADIUS	ARC
1	14°28'26"	956.67'	248.39'
2	2°43'04"	10361.13'	491.40'

NO.	TANGENT	C.BEARING	CHORD
1	124.85'	N24°13'59"W	247.73'
2	245.79'	N16°23'18"W	491.44'



The Breemo Trust Property  
Tr: Joseph F. Johnston, Jr. & George C. Freeman, Jr.  
DB 116-455, Ref: DB 148-568  
Ref: DB 188-75 & DB 148-568  
DB 34-347 Plat & DB 19-39 Plat  
TM 57 (A) -58

George & Donna Washington  
DB 196-493, Ref: DB 181-586  
DB 115-563 Plat, TM 57 (A) -46

Jordan P. Parnish, Jr.  
DB 162-773  
DB 25 (as) -189 Plat  
TM 57 (A) -46

Ann T. Nicholson  
DB 423-118 (Tract 1)  
Ref: DB 448-199 Eas.  
To Va. Outdoors Fdn.  
DB 20 (as) -152 Plat  
TM 57 (3) -4  
66.010 Acres  
Bounded As Shown

Ann T. Nicholson  
DB 423-118 (Tract 4)  
Ref: DB 448-199 Eas.  
To Va. Outdoors Fdn.  
DB 27 (as) -196 Plat  
DB 20 (as) -152 Plat  
TM 57 (3) -3  
62.332 Acres  
Bounded As Shown

Ann T. Nicholson  
DB 423-118 (Tract 5)  
Ref: DB 448-199 Eas.  
To Va. Outdoors Fdn.  
DB 14-292 Plat  
TM 57 (A) -57

Ann T. Nicholson  
DB 423-118 (Tr. 2)  
Ref: DB 448-199  
Eas. To Va. Outdoors Fdn.  
DB 423-125 & 126 Plat  
DB 38-155 Plat  
DB 14-175 Plat  
DB 20 (as) -152 Plat  
TM 57 (3) -1 & 2  
40.838 Ac. West Sd.  
+ 9.272 Ac. East Sd.  
= 50.111 Acres Total

Thomas Beacher  
& Paul Ledner  
TM 57 (A) -47  
Boundary Taken From  
A Plat By R. Linn  
Ref: In DB 149-764

EVENT  
SITE  
HERE

"Upper Breemo"  
TM 57 (S) -2A

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.

No improvements planned. Event attendees may gather around the manor house. Weddings will be held outside and associated activities (dinner, reception) will be held in tent provided by tent vendor.

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

We want to operate a "same-day" (no overnight stays) wedding (event) venue to share the beauty of the property with others and to keep the property vibrant and in use. We do not want to change our farm to support weddings, such as construct new buildings - we want to share it "as is, where is" so it retains its original character.

**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?

Lowfields will host one event each weekend from mid-April through the end of October for up to 200 guests. Traffic in and out of the site on the event day (11:00pm curfew) should not effect the neighbors. We are looking at requiring mini-coaches for larger events to minimize traffic and parking impacts. Outdoor music will kept to reasonable sound levels. The closest neighboring home is 2600 feet from the proposed event location and buffered by a wooded area. The property is bordered by the railroad and river and Bremo Plantation. Owners will be on property for all events to ensure proper conduct and the event does not cause a disturbance.

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

I do not have facts, but we believe bringing another successful event venue to this area (Layz S Ranch, Thistlegate Winery) will help to increase awareness of the beauty of Palmyra and Fluvanna County, and that it is not that far from Charlottesville. We hope visitors will want to return to Fluvanna County to shop in small towns. We hope some will want to move out to the country some day and enjoy what they see here for themselves.

I also hope and believe that with each new successful business, there are opportunities for supporting businesses (tent rental, catering, portable restrooms, etc.) that benefit Fluvanna County residents. I know if approved and our business begins to be successful, we will be using local companies to assist in maintaining the property, and we will give back to the community.

**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:**

Survey and annotated screenshots from Fluvanna GIS attached for reference. There are no proposed buildings, so plans and sketches do not apply.



## **VISION**

We purchased just under 250 acres in four parcels – collectively known as “Lowfields Farm”. Lowfields Farm has beautiful views of the mountains, the river, the rolling hills, and a historic “manor house” on the property. We want to bring people into the county and share that beauty with them. We also want to generate activity here on the property, to keep it vibrant and well-maintained.

We have over 20 years of experience managing rental homes in North Carolina, and hope to apply that expertise to a new type of property-related rental business – event space rental. We hired a Charlottesville-based wedding/event planner as a consultant to provide professional guidance.

We propose to share the property as an event venue – primarily weddings, but we don’t want to limit to only weddings, for example in case a family wanted to rent the space for a large family reunion. We plan to offer the site as a daily rental only – no overnight guests. We are not planning any improvements to the property. We have researched other event venues where they have built buildings specifically for events; that is not our aim. We want to be as successful as we can sharing our farm “as is, where is” only for the day, enabling the farm to retain its original character.

## **CAPACITY**

We would limit each event to not more than 200 guests, although most weddings are now smaller.

## **SCHEDULE**

We would open our event calendar from mid-April through the end of October - approximately 27 possible available weekends. We would allow one (1) event per weekend. As a side note, we are also considering a maximum number of events per season, where we would close our calendar if we were fortunate enough to have 20 bookings, for example.

As a tentative timeline for each event, we would allow setup such as the event tent on Thursday or Friday. We would allow rehearsal walkthrough Friday afternoon. The event would be held Saturday or Sunday, when the site would be available after 10:00am for the wedding party and professionals to gain access, with all guests out by approximately 11:00pm at the latest. We were advised an 11:00pm curfew feels late enough to the bridal party but allows time for caterers and other vendors to clean up following the event. Caterers or other vendors may need to return the following morning to pick up equipment – tent take-down and removal, loading tables and chairs, etc.

