



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Fluvanna County Library
214 Commons Boulevard
Palmyra, VA 22963

August 10, 2021
7:00 pm

TAB	AGENDA ITEMS
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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
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3 – PUBLIC COMMENTS #1 (5 minutes per speaker)
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4 – REVIEW AND APPROVAL OF DRAFT JUNE 8, 2021 MINUTES

5 – PUBLIC HEARINGS: NONE

6 – PRESENTATIONS: NONE

7 – SITE DEVELOPMENT PLANS: NONE

8 – SUBDIVISIONS: NONE

9 – UNFINISHED BUSINESS: SUP21:04 Bradley Commercial Kennel

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.*

PLEDGE OF ALLEGIANCE

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

ORDER

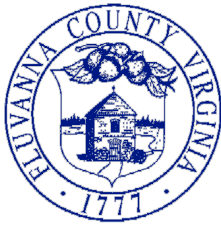
1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman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

PUBLIC HEARING RULES OF PROCEDURE

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

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COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

To: Fluvanna County Planning Commission members
From: Douglas Miles, Community Development Director
Date: August 10, 2021
Subject: Community Development Director's Report

July 15, 2021 Technical Review Committee Meeting Requests:

John Townsend, Sun Tribe Solar – Charlottesville, VA

Project nameplate: 3 MW AC; Project address: 1084 Carysbrook Road, Fork Union, VA, 23055; Tax Map Number: 42 Section 1 Parcel 1; and Zoning: A-1, General Agricultural.

Project size: Approximately 35 acres of the 362 +/- acre parcel; Offtake: Dominion Energy distributed solar solicitation; Expected COD: Q4 2022; Operational life: 25-40 years; Site access: Improve existing access road on east side of Carysbrook Road.

Interconnection: Connect into existing distribution system via Tax Map Number: 42 Section A Parcel 14; Right-of-way negotiation underway; expected site clearing to be less than two (2) acres and requesting a Special Use Permit for solar energy project.

This Sun Tribe Solar request is very similar to the Cunningham Solar request that is located on South Boston Road and we will recommend similar conditions for this solar energy facility request.

Keith Lancaster, Southern Development – Albemarle County

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

STATUS DEFINITIONS*

Board - Case is pending Board Approval

Court Pending - Summons to be issued

Permit Pending - Applied for Permit to Abate Violation

Cleared - Violation Abated

Extended - Extension Given/Making Progress to Abate Violations

Rezoning - Property is in Rezoning Process

Court - Case is before Judge

Pending - Violation Notice Sent

SUP Pending - SUP Application made to Abate Violation

MISCELLANEOUS ACTIONS / TASKS

Biosolids Applied and Signs Displayed (Total – 0 Sites)

Compliance with Tenaska Virginia Sound Levels 07/14/2021

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

Placed and removed "Public Hearing Signs" as needed

Deliver packets to BOS, PC, BZA Members

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

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

Two Trips

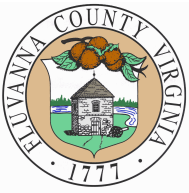
BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	July, 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	15						116
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	30	0	0	0	0	0	225
* 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	1	0	0	0	0	0	23
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	3	0	0	0	0	0	18
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	1	0	0	0	0	0	3
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	50	0	0	0	0	0	391
* 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	\$2,885,146	\$0	\$0	\$0	\$0	\$0	\$ 26,669,348

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	16	0	0	0	0	0	126
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	333	0	0	0	0	0	2,836
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	\$27,000	\$0	\$0	\$0	\$0	\$0	\$ 137,335
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	\$13,581	\$0	\$0	\$0	\$0	\$0	\$ 42,472
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	\$2,450	\$0	\$0	\$0	\$0	\$0	\$ 18,400
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	\$43,031	\$0	\$0	\$0	\$0	\$0	\$ 198,207



TRANSACTIONS BY USER REPORT (07/01/2021 TO 07/31/2021) FOR FLUVANNA COUNTY BUILDING AND PLANNING DEPARTMENT

Selected Users: Valencia Porter

Invoice #	Fee Name	Transaction Date	Transaction Type	Payment Method	Paid Amount
Valencia Porter					
MSC21:0217					
INV-00003013	Sign Permit	07/23/2021	Fee Payment	Check #14716	\$155.00
MSC21:0234					
INV-00003037	Sign Permit	07/29/2021	Fee Payment	Check #8208	\$155.00
SUB21:0026					
INV-00002977	Boundary Adjustment	07/02/2021	Fee Payment	Check #3066	\$100.00
ZMP21:0004					
INV-00002975	Rezoning	07/02/2021	Fee Payment	Check #2673	\$90.00
		07/02/2021	Fee Payment	Check #2672	\$910.00
	Sign Deposit for Public Hearing	07/02/2021	Fee Payment	Check #2672	\$90.00
VALENCIA PORTER				TOTAL CHECK:	\$1,500.00
				NET TOTAL:	\$1,500.00
GRAND TOTALS					
				TOTAL CHECK:	\$1,500.00
				NET TOTAL:	\$1,500.00

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES**

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

**July 13, 2021
7:00 pm**

MEMBERS PRESENT:

Gequetta “G” Murray-Key, Vice Chair
Lewis Johnson
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

ABSENT:

Barry Bibb, Chair
Ed Zimmer
Valencia Porter, Administrative Programs Specialist

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

At 7:00 pm, with Chair Barry Bibb, absent on vacation, Vice Chair Murray-Key called the July 13, 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

Mr. Miles informed Mrs. Eager, the Planning Commissioners and the General Public that the Thomas Jefferson Planning District Commission’s Regional Housing document “Planning for Affordability – A Regional Approach” was just released for review and comments. He went over some of the key take-aways and findings and encouraged everyone to provide him with any comments for consideration, especially as found within the Fluvanna County portion of it.

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 Thomas Jefferson 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 parks and recreation funding.**

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 all of the 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 now move forward with a twenty (20) lot rural cluster subdivision on wells and drainfields.**

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

An 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. They reviewed how Community Land Trusts (CLT) can make housing permanently affordable. Buyers purchase the house and pay \$100 per year to lease the land from a local, non-profit and earn equity on the house but they 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 the Palmyra Main Street, Court Square and Stone Jail Road work such as concrete sidewalks and new concrete curbing.

The VDOT – Culpeper Traffic Division will continue to take new 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. Future TAP Grant funding can be considered there.

3. **PUBLIC COMMENTS #1:**

At 7:25 pm, Vice Chair Murray-Key opened the first round of Public Comments. With no one coming forward in the audience or online and wishing to speak to the Commission, Vice Chair Murray-Key closed the Public Comments Period at 7:27 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 for two items to be changed in the minutes, from statements that she made June 8th. Page 2: For instead of or and Page 4: needs to be expecting to know you.

MOTION:	I move that the Planning Commission Minutes of June 8, 2021 be approved, as corrected.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:			Seconded		Motion
VOTE:	Absent	Yes	Yes	Absent	Yes
RESULT:	Approved by 3-0 vote, as corrected				

5. **PUBLIC HEARINGS:**

SUP 21:05 Eric C. Lee -- Jason Overstreet, Senior Planner

A Special Use Permit request in the A-1 Agricultural, General District to permit Outdoor Gatherings on 130 +/- acres and 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.

Mr. Overstreet provided a detailed Powerpoint Presentation, that included pictures from his site visit to Lowfields Lane and the proposed Outdoor Gathering grounds and related areas.

He reviewed the recommended conditions with Mrs. Eager, the Planning Commissioners along with the applicant and the general public, with the Library Meeting room filled up to capacity.

Mr. Lagomarsino: Asked are you going to allow a permanent kitchen or are you going to have a kitchen area set up within a tent? If the caterers are cooking food so will they be set up there? My second question is that brides like fireworks at the end of the wedding or reception, what is your plan in place to manage that as it is related to these being a fire hazard on the premises?

Eric Lee, Applicant: Stated that he personally does not like fireworks, so we would not permit any fireworks on the premises. As I am concerned about a fire in a field, or something goes onto one of the outbuildings or a fireworks display item falls over and that is related to my concerns for noise. As far as permanent or temporary kitchen it would not be permitted. The idea is the caterers are bringing food that is prepared and not trying to have food cooked on the property. Otherwise, I need to have the space certified as commercial kitchen space and to have regular VDH food site inspections because the food is being prepared on private property.

Mr. Johnson: Stated that he does not have any questions now but he probably will have some questions once all the Public Hearing comments have been provided by the audience tonight.

Vice-Chair Murray-Key: Stated I have received some questions from Andy Sorrell, on behalf of some of the neighbors, since he does not reside in this part of the County, and he is a former Planner and he offered to help-out with the proposed conditions relative to noise and traffic. My question is when in your application you talk about not having DIY Brides with the brides doing it themselves. However, you are still doing a business and I am trying to understand if some brides were having smaller weddings are you still talking about having to shuttle in the guests and all of that, as well. So, a bride she cannot contract with you to conduct a wedding is that what you are saying? I am just trying to get clarification on your proposed business model.

Eric Lee, Applicant: Stated, yes, I have a full time job and my wife is busy, so we do not have the bandwidth either and are not looking to get into the wedding planning aspects as to where we are working directly with DIY brides. I would say they are not going to have the necessary insurance, they may not know how to obtain the proper caterer. I will not know if that caterer is reputable and so then I have to chase that down so to me that is not in our plans. We would rather have less events and have it formally defined by those things, and again April to October that was really an upper end of the range that the weddings could be done. As one of the area community residents who is here tonight had sent in I guess to the public record. Jeff Strider he was concerned about defining the number of events over time which I appreciated and he and I had some of those same kind of questions where we were looking at like I said maybe 10 or up to maybe 20 events is a better number. Within that range and that is something that if there was a discussion around that and the community felt more comfortable about well if we knew it was only 10 within that range or only 20 within that range instead of an upper end of maybe 27 events and with all the comments tonight we can all wait to hear from everyone tonight.

Vice Chair Murray-Key: Asked Mr. Payne would he like to answer this question. So, are those things we can actually put in the conditions to minimize the number of events that are held?

Fred Payne, County Attorney: Replied yes.

Eric Lee, Applicant: Stated that Jeff Strider had good feedback and I would say I also have those same kind of questions. We would be very happy to entertain that again if we can get cohesion or whatever the word is like something that would be more community supported, and that is why I kind of went through my thing and said at the same time all of that. If it needs to be

deferred or withdrawn because we cannot agree on certain things. I am open to that you know but that is what we were looking at so if the community around us said well we are very frightened of the 200 plus persons and 200 persons 27 times which is as you had said when we hear the feedback later but we would be much more comfortable with 10 to 20 and you are looking at 40 to 50 persons these smaller things and scaling that down and we know there are no fireworks and we know you are on and we did not have all the details on that you are going to hire the Sheriff deputies and emergency services and there is a greater comfort level I would meet for the community to be comfortable with what we would like to do on our property.

Vice Chair Murray-Key opened up the Public Hearing at 8:00 pm and she stated that we have several persons already signed up to speak and she indicated after I call your name you can approach the podium and state you name and address and you will have 5 minutes to speak.

Jeff Strider, 5210 Shores Road: Stated that he is allowing for all others to speak at this point.

Jack Beuth, 121 Middleton Mills Lane: Stated that our property is not an adjacent property but I have 5 points to make in my 5 minutes. First, when you look at the plans as they are officially stated for this project and you then try to match up the plans for what they want to do, and the location where it is there is a real incompatibility there. So, there also is an incompatibility with respect to noise and I will tell you that where we are we are located literally where we can hear cows moo and on Lowfields from where we are amplified music even at a low level will be very audible to us. Every single Saturday according to the proposal not only is there not much traffic on Shores Road it was mentioned it is a dead-end road. Literally almost no one goes down that road currently except for the people that do live there, and this would substantially increase all the traffic not just from their guests but also from all the setup vehicles and shuttles as well.

There is really no highway access to this facility, most facilities have direct access to a highway and in fact currently the way that you have to get out of this property is an easement, a shared easement and then you have to go several miles before you get to Route 6 and which is West River Road. What this means is the impact of these events is not just on the neighbors right around it but all the way along Mountain Hill Road or Shores Road. Whichever road they are going to use to bring people in another one will experience increased traffic on those roads.

Which are small roads, narrow, unmarked roads and in fact one of my colleagues told me it is on the order of 150 households along those two roads and finally the business plan for this the idea of bringing all the events, bringing the customers in and taking them out, and pulling all the infrastructure out that increases the traffic problem as well so even the business model is really inappropriate for the location. Second point, I do not see any benefits of this activity to Fluvanna County if you look at the application itself it asked for a list of those benefits, please give facts and the first part of his answer was I have no facts. That is true these events benefits the applicant and harms large numbers of people with respect to their quality of life and traffic and it does not do anything for the county. Third point I think this is a destabilizing application for two reasons; one I think Fluvanna is going to be seeing a lot of these types of applications for weddings and for wineries and it would be a really good idea to start to have a standard set of rules by which you would approve or disapprove them. I also think it would be a very bad idea to approve this SUP which would interfere with that type of process again other counties have gone through that process successfully. Next issue I think its maybe one of the most bothersome ones is that this is destabilizing because of their conservation easement. And I checked online Fluvanna currently has 14,700 acres currently under conservation easements.

Every one of those property owners is going to look at this application and look at this case if you approve it and say I can do this with my property and I think that could be a very bad thing. Two more points the business model here seems very strange to me. I know that you can have remote weddings and can bring everything in and then take it out. I am not in your business or anything like that but I have not seen or heard of any company, a wedding planner that where everything goes in and then everything back out, and particularly give the location of this case. I think there is a lot of things where we do not know what is going to happen I mean it could be a lot of logistical challenges, it could go very poorly and that scares me. Last point, is I think I love all the restrictions that have been put on with the current case, that is great and in fact I see issues with enforcement. I think actually those restrictions are unenforceable in my mind.

Thomas Beecher, 216 Lowfields Lane: Stated we also own the property across Lowfields Lane, all of the traffic coming in is going to go between our two properties. It is also going to have to travel upon a gated right-of-way which we share with both farms that means that we are going

to have all the traffic people coming into these events, all of the traffic contractors coming in. They are going to go past our house pass our entrance onto the right-of-way and then onto Lowfields Lane they are going to go past within 225 feet of the house. We will hear that it will raise dust there and there are gravel roads we are also very concerned about the right of way.