## **DISTURBANCE/NOISE**

We would allow outdoor music, but we would be very cognizant of noise pollution regarding amplified music and sound levels. We have one neighboring property, 216 Lowfields Lane. The home at 216 Lowfields Lane is about 2600 feet (per the Fluvanna GIS measure tool) from the planned event area beside the original manor house on property, buffered by a large wooded area. Our property is also bordered by the railroad along the James River and by Bremono Plantation. [Survey and GIS screenshots attached.]

## **OVERSIGHT**

We would only work through professional wedding/event planners who would be using licensed professionals such as caterers, rental companies for tents and bathroom trailers, and transportation companies who operate mini-coaches, if necessary. We would not be managing or overseeing any events directly – no “DIY brides” as they are called.

We would require the wedding/event planner to be onsite any time the wedding party or guests are on site. We will also be here for all events, to serve as a site coordinator and address any site issues (such as a power emergency, or Wi-Fi outage).

We would require anyone renting the space to purchase event insurance.





MIDDLETON MILLS LN

SHORES RD

LOWFIELDS LN







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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

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

### NOTICE OF PUBLIC HEARING

**July 6, 2021**

**RE: SUP 21:05 Eric C. Lee / Outdoor Gathering Request / Tax Maps**

Please be advised that the Fluvanna County Planning Commission will conduct a public hearing:

**Tuesday, July 13, 2021 at 7:00 pm in Fluvanna County Library (Open to the Public or Virtual)**

The case applicant will be available in person during the Planning Commission Public Hearing for:

**SUP 21:05 Eric C. Lee** – A Special Use Permit request in the A-1 Agricultural, General District to permit Outdoor Gatherings on 130 +/- acres comprised of Tax Map 57 Section 3 Parcel 1 and Tax Map 57 Section A Parcel 37. The subject properties are known as 218 and 220 Lowfields Lane and are located within the Rural Preservation Area and the Fork Union Election District.

You are welcome to join the public hearing online or in person and you will have an opportunity to comment, if desired. The Planning Commission meeting is Open to the public or it can be accessed by phone or our website with instructions for participation in this specific public hearing available on the County's website <http://www.fluvannacounty.org> along with a meeting agenda.

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 this application request please contact Jason Overstreet, Senior Planner at [joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org) or by phone at 434.591.1910 Extension 1061 or Douglas Miles at Extension 1060 for any assistance.

Sincerely,

*Douglas Miles*

Douglas Miles, AICP, CZA  
Community Development Director

**June 25, 2021**

Eric C. Lee  
218 Lowfields Lane  
Palmyra, VA 22963  
(703) 371-9945

**RE: Conference Call Community meeting – Thursday, July 1, 2021 at 6:00 pm**

Dear Neighbor:

Eric and Susan Lee, as new property owners at 218 Lowfields Lane, are inviting you to a Conference Call community meeting by calling: **866-845-1266** / the Fluvanna County Conference Call Line / then using Passcode: **15855270#** you must hit # to join this call.

We have applied for an Outdoor Gathering Special Use Permit (SUP) with the Fluvanna County Planning and Community Development Department to share our Lowfields Farm with the surrounding community. The Outdoor Gathering land use is currently defined:

*Outdoor gathering: Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. (Zoning Ordinance)*

We are proposing to operate a wedding event location between April and October on Tax Map 57 (A) 37 known as 218 Lowfields Lane which contains the gate house and site entrance and Tax Map 57 (3) 1 known as 220 Lowfields Lane where the outdoor events will be conducted on the premises with no overnight stays, ending at 11:00 pm.

We are proposing to utilize licensed professional wedding event planners who would contract with a shuttle van service to reduce the amount of traffic to the event location.

Further information will be provided during a Conference Call that we will be conducting or you can contact us directly at the phone number provided above, if unable to attend.

You can contact Jason Overstreet, Senior Planner at [joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org) with any additional questions or if you have an issue calling in on the conference call.

Sincerely,

*Eric and Susan Lee*

**From:** [Douglas Miles](#)  
**To:** [Jason Overstreet](#)  
**Subject:** FW: Comment: Public Hearing July 13 2021 @ 7PM  
**Date:** Friday, July 9, 2021 2:06:24 PM

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**From:** Douglas Miles  
**Sent:** Tuesday, July 6, 2021 8:59 AM  
**To:** Ferguson Forensics <fergusonforensics@gmail.com>  
**Cc:** Jason Overstreet <joverstreet@fluvannacounty.org>; Valencia Porter <vporter@fluvannacounty.org>  
**Subject:** RE: Comment: Public Hearing July 13 2021 @ 7PM

Good Morning Dr. Ferguson:

We appreciate you and your husband providing your written comments since you will be out of town on July 13, 2021 at 7:00 pm.

Jason Overstreet, Senior Planner who is preparing the Staff Report this week will include your letter along with other e-mail letters in the Planning Commission Packet materials that will be posted on Friday afternoon online or contact Jason to have items mailed:

<https://www.fluvannacounty.org/bc-pc/page/planning-commission-regular-meeting-jul-13-2021> Please note that Public meetings

are now Open to the public in the Fluvanna Library or you can call in on the phone or access through Zoom the meeting at 7:00 pm.

Please contact Jason Overstreet at [joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org) or at 434.591.1910 Ext. 1061 going forward with any questions.

More information will be posted on Friday afternoon,

**Douglas Miles, AICP, CZA**

Community Development Director

Fluvanna Planning & Community Development  
Post Office Box 540 / 132 Main Street  
Palmyra, Virginia, USA 22963  
(434) 591-1910 Extension 1060

[dmiles@fluvannacounty.org](mailto:dmiles@fluvannacounty.org)

This e-mail is not intended to be and shall not be deemed to be an official decision or determination made by the Zoning Administrator.