All of the slides that we saw show the entrance to the event is at a gatehouse that gatehouse is so far into the property to get to that gatehouse you have to go over a 900 plus foot right-of-way and that right-of-way was established about 15 years ago after a lawsuit from the previous owners against us and we had to traverse that road it is 10 feet long, it allows for two and a half feet right aside on our side of that right-of-way. It is a part of the right-of-way with a deep ditch periodically when the rock will keep inspecting the right-of-way make sure that it is in good condition. You cannot see on hold traffic that right away is only widely enough for one vehicle and does not allow for any expansion in the right-of-way. There is no facility on that right-of-way now for vehicles to pull to the side to allow another vehicle to come by. I think this is a very dangerous thing, but if you have an ambulance come in and somebody is on the right if it and doesn't know they are going to go and get onto the grass. I originally was going to build my case around a bunch of photographs on display boards, but I did not realize that I should have brought them in digital format, but I am going to show you all this one photograph. Mr. Beecher showed the Planning Commission a photograph of what was taken in about October of 2013. They had documented this due to what they thought was a very excessively damaged right-of-way and what happened was they had several days of rain and the road had become saturated and it became muddy and was not passable. It was really wet then and there was a lot of activity on the part of previous owners as I think actually he was pulling all of his cattle off of that farm. The land that he was renting, so we had a lot of activity back and forth and we were frank within a matter of weeks and the right-of-way road it just went back to normal.

We are talking about possibly having upwards of 20 events from April to October inevitably if you have that number of events things are going to factor back it rains in Virginia, sometimes torrentially you start having this condition with lots of vehicles, heavy-duty loads and so forth going through that road it is not going to hold up. I used to work in special events when I was in college. I put myself through college as a catering waiter, we did events very similar to what is described here we brought all the food out, we set up tents and so forth. I also worked for about seven eight years at the Library of Congress in Special Events. I saw how my two bosses, the events coordinators, had to deal with contractors and event planners, it is very hard work.

Paul Ledvina, 216 Lowfields Lane: Stated that he and Tom are at the same property. We are adjacent to the property that the owner is requesting the Special Use Permit, and as you have heard Mr. Lee has pointed out the fact that our house is the home that is approximately 2,600 feet about a half mile from where the proposed events will all be staged. He also points out there will be amplified music as well as you know using a microphone or something like that maybe or speakers or something like that during these events. He also points out that to not worry about this as all the noise it will be under control because it is going to be buffered by a large amount of trees. So now this is our retirement home, we have lived on our property for nearly forty years. I do not think Mr. Lee really quite understands the acoustics there is a wild dynamic phenomenon right where he is going to stage the events. We are opposed to this use.

John Ashcraft, 2367 Shores Road: Stated he came unprepared to speak, however he is a resident of Shores Road and has been there since 1998. So, I have seen that land go from virtually destitution to a community and what while I do not want to restrict anyone of the opportunity to increase their income or their standard of living or provide a good tax base to our county. I do believe these symbiotic relationships are what neighbors are about and when we are on a small, country road that does not have two defined lanes that is a concern. I have heard a lot of maybes and cans but nothing definitive. I have heard that we will have potential law enforcement there to survey the landscape or to observe individuals leaving so it is not to have drunk drivers on the road after just hearing there were shuttle buses delivering people to and from the events that seems to me ambiguous and contradictory. We will have individuals coming down the road the day before, the day of early in the day, that are subcontractors that are unaccountable for most part by the residents of Shores Road. This will have an impact on the dynamics of our own environment. We have individuals especially since the dead end rural country road we have a lot of hunters and down at the bottom of Shores Road, we have a lot of hunters that have dogs etc. During the season they are talking about that may or may not be a big problem during the heart of the season but on the first day in the back end we are going to have hunters out on the roads and with our dogs. We're going to have congestion potentially if the shuttles are not sufficient for the up to 200 and its more than the 20 to 40 that are a target

market, again I just feel that there is little to gain for our community and only to gain for the individuals that possess the property at the end of the road by which we all live on a daily basis.

Deborah Johnson, 4588 Shores Road: Stated that she is here tonight, to not only speak for herself but to speak for several others and maybe up to 80 individuals from our community. She provided a written Petition. So, I am not going to say everything that I had started to say because they have already done so our main concern is the word wedding, it sounds beautiful but if this permit is granted. We are not sure of the community what will happen down in that corner, it is off to itself we might have police, rescue squad, fire department personnel but they are not going to be in place when something happens down there on their end. We have had to call them and it takes anywhere from 30, 40, to 50 minutes by that time whoever has been hurt has already left the community you have no way of tracking it. When I went to homes this week most of the people said that they are afraid of this kind of large activity coming into our community. If something happens nobody is going to know they might come in on buses but they might just walk out on Shores Road. They might go into the railroad tracks, they might be swimming in the river, that is a part of our community where you just do not go in and things have happened back in that little corner. I am sure that Fluvanna County does not know about and I am sure in the future a lot is going to happen down in that little corner and that Fluvanna County would not know about. I have a list of names I do not know who to give them to but we are very much concerned about not knowing or not being able to identify people that are going to be in our community every weekend from April to October we will never get a real break most of these signatures are from Shores Road. Everybody on that road just about drives they are retired and others a shuttle bus will put them in the ditch. Four or five of them together might put them in somebody's field, so we are very concerned about the magnitude of people coming on Shores Road. The noise, I am sure the people over in Buckingham right now do not even know what is going to happen and they are going to be affected because they will hear all the noise. So, I know things might happen from this Commission but we are begging you to please if you put something down in that corner to have it policed because Shores Road has very low policing. Sometimes we do not even see a Sheriff unless they have a paper to be served and we beg you to pay close attention to what is about to happen to our little community because we cannot see where it will benefit us at all.

Karen Bercaw, 812 Cunningham Road: Stated that she has lived at this address since she was twelve years old. I am concerned about all of the changes that this would bring about not only on Cunningham Road, but also all the way down Shores Road serving access to the properties.

James Johnson, 4588 Shores Road: Stated that first of all Shores Road is a quiet place we take pride in it. We police the road, we get Sheriff Hess to send us people around when we do the cleanup and stuff like that. We take pride in our little community, it is peaceful most of the time. We have keys in the vehicles sometimes we leave the doors open we are not perfect. Mountain Hill Road is the same way, when we clean we do both sides people that is what we do. We have had weddings at our church New Fork and it impacts the community greatly and we only may have two or three weddings a summer but it greatly impacts the community.

I want to welcome Mr. Lee into the community, it is just a beautiful place that they have down there. I have been down there when the previous owners had lived there. The point is that the logistics of this if you think about it I mean to bus in that is one thing but the road is not going to accommodate the shuttle buses as school buses must struggle with it. The other thing is just the logistics of catering all I think about is what has to take place there. As, Whitney my own daughter is getting married in October and she is in Chester. Chesterfield is totally different as they have multi-lane highways and they are way back in there so it is going to impact our little community, and you are talking about from April to October every weekend. I cannot see it.

David Anderson, 2459 Mountain Hill Road: Stated that the applicant Mr. Lee that he made a statement about the buses and law enforcement. Then he made a statement that the busses were going to bring in people and then he also stated that the law enforcement was checking the people to see if they could drive so he taught me to guess so who are you talking about?

Dr. Shirley Roundtree, 3855 Mountain Hill Road: Stated that she lives right where the road bends. I think it would be better if he put in a permanent use rather than constantly having trucks taking tents and things down to be taken up and put down. There are a lot of strangers coming into this community and this community has a lot of seniors in it and if friends of the strangers decided to come back or decide to get off the right track that is not going to be in his control and by the time anyone realized what has happened it has already happened. I think if

he was going to put a venue there it should be a permanent venue, where you do not have to constantly bring in tents and take them out. Bring in caterers put a kitchen in the venue and have it set up properly to not have so much trouble worrying about coming into a very stable community. That has been here for years and we want it to stay that way.

Eric Lee, Applicant: Stated that he was trying to take notes from all the speakers and such with the law enforcement for guests because I have heard that questions more than once on the shuttles buses. The shuttle buses are definitely for the large group of attendees like the Best Man, groomsmen and other people in the party, bridesmaids whoever, I would just feel better having someone there for any other vehicle traffic leaving caterers, caterer staff, so I thought I was clear about that. If I need to re-clarify that people coming will be coming on the shuttle buses okay the invited guests if you will the wedding party or the honored guests that would be coming in their own cars I guess for carpooling may or may not be like the mother of the bride the father etc. As the bridal party will be there earlier than all of the shuttle buses.

I would imagine and the people leaving at the end of the night, so I just want to make sure there was nothing I did not mean to say anything inconsistent with who is going out on the buses, and who is going you know from law enforcement that kind of thing to be watching because there would be cars coming in and out of there. So I would not say there would not be additional cars, and the other thing when I opened I talked about if we could get to a number and the community would be more comfortable what I can say speaking for myself that I do not think anyone is ever going to be comfortable so what I would say is we would just withdraw the request and go back to the quietness and I could be on the other side of the fence again.

I thought if we could get a common ground but there would be a good way for the people to be comfortable but people are certainly very uncomfortable for a lot of reasons that will not ever be addressed. So, I would say let us just pull it and cancel the SUP application and we will just go back to living there quietly it was going to be a side thing we just do not need to do it.

Fred Payne, County Attorney: Stated that the applicant has Withdrawn his application and he advised Vice-Chair Murray-Key to move onto the next item on the agenda as the general public leaves the room and County staff brings in the next group of County residents into this room.

ZTA 21:03 Ordinance to Amend Chapter 22 Zoning – Douglas Miles, Community Development Director

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.

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.

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.

Vice Chair Murray-Key: Stated when we had spoken earlier talking about affordable housing before I have everybody come up to the podium, we just have to remember that affordable housing is going to affect people in some form one way or another. Please know we are trying to make sure that the overall Fluvanna community is where everybody has a place no matter how impacts individuals and being fair to those that own property. So again the work that has already taken place in conjunction in our central Virginia community looking at that very thing.

I think that when we have our meeting in August or September when Christine Jacobs comes to present that information that we've been working on for the past two years, and I think as long as people read the information prior to the meeting people will be prepared with questions and things that are appropriate to go forward together by creating affordable housing in the County.

Vice Chair Murray-Key opened up the Public Hearing at 8:30 pm and she stated that we have several persons already signed up to speak and she indicated after I call your name you can approach the podium and state your name and address and you will have 5 minutes to speak.

Gary Hannifan, 953 Jefferson Drive: Stated that he lives right across the street from Marina Point. I have talked to the developer and he and I came to somewhat of an agreement about where the units are going to be placed in front of my view of the lake. If you could move one a little up higher up the hill than the other one a little bit closer to the marina I would appreciate that, but that's not really my concern right now. My main concern is the three dwellings by the spillway I don't understand why they are set down so low on the hill because being where they are situated you do not have a good lake view and that just does not seem like it will work.

Mr. Payne: Stated, I do not want to interrupt but the location of particular buildings and things like that is what is before the Planning Commission but rather the proposed R-4 density change.

Vice Chair Murray-Key: Replied, we have heard from Mr. Payne, County Attorney so please be mindful of your comments and that they are addressing the proposed zoning ordinance text.

Gary Hannifan: Stated that the only question that I would have about that is it seems to me by CVS we have several multi-dwellings there and across the street from the Main Gate there are a lot of new townhomes there. I do not really think we are in a great need of them - bottom line.

John Danna, 951 Jefferson Drive: Stated that he and his wife Joy moved there 14 years ago and part of our due diligence before we moved there we had learned that the property across the street was already at a maximum density of 2.9 residential units per acre. Then we also became aware that the property owner of the vacant lots had changed several times over the years by the documents of the existing townhouse, condos, and adding more units. Recently, developers have promised financial assistance to the current owners of the properties there, and which has led to an unanimous vote by them to allow more units and density which led specifically to this at tonight's meeting. The zoning amendment would increase the density to 90% at 5.5 units per acre this does not comply with the intent of the Fluvanna County Comprehensive Plan.

If approved, this ZTA amendment will permit Marina Point to have the highest density in any residential zone in Fluvanna County. I believe Lake Monticello is the only area zoned R-4. So, I think we have not talked about that this is a targeted attempt to primarily benefit one entity in the county and that would be the developers of this property which led to this meeting tonight. So, this makes me bring this up to the Fluvanna County Planning Staff Report concerning this amendment they are important as you have seen it only has two conclusions both of which do not justify approving this request. The first one has to do with will allowing for completion of an existing project at Lake Monticello. These are not affordable for most people they will be in the range of 500,000 to 800,000 at Lake Monticello anything with a lake view is a million dollars.

We do need affordable housing in Fluvanna County we need it here at this location as well but these are not yet also this also says it was an existing project that had not shown this one, this project was the first one that's been considered during the last 38 years since it started back in 1983 there has been no building done except for the original buildings and now this case. So the second conclusion is the staff report says that Fluvanna County does not have an available housing stock to allow current homeowners to transition the first order and lower overall square footage which equals to more affordable energy bills for heating and cooling much less outside and skipping home park each of these units will have 2,430 square feet of finished space. So my wife and I would like to acknowledge our personal interest in seeking any modifications to the developers current plans to retain some of the space in some type of view from our residence which we have been at for 14 years we have made many improvements to our house and expect that this would be our last one. The developers advise that no changes can be made to their conceptual lot layout as presented to the Planning Commission but as it affects our property, if the current plan is approved I believe my wife and I as well as our adjacent neighbors will lose property values to our home and the community as a whole will lose open space which they have had to enjoy which they have had 200 feet away from the new products their properties are being considered now for construction. I urge you to deny this density change and create a

more equitable plan for our community as submitted which is in line with the comprehensive plan which as we have talked to the lake includes affordable housing, senior housing and things like that which are really necessary for our community. This plan right now as it stands it is not for seniors not for affordable housing we would hope that you would recommend denial of it.

Thomas Diggs, 947 Jefferson Drive: Stated thank you for allowing me to speak in opposition to this zoning text amendment. I became aware of the potential of something like this back in March when the developers for Marina Point had a meeting with the Lake Monticello Owners Association Board to discuss their proposal. I appreciate that the County Attorney made the statement to you that there is no vested zoning rights which removes several minutes of my presentation and preparing for any formal request that might have made to build additional units. I spoke with Mr. Miles on March 17th and as part of our discussion he told me that Lake Monticello was indeed the only R-4 zoning in the county. Your County Attorney has said that this is not spot zoning but I respectfully disagree although the zoning text amendment will apply county-wide it appears it will only apply to one landowner now all of the rest is speculative it assumes that indeed you will recommend and the Board of Supervisors will accept a new plan that speaks to things that are not yet in place. So any decision now to make it will indeed just benefit a single parcel which has the appearance of spot zoning which may be appropriate in this instance. I have laid out my case in the written comments that I trust you all received this evening. The Comprehensive plan is intended to guide your decisions the plan certainly seems to focus on maintaining Fluvanna's rural character. I have provided several citations to that in my written documents and the existing Marina Point properties with limited condominiums and townhouses add character. It is because of the open space adding more townhouses and taking away the available open space it is not in harmony with the rural character of the remainder block of Lake Monticello a subdivision of 4625 blocks that is apart from the existing 15 units at grand point exclusively single-family plans.