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**From:** Ferguson Forensics <[fergusonforensics@gmail.com](mailto:fergusonforensics@gmail.com)>

**Sent:** Monday, July 5, 2021 7:11 PM

**To:** Douglas Miles <[dmiles@fluvannacounty.org](mailto:dmiles@fluvannacounty.org)>

**Subject:** Comment: Public Hearing July 13 2021 @ 7PM

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Greetings, Mr. Miles.

I am writing to comment concerning the SUP 21:05 Eric Lee Special Use Permit to allow A-1 Agricultural General District to permit Outdoor Gatherings on 130+ Acres of property 218 and 220 Lowfields Lane located within the rural Preservation Area and Fork Union election District.

I live at 180 Middleton Mills Lane, Palmyra Virginia with my husband. We are just down the road from the Lowfields property. I'm a 28 year Navy Veteran and nurse.

The mentioned property and proposal is in a residential and agricultural area where my disabled husband and I, and many of our neighbors, live quiet and private lives. Many of us walk on the roads for our exercise and my husband uses a trike-recumbent bicycle for exercise. The roads in the area are narrow and cannot easily support the great increase in traffic, and there is concern in the community that there will be visitors drinking and driving to and from the many events at Lowfield. The notice states "a wedding" however other information demonstrates that several public events are planned with over 200 guests, which will necessitate through traffic the day before an event to set up for the event, through traffic the day of the event up to 11:00 PM (23:00), and then through traffic to remove set-up items on the 3rd day.

As a member of the community and as a voter, our household does not support this re-zoning and does not support a permit for these multiple activities. I will be out of town the day of the hearing, so please include my statement with the hearing on 13 July, 2021. My husband and I both do not support this and hope this re-zoning does not pass. Thank you for your time and consideration.

Sincerely,

Cynthia T. Ferguson

Dr. Cynthia T. Ferguson, Ph.D.  
180 Middleton Mills Ln.  
Palmyra VA 22963  
Cell: 301-801-6661

**From:** [Fitzgerald, Matthew A.](#)  
**To:** [Jason Overstreet](#)  
**Subject:** SUP for 218 Lowfields  
**Date:** Tuesday, July 6, 2021 4:54:49 PM

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[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Mr. Overstreet,

I hope you are well. I wonder what information is publicly available about the proposed terms of the SUP being requested for 218-220 Lowfields Lane to allow a wedding venue there? Is there traffic and noise detail information about those effects and how they will be mitigated? (As you may recall from our recent transaction, I own nearby property along Mountain Hill Road.)

I appreciate any info you can provide.

Thank you for your time.

Matt

**Matthew A. Fitzgerald**

T: +1 804 775 4716

M: +1 804 432 2888

[mfitzgerald@mcguirewoods.com](mailto:mfitzgerald@mcguirewoods.com)

[Bio](#) | [VCard](#) | [www.mcguirewoods.com](http://www.mcguirewoods.com)



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From: [Jeff Strider](#)  
To: [Jason Overstreet](#)  
Subject: Lowfields - Eric and Susan Lee - July 7, 2021 - SUP21:05 - Outdoor Gathering Application - Written Submission from Jeff Strider of 5210 Shores Road  
Date: Wednesday, July 7, 2021 1:39:43 PM  
Attachments: [LowfieldsDeedGifttoEasementwithVirginiaOutdoorsFoundationSeptember2001.pdf](#)  
[Amended Application.pdf](#)  
[VISION.pdf](#)

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[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Jason:

Thank you for sending out the application for the special use permit being sought by Eric and Susan Lee of Lowfields.

I have both a few logistical questions and then some further thoughts as to the three (3) relevant emails of the last several days. For completeness, those same emails (which you received originally) have been cut and paste way below so as to place them in chronological order for proper context.

#### My Logistical Questions

1. Can you send over a PDF of the staff report when it is available for review - presumably by the close of business on Friday, July 9?
2. When does this item get discussed/reviewed during a regularly scheduled meeting of the Planning Commission?
3. Is that next Planning Commission meeting a discussion and question session only? Or, is it possible that the Planning Commission could "approve", however that term is defined, the concepts and request the staff to proceeding to draft of the actual permit?
4. Will you and/or the Lees make a presentation to the Planning Commission with the Commissioners then being able to ask questions of the presenters and/or obtain input from the attendees?
5. Will my email writings become part of the formal record presented to the Planning Commission in either full or in summary as you deem fit?

#### My Further Questions on the Planned Use

1. I will not repeat my detailed questions in the below emails.

I will only state that I continue to have fundamental concerns on the below issues:

- the allowable number of use days;
- the time of day restrictions;
- the maximum number of attendees;
- light and sound controls;
- the maximum number of allowable private vehicles;
- if and when it is optional as to the use of mini-coaches for drop-off and pick-up of attendees; and
- traffic control as a general matter.

Since I understand you and other County staff are developing your own questions and suggested restrictions, I will await the issuance of your staff report before commenting further.

2. As to the Special Use Permit application and Vision (both attached again for completeness), I will note the materials request the ability to hold one "event " per weekend for the months of April-October (the "season"). If the as final permit is written as requested, this would be as many as 28 allowable "events" per "season" - i.e. 7 months times 4 events per month.
3. Since the venue will be rented for an "event" fee, my lay person assumption is that the rental of the property would be deemed "commercial activities".
4. As noted in the "Vision", each "event" might have "commercial activities" taking place at the property for some part of Thursday, Friday, Saturday and Sunday. If pushed out to its mathematical conclusion, that could produce onsite "commercial activities" for as many as 112 days per year (28 "events" times 4 days per event).
5. As referenced in my below emails, the property is subject to an easement issued to the Virginia Outdoors Foundation, as grantee ("Easement"). I have obtained a copy of the September 2001 Easement from Fluvanna County's deed records and that document is attached.
6. I have not performed a detailed analysis of the Easement versus the application but I was drawn to Section 7 at page 5-6.