If this text amendment is enacted for the Marina Point plan of its proposed 10 residential units considering it is combined with 5.14 acres will make Marina Point 67% more densely built than any other residential properties in Lake Monticello. Finally, all 10 of the proposed Marina Point townhouses according to the plan provided to the developers the March 11th meeting with the Board of Directors. Lake Monticello appears to be designed for affluent buyers as each of the townhouses will have 2,430 square feet of finished space with two levels, a two car garage with about 400 square feet and an unfinished basement of 1400 square feet. Each will have prime waterfront or water view locations which will have a two story front elevation and a three story rear elevation. Those who purchase one of these townhouses they will be subject to both the Lake Monticello and the Marina Point property owner annual fees. So, you should recommend denying Zoning Text Amendment 21:03 based upon what is found in the comprehensive plan.

Barbara Rohr, 961 Jefferson Drive: Stated that she is speaking in reference to the proposed zoning text amendment. I am not completely opposed to the zoning text amendment per se, but I do have a concern about these changes providing an avenue for developers to build and also to develop more density populated residential communities which impacts everything. Our infrastructure, schools, traffic, limited shopping options and detracts from the rural character which is the reason many people choose to live here. I understand and wholeheartedly agree that we need affordable housing which is a multi-faceted, complicated and a national issue.

My question would be is the zoning text amendment being implemented to serve the greater good which is part of a long-term sustainable goal or to provide a way for developers to profit by filling our county with a variety of new residential units. Density populated sections of our state which were once rural have not been well served by the overdevelopment and past efforts to provide affordable housing have not always met the community needs. So, more units do not always equate to more affordable housing. Here is an example of how this amendment could impact my community. 10 luxury townhouse condominiums are proposed to take up existing green space this would not be permitted within current zoning guidelines, so why approve it now and who benefits the county gets tax revenue, and the developer see revenues increase.

The current residents of that community get new conditions for development but how does the entire community around it benefit. This is what I see, density is increased in a very maxed out community, existing water resources are strained in terms of sourcing it and tying into an aged infrastructure more demand is placed on community services fire, rescue, and police traffic in a bucolic setting. Traffic is increased by as much as 20 cars a day from on common entryway, the

wildlife is impacted, but what if this amendment goes through what could be done one could consider a compromise by doing the following in my community as well as in many other communities potentially impacted by this text amendment. When working with developers consider choosing an option that actually avoids maxing out the density of the mixed-used development consistently address the issue of green space to include respect for wildlife and habitats and respect for those who reside in a proposed development area collaborated openly on the design plan especially when impacted residents ask developers to offer proffers for all not for just a few in an immediately impacted area. Perhaps create developments or provide more than just homes and build nice walkable stores, restaurants, and other services and businesses. In my community suggestions for proffers could be to ask a developer to build walking paths for all in the community, they could be asked to provide fiscal support to fire and recue they can work with Aqua Virginia to repair aging pipes. In my situation, aforementioned proffers might seem like a small request for a small project given the explosion of residential development in Fluvanna. It seems people are flocking in here to enjoy its very rural appeal.

We are running the risk of losing this if careful choices are not made if this text amendment is approved. How do we balance this to ensure we maintain the rural nature of our county while providing affordable and desirable housing for all? I am concerned about all development not just what happens within the gates of Lake Monticello. Where we are running the risk of moving from beautiful homes on and around a lake to crowded houses on a pond, please consider a decision to approve this request Please consider a decision to approve this zoning amendment carefully and with caution, I would prefer that you consider it and keep thinking about it.

Billie K Snodgrass, C-4 Marina Point: Stated that she is here on the behalf of the Marina Point Owners Association to provide their perspective. I served as president of the Board of Directors from 2015 through 2020, and something significant about that is that it was the time period in which we negotiated with the developers this was a very careful negotiation and we had many things that we put on the table because we wanted to keep Marina Point a good place to live.

For us at Marina Point, as well as for the community, so this was not done quickly and was not done just because we were offered some amenities that made it more attractive, which it did but we did not do it until we did not agree until we had come to some decisions about how this thing would look and how close the buildings would be in the end. How big the buildings would be there were several different types of buildings that were proposed and we were happy with having duplexes instead of any more condominium buildings like the ones that I live in now.

There we did not necessarily want several more of those so we were very happy with what the developers came up with. The plan went through many iterations and it went through a lot of hearings and was approved. So I want you to understand that we are looking at it from the point of how it was going to look and what kind of quality of life it was going to create for us and the community for our neighbors. There have been some concerns that have been expressed and one of the main ones seems to have been the potential loss of view and I know we were asked not to address that but to me it has already been brought up and what is heard cannot be unheard. So I would like to give our opinion if I may? There seems to be an expectation that we owners keep our large empty lots as open space for the community and I think that's a little unfair expectation when the condominium site was developed and like Lake Monticello with approval it was intended for those empty lots to be developed and for buildings to be there.

It was never there are spaces we are not next to each other and we will not be next to each other with these in this new development there is a lot of space between our building and the other building that my building and the other one that exists there. So we do have space we do have green space and it is called common property we all maintain that but I don't know of any other people who have bought lots at Lake Monticello and later built on those lots and that they were asked not to do. So because doing that would obstruct a view. This IS our private property and this is property that we paid for, this is property that we maintain we pay taxes on while we pay upkeep on and if you know what Marina Point looks like the empty lots are huge there is lots of empty space out there it was not intended to be all green space it was intended to be new housing. Now one thing that helps us as a community if we have more people that live there because originally we were supposed to it increase the number of people that are in the condominium association. We are the ones that keep it up the whole area. We use our own volunteers and we pay dues so we have got a 15 unit condominium right now and it was not

supposed to be it was not intended to be that small that is a lot of a smaller number of people to upkeep a large amount of land and to have 10 more units which is five duplexes would add new blood. A lot of our people are aging and including me it would add new blood we would add more juice for us it would have more dues for the community in which I live in right now.

Marina Point representative: Stated that the applicant and I just wanted to make a few points following up with the last person speaking tonight. We have been working on this project for several years with the owner’s attorney to get to where we are at tonight. As this project was originally designed for 45 condominiums. If the zoning text amendment is approved by Fluvanna County it will allow for 10 more units bringing the total units to 25 there are 15 units there now we’re planning to build 10 more units. Those ten units are going to sit on the just over five acres of the land that is remaining that was going to be 45 condominiums. So there is going to be well over an acre and a half of remaining open space as undeveloped land that the condominium association would enjoy, maintain and have to use. We have met with Steve Hurwitz with the LMOA. We had a meeting with that group they were in support of the concept to try to figure out a way to get this project finished which started back in the 1980s. So we are happy where we are at right now. We hope that this zoning text amendment the county feels that it has merits it is in keeping with the Comprehensive Plan for growth in the county. Smart growth predictable growth those are all important things for this county, we obviously support the idea and hope that you approve it.

Vice Chair Murray-Key closed the Public Hearing at 9:25 pm there were no further comments.