That section notes in relevant part:

#### 7. Industrial or commercial activities other than the following are prohibited:

(a) agriculture, including animal husbandry, silviculture, horticulture and equine activities,

(b) temporary or seasonal outdoor activities which do not permanently alter the physical appearance of the Property, and which are consistent with the conservation values herein protected and with the other provisions of this easement,

(c) activities which can be and in fact are conducted within permitted buildings without material alteration to the external appearance thereof. Temporary activities involving 100 people or more shall not exceed seven (7) days in duration unless approved by the Virginia Outdoors Foundation. Anything more than the de minimus use of the Property for commercial recreational activity is prohibited. (underline added)

Again, as a lay person, I can not reconcile the potential 112 days of "commercial activities" with the *de minimus* "commercial recreational activity" requirement per the Easement.

\*\*\*\*\*

Jason - I will close out here for today.

I look forward to your thoughts and a copy of the staff report when available

Sincerely,

Jeff Strider

5210 Shores Road  
Palmyra, Virginia 22963  
434-842-1379 (H)  
610-804-5291 (M)

-----Original Message-----

From: Jason Overstreet <joverstreet@fluvannacounty.org>  
To: Jack L. Beuth Jr. <jbeuth@andrew.cmu.edu>; Tom Beecher <tbeecher@verizon.net>; Jeff Strider <teajstrider@aol.com>  
Sent: Tue, Jul 6, 2021 10:33 am  
Subject: SUP21:05 - Outdoor Gathering Application

Good morning,

I have attached a PDF of the Special Use Permit application to allow Outdoor Gathering(s) on TMP 57-3-1 and TMP 57-A-37. Please note that the original application has been amended to remove TMP 57-3-3 and TMP 57-3-4. There will be multiple conditions imposed that will be required to be met in order for potential approval by the Planning Commission and, ultimately, the Board of Supervisors. The conditions will be included in the staff report that will be completed and available for review this Friday. Additional conditions may also be required by the Planning Commission and/or BOS.

Also, attached is a narrative provided by the applicant of the proposed use that contains most details that will be used to condition approval of this SUP. However, there will be additional conditions added by staff that will further define and limit the use.

Thank you,

Jason

**Jason Overstreet**  
Senior Planner

Fluvanna County Community Development  
P.O. Box 540 / 132 Main St.  
Palmyra, VA 22963

(434) 591-1910 x 1061  
[joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org)  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

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**Email No. 1**

**From:** Jeff Strider <[teajstrider@aol.com](mailto:teajstrider@aol.com)>  
**Reply-To:** Jeff Strider <[teajstrider@aol.com](mailto:teajstrider@aol.com)>  
**Date:** Saturday, July 3, 2021 at 6:29 PM  
**To:** "Eric Lee (FHP)" <[eric@fauquierhuntproperties.com](mailto:eric@fauquierhuntproperties.com)>  
**Subject:** Lowfields - Eric and Susan Lee - July 3, 2021 - Further Thoughts/Questions on Application for Outdoor Gathering Special Use Permit to be Issued by Fluvanna County

Eric:

In working today I came back across your below email of last Monday and its attached letter. I then reflected further on our Monday phone conversation and the Thursday conference call with the County and the adjoining landowners.

And, given the shortness of time until the Planning Commission meets during the week of July 12, I thought about sending this email to both you and Jason Overstreet of the County. I decided to not go that route so it is going to only you.

My thoughts and questions:

1. When your letter came to me I had not focused on its Page 2 which lists the recipients as dictated by the County's staff. I now understand just how few area residents received the letter.

My now surmise is that had there been a wider dissemination of the letter there would have been more questions and/or more angst on Thursday's conference call.

2. Is your application with the County now a matter of public record? If so, can you send it along to me via PDF.

3. As a general matter, are you clear how the County (presumably Jason Overstreet) converts the "application" language to a draft of the actual, and ultimately legally binding, "special use permit".

4. Following on to No. 3, will a draft of the "special use permit" be available before the Planning Commission meets to review the matter during the week of July 12.

5. As a general legal matter, once a "special use permit" is issued by Fluvanna County, does it run to the property in perpetuity or does its applicability only run to the current land owner and thus is extinguished when the property changes hands (but with the ability of the new owner to reapply for the special use).

6. I thought more about the letter's stated notion of "operate a wedding event location between April and October".

a. Will the permit restrict the property's use solely to "weddings".

I assume the answer is "No" as you would not want to turn down a fee paying corporate retreat with all of the identical event day logistics but for a lack of nuptials. But, it strikes me that the as issued legally binding permit would have to speak to that broader notion of "events" so you are covered on non-wedding activities.

b. While weddings logically fall on weekends, there are 200 plus calendar days between April 1 and October 31.

Thus, has the County asked for some form of restriction (and/or are you willing to accept a restriction on the as issued permit) on the total days of use during the period from April 1 - October 31. While I understand extensive use is not your plan, once an evergreen permit is written and the property changes hands then no adjoining property owner has a remedy to control the number of aggregate by right special use days.

By example, can the permit be written such that there are:

- no more than three (3) or four (4) "events" during any 30 day period; and/or

- there are no more than X "events" in total for a given "season" spanning from April 1 to October 31.

7. Will the legally binding permit lay out the same level of details that you are proposing during your ownership - i.e. the use of shuttle vans to bring attendees to and from the property, party termination at 11:00 p.m. etc. so those restrictions run to all future owners of the property.

\*\*\*\*\*

I will stop here but I may have more questions after I review the application.

I hope you and Susan have a good July 4 holiday.

Sincerely,

Jeff

Jeff Strider  
5210 Shores Road  
Palmyra, Virginia 22963  
434-842-1379 (H)  
610-804-5291 (M)

-----Original Message-----

From: Eric Lee <[eric@fauquierhuntproperties.com](mailto:eric@fauquierhuntproperties.com)>  
To: Jeff Strider <[teajstrider@aol.com](mailto:teajstrider@aol.com)>  
Sent: Mon, Jun 28, 2021 10:29 am  
Subject: Fluvanna County Letter re: event venue

Jeff,

Per our call - This is letter the County sent out.

/r/

Eric

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**Email No. 2**

-----Original Message-----

From: Eric Lee <[eric@fauquierhuntproperties.com](mailto:eric@fauquierhuntproperties.com)>  
To: Jeff Strider <[teajstrider@aol.com](mailto:teajstrider@aol.com)>; Jason Overstreet <[joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org)>  
Sent: Mon, Jul 5, 2021 1:38 pm  
Subject: Re: Lowfields - Eric and Susan Lee - July 3, 2021 - Further Thoughts/Questions on Application for Outdoor Gathering Special Use Permit to be Issued by Fluvanna County

[ADDED JASON FOR RESPONSES]

Jeff,

Those are good thoughts/questions, and I will respond where I am able. I had some of those same questions as the process moves forward. I added Jason for answers regarding Q2, Q3, Q4, Q5, and Q7.

I understand where you're coming from re: 'Thought' 1 -- I believe if any group of people were sampled regarding their opinion on a potential change, some would like it, some wouldn't like it, and some wouldn't care.

Jason -- I leave Q2 -- Q5 to you.

For Question 6 -- I would like Jason to respond as an authority for Fluvanna County, and maybe even from a fiduciary standpoint of knowing what we are trying to achieve and helping to best frame it so we can be successful and clearly convey our goals through the county review & approval process.

I hope I am also able to provide some clarification, at least from my standpoint:

We have asked for an SUP related to outdoor gatherings as a wedding/event venue. I do not think it would be restricted to 'weddings' as the word 'wedding' has a very specific definition. We used that term to convey the type of

event we are looking to hold, different than say a weekly motorbike rally or a series of rock concerts. I believe the other parameters of our request, such as only one event each weekend, held during the April – October season, and with an 11pm curfew, owners will be onsite, and so forth, really frame the scope. Your question actually has me thinking I should not frame it so specific as to weekends – as the request stands now, would I be allowed to host a Friday evening wedding, since Friday is not part of the "weekend"? Maybe "one event per week" is a better way to phrase the request. In my mind, the limiting factor is the "one event per week" statement.

Q7 is for Jason.

/r  
Eric

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**Email No. 3**

-----Original Message-----

From: Jeff Strider <[teajstrider@aol.com](mailto:teajstrider@aol.com)>

To: [eric@faquierhuntingproperties.com](mailto:eric@faquierhuntingproperties.com) <[eric@faquierhuntingproperties.com](mailto:eric@faquierhuntingproperties.com)>; [joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org) <[joverstreet@fluvannacounty.org](mailto:joverstreet@fluvannacounty.org)>

Sent: Mon, Jul 5, 2021 4:37 pm

Subject: Lowfields - Eric and Susan Lee - July 5, 2021 Update to July 3, 2021 - Further Thoughts/Questions on Application for Outdoor Gathering Special Use Permit to be Issued by Fluvanna County

Eric:

Thank you for your prompt response and for including Jason Overstreet, the County's Senior Planner, on the cc.

I have thought further since my July 3 email to you and thus I would like to add the following for your and Jason's review. And, yes, the's comments took on some length given the importance of the matter.

As background for Jason, since June 2015, I have owned "Melrose", a circa 1813 house and 100 acres, with a street address of 5210 Shores Road. My property has a meaningful amount of Shores Road frontage, directly fronts the intersection of Shores Road and Mountain Hill Road and is approximately 500 yards from the terminus of the VDOT maintained portion of Lowfields Lane at which point it becomes Eric's private driveway shared with Messrs. Ledvina and Beecher. The "Melrose" house and its land are under a highly restrictive easement granted in July 2002 by a prior owner, as grantor, and the Commonwealth of Virginia, Board of Historic Resources, as grantee.

Further for Jason, as I am not an adjacent property owner to Lowfields I did not receive Eric's June 25, 2021 letter but I have since seen it and I called into the County arranged July 1, 2021 conference call.

Finally as background for Jason, I am not conversant with the intricacies of Fluvanna County's land use regulations and related zoning matters. Thus, short of retaining legal counsel, I have only a lay person's views. That said, I have assumed that since the County has allowed the matter to proceed to this point that the County is able and willing to issue a SUP and there is not a total preclusion to same as a threshold matter. In turn, while I would not have suggested that a nearby property seek a SUP of this nature, I am not suggesting an outright denial of its issuance.

Assuming the SUP can be issued, my original questions of Eric and my additional questions of below cover implementation matters and requests for language to be included in the final as approved permit. My hope is that addressing these matters now will maximize up front clarity and minimize downstream ambiguity.

And, importantly, some of my questions and comments run to the long term - i.e. irrespective of Eric's planned use/day-to-day logistics, what will the final SUP allow a future landowner to do if he is so inclined to "press the edges".

1. Lowfields is under an easement granted to the Virginia Outdoors Foundation. Eric and I have touched on this matter but I have not seen the actual document as filed at the Courthouse.