MOTION:	I move that the Planning Commission recommend approval 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.				
MEMBER:	Bibb (Chair)	Murray-Key (Vice Chair)	Johnson	Zimmer	Lagomarsino
ACTION:			Motion		Seconded
VOTE:	Absent	Yes	Yes	Absent	Yes
RESULT:	Recommended Approval 3-0				

7. SITE DEVELOPMENT PLANS:

None

8. SUBDIVISIONS:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

None

11. PUBLIC COMMENTS #2:

At 9:30 pm, Vice Chair Murray-Key opened the second round of Public Comments. With no one coming forward to speak in person or online she closed the Public Comments period at 9:30 pm

Mr. Payne stated he would be out on medical leave for a few weeks and away from his office.

12. ADJOURNMENT:

Vice Chair Murray-Key adjourned the July 13, 2021 Planning Commission meeting at 9:32 pm.

Minutes were transcribed by Valencia Porter, Administrative Programs Specialist.

**Vice-Chair Gequetta "G" Murray-Key
Fluvanna County Planning Commission**



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: SUP for a Commercial Kennel use

From: Jason Overstreet, Senior Planner
District: Columbia Election District

General Information: This Special Use Permit (SUP) request was heard by the Planning Commission on Tuesday, June 8, 2021 at 7:00 pm within the Fluvanna Library. They deferred the request for sixty (60) days to their Regular Meeting on August 10, 2021 at 7:00 pm within the Fluvanna Library.

Applicant: Joseph Carl Bradley

Requested Action: **SUP 21:04 Joseph Carl Bradley** – A Special Use Permit request in 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.

Existing Zoning: A-1, General Agricultural

Existing Land Use: Single-family dwelling

Planning Area: Rural Preservation Planning Area

Adjacent Land Use: The adjacent properties are residential, religious, and agricultural in nature and are zoned A-1 and they are occupied by single-family dwellings or are vacant along with a 520 acre farm surrounding the subject property with existing homes also located across the street.

Comprehensive Plan:

Land Use:

The Comprehensive Plan designates this property as within the Rural Preservation Planning Area. According to this chapter, "The rural preservation areas are intended to be the least developed areas of the county" along with rural land uses that support the rural quality of life.

Economic Development:

The 2015 Comprehensive Plan recommends that development within Rural Preservation areas preserve the rural character of the area and promote economic development. Accordingly, “Some additional commercial services for the convenience of those living out in the country are appropriate and may be considered if these uses are designed and arranged to complement the rural character of the area and its surrounding uses. These uses are especially encouraged around existing communities, including Kents Store...and...landholders in these planning areas should be given the opportunity to pursue options that will supplement their income”, and the applicant has filed for a Commercial Kennel use to professionally train dogs on the subject property.

Community Meeting:

The applicant conducted a Community Meeting, via a scheduled conference call on Wednesday, July 21, 2021 at 6:00 pm that included: Ed Zimmer, Columbia Planning Commissioner, Douglas Miles, Community Development Director and Jason Overstreet the Senior Planner assigned to the Special Use Permit (SUP) case request. Mel Sheridan spoke on behalf of Byrd Chapel United Methodist Church, located directly across Venable Road from the applicant’s property, with concerns about barking and loose dogs currently on the premises. He indicated that the church felt that there should be a maximum limit on the number of client dogs; there should be a limit on the number of outside dog runs permitted; and that the fencing should be solid board or vinyl fencing to screen the view and potential noise from the client and personal dogs on the premises.

There were several other adjacent and nearby property owners who expressed some of the same concerns with the proposed Commercial Kennel request and those concerns mainly came down to any dogs either being loose, especially along the road or entering the church and/or cemetery property, or most importantly dogs barking, whether they were either his personal or client dogs. The surrounding property owners indicated that they did not see how these additional dogs on site would be properly restrained, kept from barking on a regular basis, and that there would be confusion over what dogs are personal and what dogs were directly related to a commercial use.

Mr. Bradley indicated in response that keeping dogs from barking would be his top priority, whether they be personal or client dogs, and that he had not previously received any concerns from neighbors regarding barking or loose dogs. Additionally, he stated that he has obtained additional bark collars to be used to control barking of his personal dogs. He also stated that the kennel will have insulation that will reduce noise and that he has and will continue to keep all dogs inside during funerals held at the church. Additionally, Mr. Bradley has installed an invisible fence to ensure his personal dogs will be confined to his property and that client dogs while outside for training purposes are always supervised and under his control by leash or e-collar.

Analysis:

This is a special use permit application to establish a commercial kennel utilizing a new 30’ x 41’ building to be constructed on the property. The applicant intends to provide dog training on site:

Kennel, commercial: A place designed and used to house, board, breed, handle or otherwise keep or care for dogs, cats, or other household pets for the specific intent of sale or in return for compensation.

Chapter 15.1 Noise Control of the Fluvanna County Code under Section 15.1-7 Exempt Sounds under (7) *Animals: Sounds generated from animals including, but not limited to, barking dogs shall be exempt.* Therefore, it is important that the applicant properly manages his commercial kennel operation. He has provided in his application request: *Potential effects could be noise from dogs barking and remedies I can do to protect my neighborhood is have the ability to lock my kennel doors so dogs are restricted to using outside runs at certain times of the day. I can also use barking collars, if necessary.* Planning Staff has recommended an SUP condition that requires the applicant to keep the dogs inside the commercial kennel building between dusk and dawn, unless accompanied by the applicant, for the dogs to relieve themselves and be cleaned up.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

First, the proposed use should not tend to change the character and established pattern of the area or community.

The subject property is located within the Rural Preservation Planning Area and is surrounded by open space / fields on the east, west, and south sides. There is a single-family dwelling located approximately 600 feet across the street on the north side of the property. There is also a church building located approximately 700 feet across the street on the northwest side of the property.

Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.

Commercial kennels are allowed by SUP in the A-1 zoning district. By-right uses that are similar in operation or size of structures to this application may include private dog kennels and equestrian riding and training facilities. The primary concern with this request is the potential for noise adversely affecting his neighbors and certain church services such as funerals and weddings if the dog training facility is not properly managed on the site with limited, outside dog run areas.

Conclusion:

The Planning Commission should consider any potential adverse impacts, such as traffic entering and exiting the property, noise abatement measures offered by the applicant, and whether the minimum requirements of the ordinance will effectively mitigate these potential impacts.

Mr. Bradley has addressed the complaints received during the Community Meeting through the installation of an invisible fence to ensure his personal dogs are properly restrained, and by the use of additional e-collars to control barking. During a recent site visit to the property Mr. Bradley demonstrated the effectiveness of these measures in controlling his personal dog while

off leash. Mr. Bradley has also agreed to only have the commercial dog runs on the south side of the kennel building which faces away from the majority of the immediate neighbors.

Additionally, there were no official complaints reported to the Animal Control Unit division of the Fluvanna Sheriff's Office at the subject property. Major Wells, Chief Deputy, did indicate that one of the neighbors voiced some anonymous concerns about some of his dog's conditions, noise, and poor control of such dogs.

In conclusion, Mr. Bradley has taken measures to address the concerns expressed to him by his neighbors. These specific actions demonstrate a willingness to act responsibly towards all of his neighbors.

Recommended Conditions:

County Staff recommends 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. 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 *solid board* fencing that screens the outdoor dog runs from the adjacent property owners.
3. 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.
4. There shall be no *personal or* client 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 shall be cleaned regularly to meet the Virginia Department of Health requirements. *There shall be no more than ten (10) client dogs and ten (10) outdoor dog runs at the Commercial Kennel at any time. Dog runs will only be installed on the south side of the kennel.*
5. The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and the 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.
8. *This Commercial Kennel Special Use Permit (SUP) shall be subject to an Annual renewal process through the Public Hearing process allowing for State and County review of these conditions being met by the applicant, and also allowing comments from surrounding property owners to be received and documented. If this Special Use Permit*

is not renewed by the applicant it will expire one (1) year from the Board of Supervisors approval date.