As a legal matter, is the County certain the suggested SUP is an allowable use as defined in the VOF held easement? If yes, is this a by right use or does Eric need to obtain advance written approval from VOF before the SUP can be finalized and become effective?

2. I believe my July 3 questions of below already address my concerns about the specific nature of the events (i.e. weddings versus other activities) and the total allowed number of events in any given monthly period or in the aggregate during a "season" - April to October.

3. Since my July 3 writing, I have thought further about the 11:00 p.m. "curfew". Without a very specific definition, it seems the below 3 permutations are in play until "curfew" is narrowly defined in writing.

- The Best Answer - 11:00 p.m. means "all dark" - i.e. all guests have left, all event staff/caterers have left and there is no night time work activity (or lights) on the property; or

- An Answer - 11:00 p.m. means all guests have left but event staff/caterers are still on the property cleaning up (and with lights still on); or

- The Worst Answer - 11:00 p.m. means the bartender has just issued last call and the DJ or band is thinking about playing the last dance song; the guests are still onsite working their way to the transportation buses, the event staff/caterers are still on the property for several hours of clean-up and all of this activity requires lights to still be on.

4. Can the final permit have some form of reasonable restriction as to:

- maximum number of people (guests plus all staff) onsite at any one time;

- a maximum number of sound decibels - either manually or electronically generated; and

- a maximum lumens of light generation.

5. The commercially sized event tent:

- I understand Eric's plan is to retain the services of a wedding event planner who would presumably install the tent immediately prior to each event and remove it promptly thereafter.

- But, what would the SUP's permitted right say as to leaving the tent up if there are events on 2 consecutive weekends? 3 consecutive weekends? 4 consecutive weekends?...?

- And, pushing this notion out to another future landowner, let's assume that the new landowner determines that it is in his economic interest to buy a commercially sized tent for his dedicated use at his event space. And, that owner determines also that it makes sense for him to install the tent once - in April and leave it standing until October. Would that scenario generate a *de facto* "permanent" structure in compliance with both the SUP and the VOF easement?

6. Transportation

I recognize this issue has received prior thought but it is a critical one.

As we all know, Shores Road and Lowfields Lane are both dead ends. My surmise is that on some routine days there are no more than 20 cars that travel southeast on Shores Road from the intersection of Shores Road and Mountain Hill Road. Thus, it seems plausible that number could grow by 2X or 3X on the day of an event depending upon the event's guest count and the employed traffic control.

This traffic concern could theoretically be handled by the suggested use of dedicated event vans to shuttle all guests. But, the issue then comes back to:

- having the paying party accept the added cost of hiring such vans (maybe \$300-\$500 per van for a day);

- policing adherence to the van only policy - e.g. 25 guests in 12 separate cars decide to blow off the van pickup and instead drive directly to Lowfields - where, as a practical matter, they will not be turned away at Lowfields' gatehouse; and

- controlling aggregate car count related to the collective bridal party, flower delivery, event staff, caterers, the DJ and/or band members, etc.

7. Assuming all of the concerns are addressed, I would ask that the final SUP include a stand alone exhibit as to "Rules and Regulations" - an assumed one (1) page document. The SUP would state that all relevant parties - i.e. the wedding event planner and its assumed client, the bride and her family - acknowledge receipt of the "Rules and Regulations", their agreement to adhere to same and their agreement to ensure, to the best of their ability, their guests' adherence to those rules and regulations.

8. Finally, on all of the above points, it is very quiet on this end of Shores Road. For some of the property owners, good money has been paid and long-term lifestyle decisions have been made to achieve that feature for the long term. Thus, I hope an SUP can be developed that maintains this critically important element.

\*\*\*\*\*

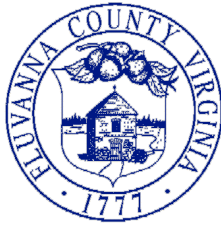
Eric and Jason - Please let me know if you have questions from your end or if we should discuss further these matters. If requested, I would be willing to meet with you either in Palmyra, at Lowfields or at Melrose.

Finally, unless told otherwise I have assumed that some aspects of the SUP will be discussed at the Planning Commission's next meeting of Tuesday, July 13 at 7:00 p.m. Please let me know if there is an expectation that the Commission will make one or more final decisions at that time.

Sincerely,

Jeff

Jeff Strider  
5210 Shores Road  
Palmyra, Virginia 22963  
434-842-1379 (H)  
610-804-5291 (M)



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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
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### PLANNING COMMISSION STAFF REPORT

**To:** Fluvanna County Planning Commissioners  
**Case Number:** ZTA 21:03 R-4 Zoning District

**From:** Douglas Miles, AICP, CZA  
**District:** Countywide Amendment

**General Information:** This request is to be heard by the Fluvanna County Planning Commission on Tuesday, July 13, 2021 at 7:00 pm in the Fluvanna County Library Meeting Room.

**Requested Action:** Amend the Fluvanna County Zoning Ordinance

**ZTA 21:03** AN ORDINANCE TO AMEND CHAPTER 22 ZONING OF THE FLUVANNA COUNTY CODE BY THE ADDITION OF A USES PERMITTED BY RIGHT USE UNDER 22-8-2.1 IN THE R-4 ZONING DISTRICT: MULTI-FAMILY DWELLINGS, WITH A DENSITY UP TO 5.5 DWELLING UNITS PER ACRE, PROVIDED THE PROPERTY IS WITHIN AN AREA SUBJECTED TO A COMMON PLAN OF DEVELOPMENT AND SUCH PROPERTY IS SERVED BY A CENTRAL WATER AND SEWER SYSTEM.

**Zoning Case:**

On December 5, 1983, the Fluvanna County Board of Supervisors approved the request of Lake Monticello Development Corporation to rezone the Marina Point subject property from R-1 to R-2, and was converted to R-4 zoning, which currently permits up to 2.9 dwelling units per acre.

**Zoning Ordinance Text**

**Sec. 22-8-2.1 (R-4) Uses permitted by right.**

The following uses shall be permitted by right:

Residential Uses  
Dwellings, accessory  
Dwellings, multi-family  
Dwellings, single-family attached  
Dwellings, single-family detached  
Dwellings, townhouse  
Dwellings, two-family  
Group Homes

**Dwellings, multi-family, with a density up to 5.5 dwelling units per acre, provided the property is within an area subjected to a common plan of development and such property is served by a central water and sewer system.**

## **Article 22 – Definitions**

Dwelling, multi-family: A building or portion thereof which contains two or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums. (NOTE: This is an existing definition with the Fluvanna Zoning Ordinance)

## **Comprehensive Plan**

The 2015 Rivanna-Lake Monticello Community Plan indicates that Fluvanna County encourages housing for seniors and for a growing workforce which helps to create healthier communities by including a variety of housing for County residents in a range of income levels and age groups.

## **Conclusion**

The proposed Zoning Text Amendment will allow for additional, affordable housing type options to be developed within R-4 zoning and to allow for the completion of an existing project located in the Lake Monticello Plan of Development and utilizing both Aqua Virginia water and sewer.

Fluvanna County does not have the available housing stock to allow for current homeowners to transition to first floor living and lower, overall square footage which equates to more affordable energy bills for heating and cooling and also less outside landscaping and yard maintenance costs

## **Suggested Motion**

I move that the Planning Commission recommend [approval/denial/deferral] of **ZTA 21:03** AN ORDINANCE TO AMEND CHAPTER 22 ZONING OF THE FLUVANNA COUNTY CODE BY THE ADDITION OF A USES PERMITTED BY RIGHT USE UNDER 22-8-2.1 IN THE R-4 ZONING DISTRICT: MULTI-FAMILY DWELLINGS, WITH A DENSITY UP TO 5.5 DWELLING UNITS PER ACRE, PROVIDED THE PROPERTY IS WITHIN AN AREA SUBJECTED TO A COMMON PLAN OF DEVELOPMENT AND SUCH PROPERTY IS SERVED BY A CENTRAL WATER AND SEWER SYSTEM.

## **Attachment**

A: Proposed Zoning Ordinance Text Amendment

## **DRAFT ORDINANCE**

### **AN ORDINANCE TO AMEND CHAPTER 22 ZONING OF THE FLUVANNA COUNTY CODE BY THE ADDITION OF A USES PERMITTED BY RIGHT USE UNDER 22-8-2.1 IN THE R-4 ZONING DISTRICT**

BE IT ORDAINED BY THE FLUVANNA COUNTY BOARD OF SUPERVISORS, pursuant to Virginia Code Sections 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended, in Section 22-8-2.1, as follows:

#### **Sec. 22-8-2.1 (R-4) Uses permitted by right.**

The following uses shall be permitted by right:

##### **Residential Uses**

Dwellings, accessory  
Dwellings, multi-family  
Dwellings, single-family attached  
Dwellings, single-family detached  
Dwellings, townhouse  
Dwellings, two-family  
Group Homes

**Dwellings, multi-family, with a density up to 5.5 dwelling units per acre, provided the property is within an area subjected to a common plan of development and such property is served by a central water and sewer system.**

#### **Article 22 – Definitions**

Dwelling, multi-family: A building or portion thereof which contains two or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing and condominiums.

Jay Hinkle, President, LMOA Board of Directors

Judy Fish, Vice President, LMOA Board of Directors

Carol Cavanaugh, ECC Administrator

February 8, 2021

Dear LMOA Directors and Administrator,

We live at 953 Jefferson Dr. (Section 1, Lot 292, 293) across the street from the Marina Point Condominiums.

We have learned recently that the owner of the two adjacent lots to Marina Point, Dice Hammer, has obtained the unanimous approval from the Marina Point residents to allow construction of ten more housing units on the lots.

Through the years there have been efforts by Mr. Hammer to build more units and each time it has been defeated. Now we are faced with the real possibility of having the green space, which there is only a few remaining at the Lake, and our view of the lake, to be taken away.

From what we understand, there would be three duplexes with six total residences on the lot to the right of the existing driveway (Zoning 18A 1 296C, Plat 162-506) and two duplexes with four residences on the left of the existing driveway (Zoning 18A 1 296BA, Plat 199-556). We have yet to see any drawings of the new planned construction.

Our understanding is that Hammer's group would need a zoning variance since the current R-4 zoning for the lots do not permit the planned ten new residences. The current R-4 zoning citations include the following:

22-8-3 (B) limit of 2.9 dwelling units per acre.

22-8-8 (H) not less than 50% of gross site area, exclusive of road rights-of-way and other areas dedicated to public use, shall be set aside as open space.

Under the current R-4 zoning of 2.9 dwelling units per acre, Marina Point is currently limited to its existing 15 units (9 condominiums/6 townhouses). Under the limit of 2.9 dwelling units per acre, Marina point is limited to its existing 15 units ( $2.9 \times 5.14$  total acreage=14.906).

We have discussed our concerns and collaborated on this letter with our neighbors Joy and John Danna and Kay and Tom Diggs. We ask that LMOA administrators consider the following when making decisions on behalf of the residents impacted by this proposal

1. Compliance with the current Fluvanna County zoning requirements.
2. In the event that the buildings are approved, we request that the ECC and Board members take into consideration whether the new buildings could be situated as near to the existing driveway as possible rather than nearer to the lake bulkhead. There is at least 180 feet out from the existing driveway which should be sufficient to accommodate the new buildings and parking spaces. This would align with the footprints of the existing townhouse and condominium buildings.