Suggested Motion:

I move that the Planning Commission (approve / deny / defer) SUP 21:04, a request to establish a commercial kennel, with respect to 5 +/- acres of Tax Map 23, Section A, Parcel 30, subject to the *eight (8)* conditions listed in the staff report.

Attachments:

Application and APO letter
Aerial Vicinity Map
Commercial Kennel Plans
Sheriff's Animal Control Report



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Joseph Carl Bradley
E911 Address: 5464 Venable rd Kents Store Va 23089
Phone: 434 242 8520 Fax: _____
Email: Jcbradley84@gmail.com

Applicant of Record: Joseph Carl Bradley
E911 Address: 5464 Venable rd Kents Store Va 23089
Phone: 434 242 8520 Fax: _____
Email: Jcbradley84@gmail.com

Representative: Joseph Carl Bradley
E911 Address: 5464 Venable rd Kents Store Va 23089
Phone: 434 242 8520 Fax: _____
Email: Jcbradley84@gmail.com

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

Is property in Agricultural Forestal District? No Yes
If Yes, what district: _____

Tax Map and Parcel(s): 23 A 30
Acreage: 5.00 Zoning: A-1

Deed Book Reference: 842 Pg 976
Deed Restrictions? No Yes (Attach copy)

Request for a SUP in order to: Run a training kennel Proposed use of Property: Commercial Kennel

*Two copies of a plan 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: 5/5/21 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 5th day of May, 20 21

Notary Public: Valencia Porter Register # 7812344

My commission expires: July 23, 2023

Certification: Date: _____

Zoning Administrator: _____

VALENCIA PORTER
NOTARY PUBLIC
REG. #7812344
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 23, 2023

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

OFFICE USE ONLY

Date Received: <u>5/5/21</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>5/5/21</u>	Application #: SUP <u>21</u> : <u>04</u>
\$800.00 fee plus mailing costs paid: <u>check # 1236</u>		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 \$1,500.00 fee plus mailing costs paid: _____		\$5,500 w/Consultant Review paid: _____	
Election District: <u>Columbia</u>		Planning Area: <u>Rural Preservation</u>	
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: _____	Advertisement Dates: _____		
APO Notification: _____	APO Notification: _____		
Date of Hearing: _____	Date of Hearing: _____		
Decision: _____	Decision: _____		

Reset Form

Print Form



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: Joseph Carl Bradley

Address: 5464 Venable rd

City: Kents Store

State: Va Zip Code: 23084

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

[Signature]
Applicant Signature

Date

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

OFFICE USE ONLY

Application #: BZA _____ : CPA _____ : SUP 21 : 04 ZMP _____ : ZTA _____ :

\$90 deposit paid per sign*: Check # 1235

Approximate date to be returned:

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

New Building 30x40 Metal building

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

To provide an opportunity for myself to train dogs for potential clients

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?

My home is surrounded by a farm. There is a church diagonally across the street. There is a home directly across the street. Potential effects could be noise from dogs barking. Remedies I can do to protect my neighborhood is have the ability to lock K9 metal doors so dogs are restricted to using outside runs at certain times of the day. I can also use bark collars if necessary.

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

1. Ability for residents to have their dog obedience trained.
2. An additional business in Fluvanna, to pay taxes.

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:

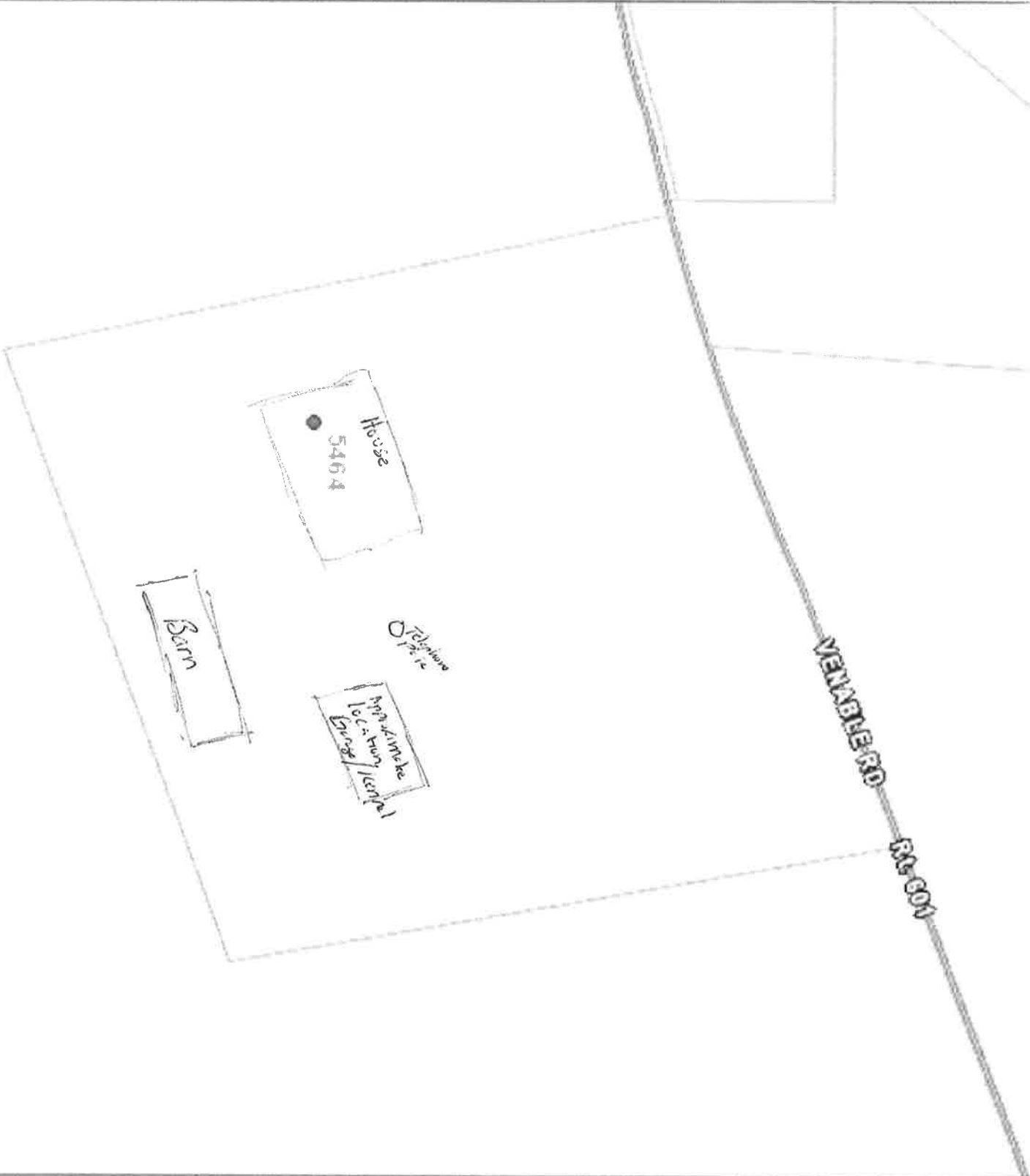


Zoning Compliance & Setback Verification Form

COMMONWEALTH OF VIRGINIA | COUNTY OF FLUVANNA

A plat of the property must be submitted with this application
AND MUST SHOW all existing and proposed structures on site.