We are concerned about paving more driveways and parking lots to accommodate the new residences and the impact on the Lake.

These new residences will also increase traffic on a blind hill in an area of Jefferson Drive that has already seen its share of speeding vehicles.

Another concern, if the units are to be built directly in front of current homeowners' residences, are the vehicle lights shining into the current homeowners' homes.

Having the buildings built closer to the existing units would also preserve the limited water views of our residence, as well as our neighbors', and would maintain some open spaces and views of the lake for all those walking and driving by the area. This green space is used year round by waterfowl and deer for feeding/refuge.

In the past, homeowners impacted by these changes have not had input when building plan discussions were taking place and we appreciate your assistance and consideration in this important matter.

Sincerely,

Susan and Gary Hannifan

[Callie99@comcast.net](mailto:Callie99@comcast.net)

Cell: 434-906-2453

Home: 434-589-6859



## **Douglas Miles**

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**From:** Douglas Miles  
**Sent:** Friday, July 9, 2021 2:22 PM  
**To:** GARY/SUSAN HANNIFAN  
**Subject:** RE: Marina Point expansion meeting July 13th

Good Afternoon Susan and Gary Hannifan:

We appreciate your interest in Zoning Text Amendment ZTA 21:03 that is a Countywide R-4 zoning text amendment and does not only pertain to Marina Point but you are welcome to come online, by phone or you can attend the Planning Commission meeting in person <https://www.fluvannacounty.org/bc-pc/page/planning-commission-regular-meeting-jul-13-2021> I will be making a brief presentation and the County Attorney may also provide additional comments about the R-4 amendment process. Then the Public Hearing will be made available for you to speak for 5 minutes on your concerns that you have listed below about the traffic, headlights and lake views.

**Douglas Miles, AICP, CZA**  
Community Development Director

Fluvanna Planning & Community Development  
Post Office Box 540 / 132 Main Street  
Palmyra, Virginia, USA 22963  
(434) 591-1910 Extension 1060  
[dmiles@fluvannacounty.org](mailto:dmiles@fluvannacounty.org)

This e-mail is not intended to be and shall not be deemed to be an official decision or determination made by the Zoning Administrator.

**From:** GARY/SUSAN HANNIFAN <callie99@comcast.net>  
**Sent:** Wednesday, July 7, 2021 5:31 PM  
**To:** Douglas Miles <dmiles@fluvannacounty.org>  
**Cc:** Patricia Eager <peager@fluvannacounty.org>  
**Subject:** Marina Point expansion meeting July 13th

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Dear Director Miles,

We live across the street from the Marina Point Condominiums at Lake Monticello and we see that a meeting will be held next Tuesday to discuss a zoning text amendment (ZTA 21:03) that will permit the addition of ten units (five duplexes) at Marina Point.

We are interested in attending and possibly speaking at the meeting to discuss our concerns.

A few things to consider when reviewing the proposal:

These new residences will increase traffic on a blind hill in an area of Jefferson Drive that has already seen its share of speeding vehicles.

Another concern, if the units are to be built directly in front of current homeowners' residences, are the vehicle lights shining into the homeowners' homes.

We are working with the developer regarding having the buildings built closer to the existing units which would also preserve the limited Lake views of three houses who will lose property values as a result of this development.

We appreciate your consideration.

Susan and Gary Hannifan  
953 Jefferson Dr.  
Palmyra, VA 22963

## Douglas Miles

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**From:** Douglas Miles  
**Sent:** Friday, July 9, 2021 2:27 PM  
**To:** Robyn Berry  
**Subject:** RE: Zoning issue ZTA 21:03

Good Afternoon Robyn Berry:

We appreciate your interest in Zoning Text Amendment ZTA 21:03 that is a Countywide R-4 zoning text amendment and does not only pertain to Marina Point but you are welcome to come online, by phone or you can attend the Planning Commission meeting in person <https://www.fluvannacounty.org/bc-pc/page/planning-commission-regular-meeting-jul-13-2021> I will be making a brief presentation and the County Attorney may also provide additional comments about the R-4 amendment process. Then the Public Hearing will be made available for you to speak for 5 minutes on your concerns that you have listed below about the increased traffic issues there.

**Douglas Miles, AICP, CZA**  
Community Development Director

Fluvanna Planning & Community Development  
Post Office Box 540 / 132 Main Street  
Palmyra, Virginia, USA 22963  
(434) 591-1910 Extension 1060  
[dmiles@fluvannacounty.org](mailto:dmiles@fluvannacounty.org)

This e-mail is not intended to be and shall not be deemed to be an official decision or determination made by the Zoning Administrator.

• **From:** Robyn Berry <berrylane57@yahoo.com>  
**Sent:** Wednesday, July 7, 2021 7:23 AM  
**To:** Douglas Miles <dmiles@fluvannacounty.org>  
**Subject:** Zoning issue ZTA 21:03

[EXTERNAL EMAIL] USE CAUTION before clicking on links or attachments..

Hello, Mr. Miles. I am a long-time resident of Lake Monticello; my home is within a few feet of the Marina Point condominiums.

A developer is asking for an exception to the county's density regulations next Tuesday, July 13, 2021. My concern is that the building of 5 duplexes (10 residential units) will create a traffic hazard on Jefferson Drive for drivers and pedestrians. Its parking lot lies in close proximity to the lake's marina which complicates the traffic pattern.

Looking at the surrounding county property, rapid development is clogging the county's roads now. The development across from the lake's main gate is high density and the heavier traffic making that intersection more difficult to navigate as time goes by. Please do not allow that same situation to repeat itself within the lake community itself. Please let the county's density regulations to stand to protect its residents.

Best,

Robyn Lane  
943 Jefferson Drive