Owner/Applicant/Parcel Information			
Location of Parcel: <u>23 ASD</u>			
Owner of Record: <u>Joseph C Bradley</u>			
Address: <u>54604 Venable rd</u>		Tax Map and Parcel(s): <u>23 A 30</u>	
City: <u>Kentz Shore</u>	State/Zip: <u>Va 23084</u>	Zoning: <u>A-1</u>	Acreage: <u>4.99</u>
Phone: <u>434 242 8520</u>	Fax:	Deed Book Reference: <u>842 pg 976</u>	
Email: <u>Jcbradley84@gmail.com</u>		Deed Restrictions: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Attach copy)	
Applicant:		Date Lot Recorded:	
Address:		Applicable for Administrative Relief: <input type="checkbox"/> No <input type="checkbox"/> Yes	
City:	State/ZIP:	Number of Proposed Bedrooms:	
Phone:	Fax:	Remarks:	
Email:			
Note: Verification of setback distances to property lines for compliance of zoning regulations is done during the footing inspection. It is the property owner's responsibility to clearly mark all relevant property lines. Failure to verify setbacks will result in a Stop-Work Order being issued.			
Property Setbacks			
Public Right-of-Way:			
Private Right-of-Way:			
Rear Lines:			
Side Lines:			
I hereby certify that I am the Owner of Record or that the proposed work is authorized by the Owner of Record and that I have been authorized by the Owner of Record to make this application as their authorized agent and that owner and agent agree to conform to all applicable laws of this jurisdiction.			
Applicant Signature: <u>[Signature]</u>			Date:
Office Use Only MSC21:139			
Zoning Approved:		Election District: <u>Columbia</u>	
AOSE Permit #:		Planning District: <u>Rural Preservation</u>	
Approval for Septic Field (Environmental Health Specialist):			
Rejection for Septic Field (Environmental Health Specialist):			





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MEMORANDUM

Date: May 26, 2021
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the June 8, 2021 Planning Commission meeting.



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NOTICE OF PUBLIC HEARING

May 26, 2021

RE: SUP 21:04 Joseph Carl Bradley

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

Meeting: Planning Commission Public Hearing
Date: Tuesday, June 8, 2021
Time: 7:00 pm
Location: Fluvanna County Library

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

SUP 21:04 Joseph Carl Bradley – 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.

Please be advised that you can join the meeting via Zoom or by a phone call where you will have an opportunity to provide comments. Instructions for participation in the Planning Commission public hearing will be available on the County's website <http://www.fluvannacounty.org> along with the Agenda and staff report.

You can also contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding the application or the public hearing, please contact me at 434.591.1910 or at dmiles@fluvannacounty.org for any further information.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director

Record List - Total:24

CallID	When Reported	Typ	Nature	P	Location	Cty
340	09:27:40 06/08/18	I	STRAY DOG		6318 VENABLE RD	KTS
348	10:51:37 06/08/18	I	STRAY DOG		VENABLE CREEK	
1247	16:42:48 06/19/18	I	STRAY DOG		VENABLE RD & COVERED BRIDGE RD	KTS
10149	09:10:57 10/08/18	I	STRAY DOG		VENABLE RD & KENTS STORE WAY	KTS
10234	09:47:26 10/09/18	I	STRAY DOG		KENTS STORE WAY & VENABLE RD	KTS
27954	21:06:10 05/06/19	I	STRAY DOG		4578 VENABLE RD	KTS
42815	19:32:23 10/12/19	I	STRAY DOG		VENABLE RD & VENABLE CREEK LN	KTS
48598	11:12:36 12/22/19	I	STRAY DOG		3438 VENABLE RD	KTS
48605	13:45:52 12/22/19	I	STRAY DOG		3438 VENABLE RD	KTS
49384	14:13:55 01/02/20	I	STRAY DOG		8034 VENABLE RD	KTS
50913	13:45:51 01/21/20	I	STRAY DOG		181 VENABLE RD	PAL
55187	08:08:13 03/11/20	I	STRAY DOG		4000 VENABLE RD	KTS
59178	09:14:22 04/28/20	I	STRAY DOG		7929 VENABLE RD	KTS
59462	14:11:30 05/01/20	I	STRAY DOG		7929 VENABLE RD	KTS
64104	16:22:50 06/27/20	I	STRAY DOG		4777 VENABLE RD	KTS
64870	06:25:52 07/07/20	I	STRAY DOG		6000 VENABLE RD	KTS
69646	17:38:27 09/01/20	I	STRAY DOG		4000 VENABLE RD	KTS
72420	01:24:31 10/03/20	I	STRAY DOG		3535 VENABLE RD	KTS
77434	16:02:29 11/27/20	I	STRAY DOG		6315 VENABLE RD	KTS
82352	20:48:27 01/20/21	I	STRAY DOG		4580 VENABLE RD	KTS
88387	15:38:14 04/05/21	I	STRAY DOG		7209 VENABLE RD	KTS
89085	08:51:09 04/13/21	I	STRAY DOG		VENABLE RD & PLAIN DEALING RD	PAL
89209	09:56:25 04/14/21	I	STRAY DOG		1649 VENABLE RD	PAL
94685	13:11:07 06/13/21	I	STRAY DOG		7818 VENABLE RD	KTS

BUILDING VIEW



VIEW IMAGE 1

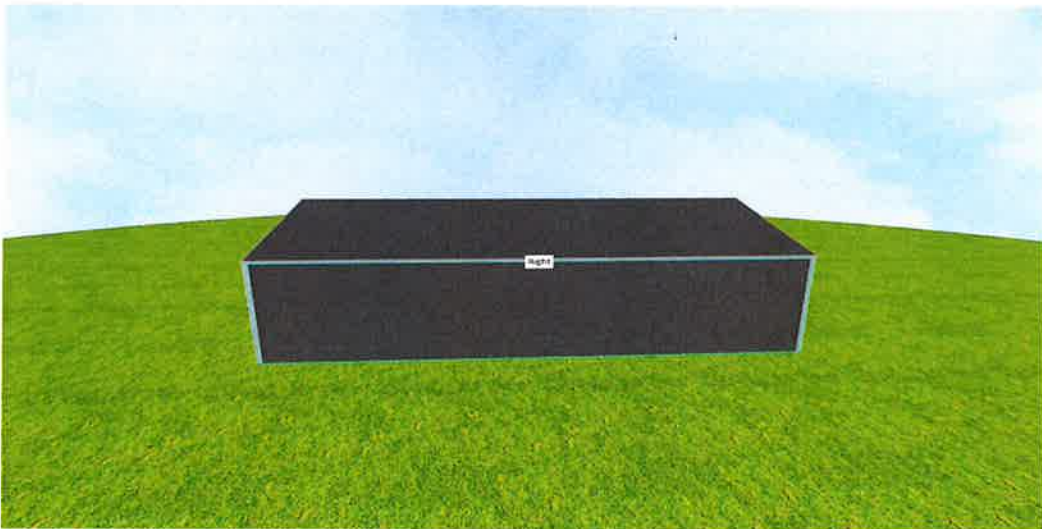
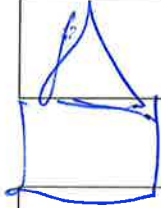


VIEW IMAGE 2

BUILDING VIEW



VIEW IMAGE 3



VIEW IMAGE 4

BUILDING VIEW



VIEW IMAGE 5